

Mr. Andrew Beattie
Team Leader
School Infrastructure Assessments
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Daniel Gorgioski

Dear Mr. Beattie,

**Alesco Senior College, Argenton (SSD-9683)
Notice of Exhibition**

Thank you for your letter dated 19 June 2019 inviting Transport for NSW (TfNSW) comment on the subject State Significant Development (SSD) application, which involves the change of use of the existing premises to an educational establishment including internal fit out to provide secondary education for up to 80 students (Years 10-12) and 9 staff.

This submission is a combined response from TfNSW and Sydney Trains.

TfNSW has reviewed the Environmental Impact Statement and relevant supporting documentation and provides the following comments at **Attachment A** overleaf.

If you wish to discuss this response, please do not hesitate to contact Ken Ho, Transport Planner, via email at ken.ho@transport.nsw.gov.au.

Yours sincerely



18/7/2019

Mark Ozinga
**Principal Manager, Land Use Planning & Development
Customer Strategy & Technology**

Objective reference: CD19/05140

Attachment A – Comments on SSD 9683

Noise assessment

Comment

The previous use of a site as a gymnasium would not have been subject to noise mitigation requirements. However, the proposed change of use to an educational establishment would require assessment with regards to noise per Clause 87 of the *State Environmental Planning Policy (Infrastructure) 2007* and the *Development Near Rail Corridors and Busy Roads - Interim Guidelines*. The Applicant should undertake an acoustic assessment to determine whether the use of the existing premise would be suitable for future students and staff with respect to rail noise.

Recommendation

It is recommended that the DPIE include the following condition of consent with any approval:

- Prior to the issue of an Occupation Certificate, a report must be prepared and submitted to the Certifying Authority, Transport for NSW and Sydney Trains certifying that the completed development meets the requirements of Clause 87 of the *State Environmental Planning Policy (Infrastructure) 2007* and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "*Development Near Rail Corridors and Busy Roads - Interim Guidelines*".

Any report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development, and that internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.

Maintaining vehicular access to rail corridor

Comment

As the Applicant has not consulted with Sydney Trains, the EIS has not considered the impact on the rail corridor access gate used by Sydney Trains, located on the corner of James Street and Victoria Street. The access gates are used for maintenance and emergency purposes, and therefore gate access must remain clear for large vehicles at all times.

Recommendation

It is recommended that the DPIE include the following condition of consent with any approval:

- During construction and operation of the development, the Applicant shall maintain clear access to the rail corridor at the existing access gates on James Street. Any Construction Traffic Management Plan or Operational Traffic Management Plan shall identify the need to maintain clear access to the rail corridor gates and include provisions to direct construction personnel, staff, parents or students to maintain clear access. Clear access involves ongoing access (at all times) by rail vehicles, plant and equipment to support maintenance and emergency activities.