

Thomas Bertwistle
Department of Planning, Housing & Infrastructure
Via NSW Planning Portal

Re: SSD-65924461 - Stephen Road Multi-level Warehouse, Banksmeadow

Dear Thomas,

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

The department understands that SSD-65924461 seeks development consent for the construction and operation of a multi-level warehouse and distribution centre comprising:

- Demolition of all existing built form.
- Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
- Removal of 105 trees on Site.
- Extensive remediation of the Site to allow for ongoing industrial and commercial use.
- Construction and operation of a three-storey warehouse and distribution centre building including the following key components:
 - Approximately 57,034m² of total GFA comprising:
 - 51,195m² of warehouse area.
 - 4,775m² of office area.
 - 964m² of lobby space.
 - 100m² café.
 - A three-storey building comprising northern and southern warehousing tenancy spaces on the either side of a central hardstand containing:
 - Twelve (12) units within Warehouse A to the north (3 levels).
 - Twelve (12) units within Warehouse B to the south (3 levels).
- 243 car spaces provided on the ground floor mezzanine carparking area.
- 50 ground floor carpark spaces off Coal Pier Road.
- 20 motorbike parking spaces.
- End of trip facilities including 7 showers and 102 lockers.
- Site landscaping works totalling 5,000m², and
- Provision of building/business identification signage

The site is located 100m east of Banksmeadow Public School. Accordingly, the department has reviewed the SSD 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 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 traffic access via Stephens Road, with all construction vehicles to use Coal Pier Road.
 - If vehicles are to use Stephens Road, 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.
- Operational Traffic
 - Per Section 9.1 of the Traffic Impact Assessment, all heavy vehicle access is proposed via Coal Pier Road.
 - It is recommended that the proposal be conditioned to prohibit heavy vehicle access via Stephens Road, due to the potential safety, traffic, air quality and acoustic impacts heavy vehicles may have on the operation of the school.

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

Sincerely,



Jason Maslan

A/ Director, Statutory Planning and Heritage