

Relocation of an existing school

125 Donnison Street & 171 Mann Street, Gosford

Request for Secretary Environmental Assessment Requirements (SEARs)

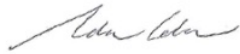
On behalf of
ET Australia

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* This document is for discussion purposes only unless signed and dated by the Project Director.

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1 Introduction

This report has been prepared by Mecone on behalf of ET Australia (proponent) in relation to the relocation of an existing school to two separate premises located within the Gosford CBD.

This report requests the Secretary prepare Environmental Assessment Requirements (SEARs) to guide preparation of an Environmental Impact Statement (EIS) for a State Significant Development (SSD) application.

The proposal seeks consent for a new school site/s, and as such, in accordance with Schedule 1, Clause 15 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), the proposal is classified as SDD.

The proposal is to relocate an existing school currently located at 123 Donnison Street to two new sites, including 125 Donnison Street and 171 Mann Street, Gosford. The premises are existing, and the proposal is for a change of use to a school and also includes minor fit-out works. It would be intended to relocate Year 7 to 10 students to the Imperial Shopping Centre at 171 Mann Street, whilst Year 11 to 12 students would be located at 125 Donnison Street.

To support the request for the SEARs, the following information is provided:

- An overview of the site and context;
- A description of the proposal;
- An overview of the statutory and strategic context; and
- An overview of the likely environmental and planning issues.

Preliminary architectural plans are provided at **Appendix 1**.

2 Background

ET Australia Secondary College (ETASC) opened in 2013 and is currently in its 8th year of operation. ETASC is run by ET Australia, a not for profit community-based organization that has been delivering training and education services to the NSW Central Coast since 1977.

ETASC is registered and accredited by the NSW Education Standards Authority (NESA) as a Year 7 to Year 10 independent special assistance high school. ETASC offers students an opportunity to make a fresh start in an independent Secondary College which is different to traditional schools. ETASC is an independent special assistance school where the majority of students have social and emotional difficulties and have experienced difficulties at other schools.

3 Site and context

The two sites are located at:

- a. 125 Donnison Street, Gosford, and legally defined as Lot 11 DP746819; and
- b. 171 Mann Street, Gosford, which is the Imperial Shopping Centre site and legally defined as Lot 100 DP1220146.

Both sites are irregular in shape with access gained via Donnison Street and Mann Street.

Site aerial maps of each site are provided below.



Figure 1: Site aerial map showing both sites in relation to the surrounding Gosford City Centre.

Source: Mecone Mosaic



Figure 2: Site aerial map of 125 Donnison Street, Gosford
Source: Mecone Mosaic



Figure 3: Site aerial map of 171 Mann Street, Gosford
Source: Mecone Mosaic

A summary description of the site is provided in **Table 1**.

Table 1 – Site description	
Item	Description
Site addresses	125 Donnison Street, Gosford; and 171 Mann Street, Gosford (a part of Imperial Shopping Centre)
Legal description	Lot 11 DP746819; and Lot 100 DP1220146
Total area	Approx. 2241m ² ; and Approx. 1.38ha
Frontages	Approx. 28m to Donnison Street; and

Table 1 – Site description	
Item	Description
	Approx. 33m to Mann Street
Existing use	The site at 171 Mann Street contains Imperial Shopping Centre with a variety of retail and business premises. The site at 125 Donnison Street contains ET Australia's Adult Training College (Registered Training Organisation - RTO) on the ground floor and a commercial tenant on the first floor. The commercial tenant is vacating the premises in August 2020, so ET Australia can re-fit the first floor for the school.
Existing access	Pedestrian access is gained via Donnison Street and Mann Street, whilst at the Donnison Street site vehicular access is gained via Henry Parry Drive to the south.
Context	Both sites are located in Gosford City Centre, in an area characterised predominately by commercial and mixed-use development. The sites are located within proximity of public transport, including bus services and the Gosford Train Station located to the north.

