

18 December 2025

NSW Department of Planning, Housing and Infrastructure
www.planningportal.nsw.gov.au/major-projects/projects

Attention: Rosie Turner

Re: State Significant Development Application No.SSD-82328958 (6 Geddes Ave & 411 Botany Road, Zetland)

Dear Rosie,

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 initial/ early works for a mixed use development subject to SSDA (SSD-84322496) at Sites 8A to 8D and 19A to 19B of the Green Square Town Centre, including:

- Site establishment;
- Tree removal;
- Bulk excavation to establish future basement levels;
- Basement retention and piled shoring works;
- Remediation works;
- Infrastructure services coordination augmentation;
- Ancillary site works; and
- Boundary realignment.

The site is in proximity to the new Green Square Public School at 3 Joynton Avenue, Zetland. Accordingly, the department has reviewed the DA 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 with 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
 - Construction vehicle routes detailed in the application do not appear to use roads adjoining Green Square Public School. If revised routes adjoining the school are proposed, 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. The submitted Construction Noise & Vibration Management Plan doesn't appear to assess noise and vibration impacts on the Green Square Public School site, as it does with other nearby sensitive receivers. This should be addressed.
- 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.
- High impact works and activities should, where possible, be undertaken outside of school hours or during school holidays. Should ongoing noise or vibration impacts cause concern to the school, it is requested that appropriate monitoring and mitigation measures be required to be undertaken by the Applicant.

- **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 and Heritage