



Education

14<sup>th</sup> July 2023

General Manager  
Central Coast Council  
Healey Street  
Wyong 2284 NSW

Attn: Lynda Hurst, [Lynda.hirst@centralcoast.nsw.gov.au](mailto:Lynda.hirst@centralcoast.nsw.gov.au)

Dear Ms Hurst,

**RE: SINSW ENGAGEMENT – TUGGERAH GATEWAY SITE PLANNING PROPOSAL  
(PP-2021-5416)**

School Infrastructure New South Wales (SINSW), as part of the Department of Education (DoE), welcome the opportunity to provide comments on the planning proposal for the Tuggerah Gateway Site (PP-2021-5416).

SINSW understands that the proposal seeks to amend the *Central Coast Local Environmental Plan 2021 (CCLEP)* to rezone part of Lot 2 DP1056960 and Lot 3 DPDP1084221, 60 Wyong Road, Tuggerah from RU6 Transition to R1 General Residential. The proposal will retain the existing C2 Environmental Conservation zone and B4 Mixed Use zone with a minor realignment of the B4 zone boundary. The proposal will also introduce FSR and height controls for the B4 land, remove the minimum lot size for the R1 land and create a new urban release area. The proposal is projected to deliver up to 2,177 dwellings.

SINSW has reviewed the draft Proposal and provided detailed commentary in the Attachment below.

Should you require further information about this submission, please contact the SINSW Strategic Planning Team at [StrategicPlanning@det.nsw.edu.au](mailto:StrategicPlanning@det.nsw.edu.au)

Yours Sincerely,

A handwritten signature in black ink that reads "Duncan Jones".

**Duncan Jones**

**A/Director, Statutory Planning and Heritage  
School Infrastructure New South Wales**



## **ATTACHMENT – SINSW ADVICE - TUGGERAH GATEWAY PLANNING PROPOSAL**

### **Demand for Educational Facilities**

SINSW has reviewed the draft Proposal and can advise that the enrolment demand stemming from the proposed growth can be accommodated within the surrounding schools.

Notwithstanding the above, SINSW note that there is long-term primary and secondary school demand (distributed widely) across the school community groups surrounding the site. The subject proposal is in a key area for economic development and residential growth, being located within the regionally significant growth area of Tuggerah. Continued growth within the broader area of Tuggerah may necessitate a review of school expansion and provision in the area.

SINSW is committed to working with Council to ensure schools are supporting community needs and continue to be appropriately resourced to respond to student population changes. As a result, SINSW request ongoing engagement with Council regarding any future growth and change identified for the locality.

### **Planning for Schools:**

DoE will undertake school planning for the Central Coast LGA to better understand where and when additional school provision is required and where the school population is likely to remain stable or decline so that the most appropriate school asset solutions can be identified. As a first preference, and where appropriate, the DoE will optimise use of existing assets through solutions such as:

- Realigning school intake areas to appropriately manage growth in existing facilities where possible.
- Monitoring enrolments to provide priority to students living in the local school intake area.
- Renewing existing assets to provide contemporary teaching spaces and learning environments for students.
- Increasing the size, amenity and functionality of existing schools to manage growth whilst providing greater curriculum choices where possible.
- Using temporary classrooms to manage short term fluctuations in enrolment levels.
- Working with schools and the wider department in identifying operational actions to increase enrolments in schools where there is capacity.
- Identify and secure land through mechanisms such as Voluntary Planning Agreements (VPAs) so that land is available and flexible to provide for educational facilities in the longer term.

To identify the most effective and efficient asset solutions in infrastructure planning, consideration is given to:

- New housing areas and intensified densities in existing residential neighbourhoods, and any changes to pre-existing plans.
- Demographic trends.
- Educational requirements.
- Asset condition and asset life cycle.
- Designated school intake area boundaries.
- Site sizes and other site constraints such as heritage listed buildings and/or trees, bushfire, flooding, slope, noise issues.
- Consolidation opportunities.
- Transport links.
- Co-location with other services.
- Community feedback and partnership opportunities.

In cases of sustained and stable enrolments that are unable to be met through expanded facilities, DoE provides new schools, as necessary, having regard to the context and prioritisation of needs across the state.

#### What is needed to inform SINSW's analysis?

Having a thorough understanding of proposed development within the Precinct will improve the analysis of school demand. These details include:

- Number of dwellings proposed/lot size and separate numbers, if mixed
- Dwelling typology (low/medium/high density) and separate numbers, if mixed
- Planned staging/timing on an annual basis
- Status of planning proposal/development application
- Whether a Social Infrastructure Assessment has been completed
- Any major transport infrastructure proposals
- Provision of GeoJSON file of boundary for larger scale developments
- If a proposal is supported by an infrastructure delivery strategy
- Any environmental considerations affecting the proposal, such as bushfire, flooding, mine subsidence etc.

SINSW require the above information (at a minimum) in order to provide more specific advice on the proposal. It is requested that Council provide the above to SINSW once this is available.

#### **Active Transport and Access**

SINSW has reviewed the Transport report provided with the package and thanks ASON for utilising the NSW Government Movement and Place Framework (MAPF) and its Built Environment Performance indicators in assessing active transport and access for the subject site. To complement future development of the site, SINSW request the proponent consider the following:

- Strong implementation of the active transport and public transport links to the primary school, high school and Tuggerah station. As noted in the report, the local Westfield, Warnervale Town Centre, Gosford CBD and the TAFE will be trip generators for this area and need more robust active and

public transport (bus) links in place prior to the completion of the development.

- As traffic signals with slip lanes are difficult for children and young people to navigate, SINSW request that these be controlled with zebra crossings or pedestrian legs (Wyong Road / Tonkiss St) and any other signals proposed to manage precinct access.
- As on-road shoulder lanes are not comfortable for parents with young children to ride in close proximity to traffic, please do not pursue on-road cycle lanes rather, Shared User Paths or bi-directional cycleways are preferred for this user-class.

In addition to the above, it is necessary for Council to ensure that the appropriate funding mechanisms are in place to provide the public domain works required to support the active and functional transport improvement proposed as part of this proposal.