4 The proposal

4.1 Development overview

The SSD application will seek consent for the use of two sites at 125 Donnison Street and 171 Mann Street for the purposes of an school. In addition, the proposal will include minor fit-out works, which are cosmetic and non-structural internal works.

The SSD will generally include the following:

For Year 7 to Year 10 in the Imperial Shopping Centre:

- Number of children and staff: 170 students and 35 staff members;
- Proposed school hours; 9am – 2:30pm;
- Proposed extra-curricular activities; After school extension classes in English and Science as well as literacy and numeracy tutoring (2:30pm to 3:30pm Mon to Thur.); and
- Transport arrangements, including private car, train and bus. The use of public transport is encouraged.

For Year 11 and Year 12 at 125 Donnison Street:

- Year 11 and 12 students will occupy the first floor, whilst the ground floor will continue to be used for other training and commercial/business purposes or similar;

- Number of children and staff; 80 Students and 14 Staff Members;
- Proposed school hours; 8:30am – 3:30pm;
- Proposed extra-curricular activities; After school tutoring, 3:30pm-4:30pm; and
- Transport arrangements; private car, train and bus. The use of public transport is encouraged.

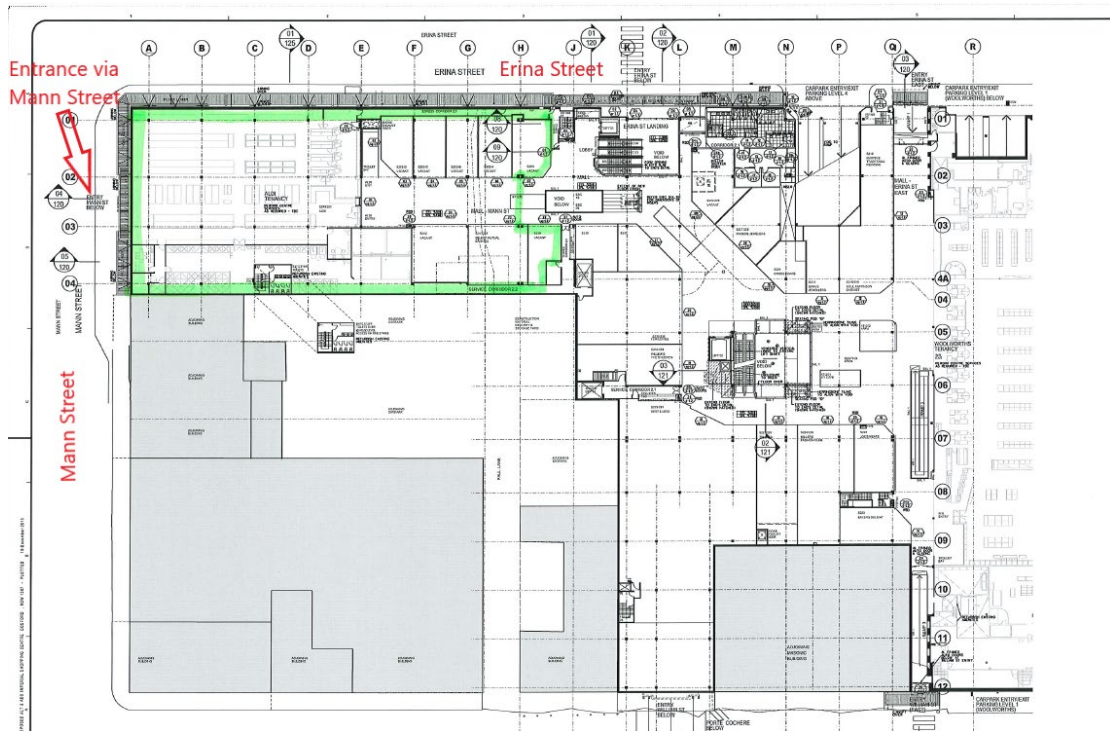


Figure 4: Floor plan for proposed ET Australia tenancy outline in green

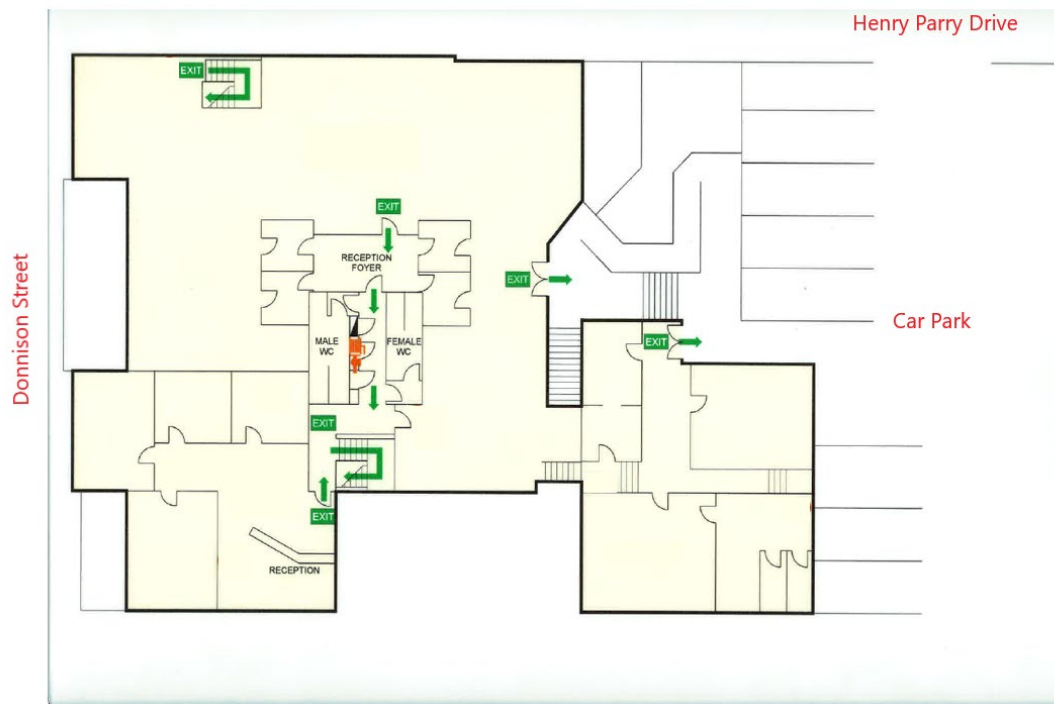


Figure 5: Floor plan for proposed ET Australia tenancy at 125 Donnison Street

5 Planning framework

The relevant state and local planning instruments apply to the proposal:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Gosford City Centre) 2018;
- Gosford Local Environmental Plan 2014; and
- Gosford Development Control Plan 2013.

5.1 SEPP (State and Regional Development) 2011

The proposal is SSD, pursuant to clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

Pursuant to Schedule 1 clause 15, development for the following purposes is SSD:

(1) Development for the purpose of a new school (regardless of the capital investment value).

Based upon advice received from DPI&E, it is understood the proposal relates to development for the purposes of a new school. As such, based on the above, the proposal satisfies the requirements for SSD in accordance with clause 15 of Schedule 1 of SSD SEPP.

5.2 SEPP (Gosford City Centre) 2018

The subject sites are located within the Gosford City Centre, and as such, are required to consider the provisions under SEPP (Gosford City Centre) 2018. The sites are located within the B3 Commercial Core zone pursuant to the provisions under SEPP (GCC) 2018.

Pursuant to SEPP (Gosford City Centre) 2018, 'educational establishments' are defined as follows:

a building or place used for education (including teaching), being—

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The proposal relates to the establishment of a new school; therefore, the proposal is permitted with consent.

