

Mr Tony Mylan
Chief Executive Officer
123 DONNISON STREET
GOSFORD 2250

14/07/2020

Dear Mr Mylan

**ET Australia School Gosford (SSD-10434)
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 08 July 2020. All submissions received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/27291>.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. Please provide a response to the issues raised in these submissions.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full.

You are requested to provide the Department with a response to the submissions as soon as possible.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Rita Hatem, who can be contacted on (02) 8275 1033 or at Rita.Hatem@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

as delegate for the Planning Secretary

Attached: Attachment 1

ATTACHMENT 1

1. Open Space

- The proposed school would not include any on-site open space provisions. The application indicates that the students would likely use the nearby open spaces that are owned and managed by Central Coast Council. In this regard, please provide details of:
 - the location of the open space(s).
 - the proposed methods of access to the open space(s).
 - any proposed management plans regarding the total number of students that would access the open space(s) at any one time as well as times of the day during which access would be provided.
 - the methods of conducting organised sporting activities that need large playgrounds / sports fields.
 - any management plans that would be in place to manage open space use for the school.
 - any consultation with Council and resultant agreements that are required to be in place.

2. Car Parking

- The proposal includes details of car parking for both the sites. The Department notes that at least 12 car spaces would be reserved for the use by the school staff within the Imperial Shopping Centre at 171 Mann Street. In this regard, you are requested to provide the details of any binding agreement with the relevant authority within the shopping centre regarding use of these spaces by school staff.
- The proposal also involves the use of the existing car spaces at the rear of 125 Donnison Street. The EIS indicates that at present 16 car parking spaces are allocated for use by ET Australia staff with at least 12 of these spaces being retained for future use. Additionally, 10 car spaces would be available for use by the school staff. Therefore, a total of 22 car parking spaces would be available for use by the school rather than the 26 car spaces, as indicated in the EIS.
- Having regard to the above, you are requested to confirm the total number of car spaces that would be available at 125 Donnison Street for use by the school in the future. You are also requested to provide a layout / site plan which identifies the location of the car spaces allocated for school use as well as access to these car spaces.

3. Drop-off and Pick-Up

- Please indicate the details and location of the drop-off / pick-up area (including applicable parking restrictions) within Donnison Street that would facilitate drop-off and pick-up for 80 students without vehicles queuing on the street.

- Please provide details and location of the section of Erina Street east that would be used for drop-off / pick-up of students. Please indicate whether parking restrictions or other management measures would be in place at this location to ensure that this area is available for student drop-off / pick-up each morning rather than being used as parking bays.
- Please provide details of any consultation with the shopping centre authority allowing the Imperial Shopping Centre carpark to be used as an alternate drop-off / pick-up area for the students accessing the school at 1871 Mann Street.

4. Design Principles

- The Design Principles in Schedule 4 of the State Environmental Planning Policy (Education Establishments and Child Care Centres) 2017 (Education SEPP) requires that appropriate amenity be provided to the future students and staff, including access to natural light and ventilation.
- The Department notes that the proposed use of the existing commercial buildings as schools would result in minimal access to natural light and ventilation for the students during the day. Please provide reasons to justify how the school would achieve compliance with Schedule 4 of the Education SEPP, in this scenario.

5. After Hours Use

- The proposal includes after hours use of the school for tutoring purposes. Please provide details of the approximate number of school students that are likely to use the after hours tutoring facilities on site.

6. Operating Hours

- The Department notes that the school would be used between 8:30am and 5pm. However, the Acoustic Report indicates the hours of operation to be 8:30am – 3:30pm. You are requested to address this inconsistency.

7. Waste Management

- Please provide details of the loading / unloading and waste collection areas within 125 Donnison Street in a site plan.

8. Owner's consent

- The submitted owner's consent is not considered satisfactory as it is not signed by the owners of the sites at 125 Donnison Street or 171 Mann Street.
- Please submit the consent from the owners of both the site for the lodgement of the development application with the Department.
