

29 June 2020

Department of Planning, Industry & Environment  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Rita Hatem**

**SSD 10434, RELOCATION OF EXISTING SCHOOL - 125 DONNISON STREET & 171 MANN STREET GOSFORD (Lot 11 DP746819 & Lot 100 DP1220146) – ENVIRONMENTAL IMPACT STATEMENT**

Transport for NSW (TfNSW) advises that legislation to dissolve Roads and Maritime Services and transfer its assets, rights and liabilities to TfNSW came into effect on 1 December 2019. It is intended that the new structure will enable TfNSW to deliver more integrated transport services across modes and better outcomes to customers and communities across NSW.

For convenience, correspondence, advice or submissions made to or by Roads and Maritime Services prior to its dissolution, are referred to in this letter as having been made to or by 'TfNSW'.

On 05 June 2020 TfNSW accepted the referral by the Department of Planning, Industry and Environment (DPIE) through the Planning Portal regarding the abovementioned application. DPIE referred the application to TfNSW for comment. This letter is a submission in response to that referral.

It is understood that the proposal be for relocation of an existing school currently located at 123 Donnison Street to two new sites, 125 Donnison Street and 171 Mann Street, Gosford. The proposal will 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. Year 7 to 10 student numbers will increase from 170 to 200, and new year 11 and 12 campus proposed at 125 Donnison Street, will accommodate student population of 80.

The proposed school hours are 9:00am to 2:30pm for year 7 and 10 and 8:30am to 3:30pm for year 11 and 12. After school extension classes and tutoring are proposed to be taking place Monday to Thursday for one hour following school finishing.

A minimum of 34 car parking spaces are proposed to be managed by the ET Australia school

across the two sites, and available to staff. Car parking areas proposed for both sites are existing, with no modifications proposed to the layouts or vehicle access. No on-site parking is provided for parents, carers or students.

Following alterations and additions to the sites will be included in the proposal:

125 Donnison Street:

- Demolition work;
- Construction of a new passenger lift;
- Access ramp; and
- Internal fit-out work.

171 Mann Street:

- Demolition work;
- Embellishment works, including façade upgrades;
- Installation of windows along the northern elevation;
- Internal fit-out work; and
- Signage installation.

Business identification signage is proposed along the Erina Street elevation at 171 Mann Street measuring 6m x 2m.

### TfNSW response

TfNSW's primary interests are in the road network, traffic and broader TfNSW issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

TfNSW have reviewed the Environmental Impact Statement, prepared by Mecone Pty Ltd, and dated June 2020, including Appendix 3 Transport Impact Assessment (TIA) prepared by GTA Consultants and dated 9 May 2020.

The following comments are provided to assist the consent authority in making a determination:

- TfNSW recommends that the access and onsite parking for the development should comply with the latest version of AS/NZS 2890.1, .2, and .6.

### Advice to DPIE/Consent Authority

TfNSW recommends that the following matters should be considered by the consent authority in determining this development:

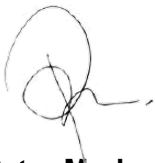
- TfNSW has no proposal that requires any part of the property.
- Lot 100 DP1220146 has a common boundary with Henry Parry Drive (MR673) which is classified as a State Road corridor. The property has alternative access via a local road network known as Erina Street, Mann Street & William Street. Accordingly direct access

across the common boundary with Henry Parry Drive is restricted. Any existing and future access should be via the local road network only.

- Lot 11 DP746819 has a common boundary with MR673 Henry Parry Drive which is classified as a State Road corridor. Direct access to State Road Corridors will be assessed and/or restricted if alternative options are available.
- DPIE/consent authority should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by the Henry Parry Drive, a classified State road (MR673). In this regard, the developer, not TfNSW, is responsible for providing noise attenuation measures in accordance with the NSW Road Noise Policy 2011, prepared by the department previously known as the Department of Environment, Climate Change and Water.
- While it is acknowledged that concurrence is not required to be provided by TfNSW for the new signage proposed in the subject application under Clause 18 of the State Environmental Planning Policy 64 (SEPP 64), the following advice is for DPIE/Consent Authority to consider:
  - All signs should meet the criteria contained in the Department of Planning's TfNSW Corridor Outdoor Advertising and Signage Guidelines (November 2017) including, but not limited to, Section 3.3.3 Illumination and reflectance.
  - DPIE/consent authority should ensure that all signs meet the requirements of Schedule 1 Assessment Criteria of the State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage.
  - Please advise the applicant that TfNSW may direct the screening, modification or removal of a structure if, in the opinion of TfNSW, the structure is considered a traffic hazard under Section 104 of the Roads Act 1993.

On determination of this matter, please forward a copy to TfNSW for record and / or action purposes. Should you require further information please contact Kumar Kuruppu, Development Assessment Officer, on 0429 037 333 or by emailing [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely



**Peter Marler**  
**Manager Land Use Assessment**  
**Hunter Region**