5.3 Gosford LEP 2014

Gosford Local Environmental Plan (GLEP) 2014 is the principle planning instrument that applies to the site. The following key provisions apply:

Table 2 – Gosford Local Environmental Plan 2014		
Control	Provision	Compliance
Zone	The site is zoned B3 Commercial Core . Under the B3 Commercial Core zone, the following types	An educational establishment is a type of development

Table 2 – Gosford Local Environmental Plan 2014

Control	Provision	Compliance
	development are permitted with consent: <i>Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4</i>	permitted with consent in the B3 Commercial Core zone. GLEP 2014 defines 'educational establishment' as follows: <i>a building or place used for education (including teaching), being—</i> • <i>a school, or</i> • <i>a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.</i> The proposal relates to the establishment of a new school; therefore, the proposal is permitted with consent.
cl 4.3 – Height of buildings	125 Donnison Street: 24m 171 Mann Street: 36m	N/A – the SSD application does not seek to alter the existing building height or form.
cl 4.4 – Floor space ratio	125 Donnison Street – 4:1 171 Mann Street: 5:1	It is expected that the proposal will not result in a non-compliant FSR.

5.4 Gosford DCP 2013

Pursuant to clause 11 of the SRD SEPP, development control plans do not apply to proposals considered State Significant development. Nonetheless, the proposal will have regard to the relevant controls of Gosford Development Control Plan 2013 where appropriate.

5.5 Other planning policies

In addition to the above, the following policies and legislation apply to the site and will need to be considered as part of the SSD application:

- State Infrastructure Strategy 2018-2038;
- Central Coast Regional Strategy 2006-31;
- Central Coast Regional Plan 2036;
- NSW State and Premier Priorities; and

- Future Transport Strategy 2056.

The EIS will provide a comprehensive assessment against all the relevant strategic plans and statutory provisions.

6 Overview of likely environmental planning issues

Based on our preliminary environmental assessment, the following environmental assessment issues will likely need to be considered as part of the future SSD:

- Traffic, transport and parking;
- Crime Prevention Through Environmental Design (CPTED);
- Acoustics;
- Social impacts; and
- Accessibility, fire safety and BCA compliance.

A description of some of the key issues that will need to be addressed is provided below.

6.1 Traffic, transport and parking

A traffic and parking impact assessment will form part of the EIS and will address issues relating to impacts on the existing road network and parking, arrangement of on-site parking, potential delays and peak traffic movements generated by the proposed school sites, as well as details of any linkages to existing and planned public transport. In addition, an assessment of pedestrian networks and overall accessibility will be included.

6.2 Crime Prevention Through Environmental Design (CPTED)

Consideration and assessment of the proposed SSD against relevant CPTED principles will be included in a future SSD and accompanying documentation.

6.3 Acoustics

An acoustic assessment will form part of the EIS and address potential acoustic impact on nearby properties, including adjacent tenancies and any other sensitive noise receivers. The assessment will provide suitable measures to help mitigate against the potential acoustic impacts.

6.4 Social

An assessment of the proposed sites in relation to potential social impacts will accompany the future SSD application.

6.5 Accessibility, fire safety and BCA

Respective assessments will accompany the EIS and address each site in regard to providing suitable access and ensuring relevant fire safety and BCA standards are addressed.

7 Consultation

During preparation of the EIS, we anticipate consultation will be undertaken with the following stakeholders:

- Central Coast Council;
- Department of Planning, Industry and Environment;
- Roads and Maritime Services (RMS)
- Transport NSW; and
- Surrounding landowners.

8 Conclusion

The purpose of this document is to request the SEARs for the preparation of an EIS for the establishment of a new school at 125 Donnison Street and 171 Mann Street, Gosford

It includes a description of the site, an overview of the proposed development and an outline of what are considered to be the likely environmental issues for assessment of the SSD application.

We trust that the information detailed in this document is sufficient to enable to Secretary to issue the SEARs. Should you have any queries about this matter, please do not hesitate to contact me on 02 8667 8668 or acoburn@mecone.com.au.