



2 July 2020

Ms Rita Hatem
Major Projects
Department of Planning, Industry & Environment
NSW Planning Portal

Dear Ms Hatem,

Major Projects – New Request for Advice - Relocation of an existing educational establishment at 2 sites - 125 Donnison Street & 171 Mann Street, Gosford (SSD-10434)

Thank you for the opportunity to review and provide comment on the above application. Council has reviewed the information on the Major Project Planning Portal and has been referred to the relevant sections of Council. The following comments are provided for your consideration.

Building

No BCA of Fire Safety Report has been provided. It is recommended the following is requested prior to determination, or required via condition, prior to the issue of any Construction Certificate:

1. Demonstrate that an adequate level of fire safety is achieved in accordance with a fire safety report prepared by a suitably qualified person.

The fire safety report must detail the measures considered appropriate to satisfy the relevant performance requirements of the National Construction Code Series, Building Code of Australia, Volume 1 and 2 as appropriate to:

- protect persons using the building, and to facilitate their egress from the building in the event of fire, or
- restrict the spread of fire to other buildings nearby

Water and Sewer requirements

The applicant will be required to submit an application to Central Coast Council under section 305 of the *Water Management Act 2000* for a section 307 certificate. The *Application form* can be found on Council's website www.centralcoast.nsw.gov.au.



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Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250

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Acid Sulfate Soil (ASS)

No structural or excavation works are proposed, only internal alterations, therefore there is no risk of exposing ASS.

Asbestos Containing Material (ACM)/ Contamination/ SEPP 55

Both existing buildings may contain hazardous materials, including lead paint and asbestos.

A Hazard Materials Survey has been provided for the Imperial Centre (171 Mann Street Gosford), which identifies bonded (non-friable) asbestos and synthetic mineral fibres as the known hazardous materials. A Register of Hazardous Materials and their locations within the building has been developed. Lead paint and polychlorinated biphenyls were not identified. Several recommendations are detailed in the Hazard Materials Survey for the operational and construction phase of the development to reduce to risk to human health. There were several areas not able to be surveyed, including the space between ceiling lining and the roof, and wall cavities which are to be tested for asbestos once exposed prior to the commencement of any works.

An Asbestos Management Plan, including Asbestos Site Register, has been provided for 125 Donnison Street Gosford. Several recommendations are listed including the preparation of a destructive demolition and refurbishment survey prior to demolition and/or refurbishment works.

These reports / recommendations should be conditioned accordingly.

Noise

Proposed hours of operation for years 7 to 10 are 8:00am to 5:00pm, with a total of 200 students and 35 staff and for years 11 and 12, 8:00am to 5:00pm, with a total of 80 students and 14 staff.

An acoustic assessment has been completed that assesses potential operational noise impacts within the school, from road traffic noise and from children, school bell/pa system on neighbours. Preliminary maximum noise levels, road traffic noise and reverberation times for each room type have been set in accordance with AS/NZS 2107-2016 *Acoustics- Recommended Design Sound Levels and Reverberation Times for Building Interiors* and the design criteria and required Rw ratings have been identified for airborne and structure borne noise. Providing the recommendations detailed in the assessment are implemented the noise criterion will be met for most of the time.



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A Construction Noise and Vibration Management Plan has been submitted. Works will be undertaken over 12 weeks between 9:00am to 5:00pm and adequate controls prior to and during construction works have been applied.

These reports / recommendations should be conditioned accordingly.

Soils and Construction/ Water

No structural works are proposed, therefore there is no risk of exposing soils.

Traffic and Transport

Existing Traffic Conditions

GTA completed site observations in 2019 that indicates the road network surrounding the site generally operates well with some queuing and delay for select approaches during the weekday peak periods, confirming the SIDRA intersection results contained in the GTA Report.

In response to a staff travel survey undertaken, 96% of staff that drive to work stated they arrive before 8:30am, and 71% stated they leave work between 2:30pm and 4:30pm. It is likely peak vehicular activity associated with the school is earlier than the respective identified road network peaks of 8:30am to 9:30am and 4:15pm to 5:15pm. It is expected that intersection operation would be marginally improved during the actual school morning and afternoon peak periods.

The survey indicated around 86% of students use public transport with 11 per cent arriving to and from school by private car. Of these 86%, 15 per cent travel to and from school using both public transport and private car.

Car Parking

A new year 11 and 12 campus is to be opened at 125 Donnison Street, with a student population of 80 and staff population of 14. Overall, the development results in an additional 110 year 7 to 12 students and 14 staff.

A minimum of 34 car parking spaces will be managed by the ET Australia school across the two sites, available to staff on a lease basis. This is an increase of at least 18 spaces from existing, more than double the current provision of 16 spaces. The parking provided is considered acceptable.



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Bicycle Parking

Gosford City Centre Development Control Plan (DCP 2018) indicates that one bicycle parking space is required for every five students above Grade 4. Based on an additional 110 students, 22 bicycle parking spaces are required.

There is currently no dedicated parking for bicycles at either site. It is recommended that consideration is given to converting a few existing car spaces from the Imperial Centre carpark to accommodate 22 bike parking spaces for utilisation by both school sites.

Contributions

The Gosford City Centre Special Infrastructure Contribution applies to the site and requires a levy of 2% on the cost of development is required for new development within the Gosford City Centre. This applies to development located on residential and business zoned land that has a cost of development of \$1 million and over. It is noted pursuant to the Gosford City Centre Special Infrastructure Contribution Implementation Guide, October 2018, payment of the GCC SIC is not required for development for the purposes of a school.

It is noted that the Central Coast Council's Section 7.12 Development Contributions Plan 2019 does not apply to the site as it falls within the Gosford City Centre.

Section 7.12 A contributions for the Gosford City Centre apply under the Civic Improvement Plan (CIP) Gosford City Centre Plan, with a contribution levy of 1%. There are no specific exemptions for schools and/or or not for profit organisations. Contributions would apply subject to consideration of Section 25J 'Section 7.12 levy—determination of proposed cost of development' of the *Environmental Planning and Assessment Regulation 2000*.

General

The issues raised above are brought to the attention of the Department for consideration in the detailed assessment of the proposal. In doing so it is acknowledged that these issues, and any other issues raised by state government agencies or via public submissions, will be duly assessed by the Department in their overall consideration of the application under a merit assessment.

Your attention is also drawn to the resolution of Council on 10 December 2019, a copy of which has previously been provided to the Minister for Planning and Public Spaces, Executive Director Compliance, Industry and Key Sites and Regional Assessments- Department of Planning, Industry and Environment.



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If you have any further enquiries, please contact Erin Murphy on 0427 002 301 or at Erin.Murphy@centralcoast.nsw.gov.au.

Yours faithfully,



Andrew Roach
Manager
DEVELOPMENT ASSESSMENT

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F2020/00152



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