



Ms Karen Jones
Director Metropolitan & Regional Projects South
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Your Reference:MP10_0230

Our Reference: DOC13/152646

Attention: Mark Brown

RE: MP 10_0230 Exhibition of Project Application for the Woollooware Bay Town Centre Stage 1 – Retail/ Club precinct 461 Captain Cook Drive Woollooware.

Thank you for your letter dated 1 March 2013 inviting the Department of Education and Communities to comment on the Environmental Assessment (EA) for the above proposed project. The Minister has asked me to reply on his behalf.

We have reviewed the Environmental Assessment and request that the following planning issues be addressed:

1. Stormwater management

The proponent's Environmental Assessment report (Pg 43) states that as a result of associated roadworks there will be increased flooding onto the Woollooware High School site adjacent to Captain Cook Drive. We request that this is avoided and that the project application is amended so that flood waters are directed away from Woollooware High School.

2. Traffic and Transport.

The proposed development is immediately adjacent to Woollooware High School. As such road safety needs to be adequately considered properly. The potential risk to student safety and access to public transport as a result of increased traffic at the intersection of Captain Cook Drive and Woollooware Road needs to be addressed through a more detailed study that includes a survey of the traffic environment during peak school transport periods. It is noted that traffic risk maybe worsened by increased construction traffic resulting from the concurrent development adjacent at Greenhills Beach.

3. Construction Traffic and Noise & Vibration

Woollooware High School produces high achieving students. The learning environment is of importance to students and teachers to achieve desired educational outcome. Given the proximity and duration of the works adjacent to the school, we request that the development is conditioned to protect the amenity of the school, including but not necessarily limited to:

- School related noise monitoring and specific management plans during construction periods with a communication protocol established with the school so that loud noises are avoided during sensitive periods such as exams.



Education & Communities

- Construction traffic management plan that identifies travel paths and avoiding of heavy vehicle traffic during school zone periods.
- Dilapidation reports of Blocks A, B & E at the north west of the school prior to commencement of construction. This report should be undertaken in collaboration with the School.

The Department of Education and Communities is available to discuss the matters further with the applicant.

Please contact Devika DeFonseka, Regional Asset Planner, Sydney Region on 9217 3009 or email devika.defonseka@det.nsw.edu.au should you require any further assistance or clarifications in relation to this matter.

Tony McCabe
Director, Planning and Delivery

12, April 2013

