

Alexander Scott
Director Freight Assessments
Department of Planning, Housing and Infrastructure
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Locked Bag 5022, Parramatta NSW 2124

Re: SSD-86969958 Lot 31 DP 1147692, 1 South Street KOGARAH and Lots 1-4 DP 8864/Lot B-C DP 358876, 119 Princes Highway KOGARAH and Lot 5 DP 8864, 129 Princes Highway KOGARAH and Lot A DP 358876 2 Hogben Street KOGARAH

Dear Alexander Scott,

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

The department understands that the SSDA seeks development consent for the expansion of St George Private Hospital and the construction of a new 7-storey building 'clinical tower' and upgrades to the existing main hospital campus, which comprise of:

- Main Hospital Campus
 - Internal reconfiguration of the ground floor to create a new Emergency Department comprising ten (10) acute patient beds and one (1) isolation suite, together with associated support spaces.
 - External alterations comprising a modified entry shell with a pedestrian entry and new drop-off from the South Street porte cochere, the provision of three (3) dedicated ambulance bays, and associated building signage to clearly identify the operation.
 - Renovations to the existing entry and lobby.
- New Inpatient and Support Services Building
 - Site preparation works including vegetation clearance.
 - Bulk earthworks.
 - Provision of infrastructure comprising civil works and utilities.
 - Construction of a new seven (7) storey Inpatient and Support Services
 - Building on Hogben Street (ground plus six (6) upper levels).
 - Construction of a five (5) level basement car park, inclusive of a radiation oncology unit, storage, and a substation, providing a total of 241 car parking spaces.
 - Provision of ancillary office accommodation, associated amenities, and a loading dock.
 - A package of public domain enhancement works to connect existing footpaths to the Edith Blake Reserve via extensions along Bank Lane.
 - A package of external landscaping works.

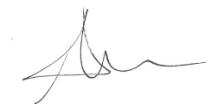
The site is located opposite to Bayside High School (formerly James Cook Boys Technology High School and Moorefield Girls High School). Accordingly, the department has reviewed the SSDA documentation.

The department raises no objection to the proposal. However, the successful operation of 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 Management Plan (CMP)
 - Prior to construction, the proposal should be supported by a CMP which specifically considers impacts to the school as a sensitive receiver including student safety, traffic, noise, vibration and air quality. The CMP 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 CMP.
- 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,



Amanda Hill
Acting Director, Statutory Planning