

Edwina Ross
Department of Planning, Housing and Infrastructure
Locked Bag 5022, Parramatta NSW 2124
edwina.ross@dpie.nsw.gov.au

Re: SSD-72816207 – 9 Burroway Road, Wentworth Point

Dear Edwina,

The Department of Education (the department) welcomes the opportunity to provide comments on the above State Significant Development (SSD).

The department understands that SSD-72816207 seeks development consent for a Concept Proposal for a Mixed-Use Development comprising:

- GFA of approximately 42,800sqm, including approximately 2,500sqm of ground floor retail and around 412 residential apartments including 61 affordable apartments
- above ground car parking, sleeved with retail and residential across 3 levels
- maximum building envelope of up to 9 storeys
- new public plaza
- new proposed shared zone connecting Burroway Road and Ridge Road
- foreshore promenade to Homebush Bay.

The site is adjacent to Wentworth Point Public School and Wentworth Point High School. Accordingly, the department has reviewed the SSD documentation.

The department raises no objection to the proposal. However, the successful operation of the schools relies on safe pedestrian, cyclist and vehicle access and minimal noise and vibration interference. As such, consideration and incorporation of the following will assist to limit and manage any impacts to the school and its students:

- Construction Traffic Management Plan (CTMP)
 - Prior to construction, the proposed Preliminary CTMP should be updated and should specifically considers impacts to the school as a sensitive receiver including student safety, traffic, noise, vibration and air quality. The CTMP should include appropriate mitigation measures where impacts are identified.
- Construction Traffic
 - If approved, it is recommended the proposal be conditioned to prohibit construction vehicles accessing and egressing the site during school drop-off and pick-up times (30 minutes before and after school start and finish times).
 - Work zones should not be proposed in locations that will compromise pedestrian, cyclist and vehicular access to the school and associated drop-off and pick-up spaces.

- Pedestrian and cyclist safety should be closely considered and managed including where necessary, traffic controllers for construction vehicle entry and exit movements.
- If any impacts to school bus services are anticipated, these should be addressed and mitigated through the CTMP.
- Noise and Vibration
 - Noise and vibration assessments are to assess construction noise impacts and consider the school as a sensitive receiver.
 - If noise and vibration exceedances at the school are identified, mitigation measures should be developed consistent with NSW EPA construction noise guidelines. The mitigation measures should seek to maintain internal noise levels for classrooms required by the department's Educational Facilities Standards and Guidelines (EFSG).
 - If necessary, a mitigation measure should also be included to provide periods of respite during the school day to limit impacts to student learning.
- Air Quality
 - Consideration should be given to air quality impacts arising from construction dust including appropriate mitigation measures as necessary.

Should you require further information, please contact the department's Statutory Planning team at StatutoryPlanning@det.nsw.edu.au.

Sincerely,



Jason Maslen
A/ Director Statutory Planning
Planning and Assessment