

28 September 2020

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Mr Betts,

**RE: SUBMISSION TO 2020 REVISED DRAFT MASTERPLAN FOR THE
CARTER STREET PRECINCT**

School Infrastructure NSW (SINSW), as part of the Department of Education (DoE), welcomes the opportunity to provide comments on the 2020 Revised Draft Masterplan for the Carter Street Precinct (draft Masterplan). SINSW works in conjunction with DoE to ensure every school-aged child in NSW has access to high quality education facilities at their local public school.

SINSW has reviewed the draft Masterplan and is generally supportive of its overall direction. However, this is subject to ongoing collaboration between SINSW, the NSW Department of Planning, Industry and Environment (DPIE) and City of Parramatta Council (Council).

Solar Access/Overshadowing:

SINSW notes that the draft Masterplan seeks to slightly amend previously exhibited proposed Height of Building (HOB) and Floor Space Ratio (FSR) mapping for the Carter Street Precinct, as well as introduce incentive HOB and FSR controls for select sites within the Carter Street Precinct. These proposed amendments will result in changes to the permissible bulk, scale and heights of future development on sites surrounding the proposed new school site in the Carter Street Precinct.

SINSW requests that the proposed HOB controls (including proposed incentive HOB controls) and the proposed FSR controls (including proposed incentive FSR controls) within the draft Masterplan do not enable Development Applications to be lodged and approved for development in the Carter Street Precinct that will consequentially adversely overshadow the proposed new school site. This request is sought by SINSW to ensure the following:

- Any future school to be designed and constructed on the proposed new school site complies with each of the relevant controls contained to DoE's Educational Facilities Standards and Guidelines (EFSG), including relevant sun access and overshadowing EFSG controls. This includes compliance with the following EFSG control (amongst others):
Control DG12 - Maximise natural daylight in all habitable spaces, to reduce energy usage, improve the indoor amenity and create a pleasant environment.

- Any future school to be designed and constructed on the proposed new school site can install rooftop solar panels in accordance with the relevant EFSG controls. The rooftop solar panels should not be overshadowed by surrounding development so they can successfully capture sufficient light to feasibly power the school.

Active/Sustainable Travel:

SINSW notes that the proposed increased growth in the Carter Street Precinct under the draft Masterplan will place further pressure on the surrounding road network. SINSW is therefore supportive of the various objectives, controls and plans contained to the draft Masterplan that seek to deliver multiple public transport, walking and cycling opportunities within the Carter Street Precinct.

Notwithstanding this, SINSW recommends that the draft Masterplan also includes the following initiatives to promote greater active and sustainable travel within the Carter Street Precinct, particularly around the proposed new school site:

- Provide student friendly footpaths, cycling lanes and pedestrian crossings, including around the proposed new school site.
- Implement lower vehicle speeds around sensitive land-uses, including around the proposed new school site.
- Implement local traffic calming at strategic locations near sensitive land-uses, including around the proposed new school site.
- Provide higher bus priority on roads to decrease bus journey times. This includes higher priority for school busses around the proposed new school site.
- Include an Action Plan for the implementation of the above initiatives, coupled with appropriate programs, delivery agency and identification of funding to facilitate shifts to public transport, walking and cycling to reduce pressure on the surrounding road network, including around the proposed new school site.

SINSW is highly committed to supporting initiatives that encourage active lifestyles and sustainable travel to and from schools.

SINSW welcomes the opportunity to engage further about the draft Masterplan and the content contained to this submission. Should you require further information, please contact Lincoln Lawler at Lincoln.Lawler@det.nsw.edu.au and Jarred Statham at Jarred.Statham2@det.nsw.edu.au.

Yours Sincerely,



Alix Carpenter
Director - Statutory Planning