



08 May 2020

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

Attention: Louise Starkey

**SSD 9813: RESPONSE TO SUBMISSIONS
MIXED USE DEVELOPMENT (GOSFORD ALIVE ON KIBBLEPLEX SITE)
136-146 & 148 DONNISON STREET GOSFORD**

Reference is made to Department of Planning, Industry and Environment's (DPIE) referral dated 20 April 2020, requesting Transport for NSW's requirements under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

Transport for NSW's primary interests are in the road network, traffic and broader transport 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.

It is understood that the proposed development is a mixed-use development comprising five towers (approximately 20 to 30 storeys with 738 residential units) to be constructed in 6 stages. It will have a mix of uses including residential, retail, entertainment, leisure, and food and beverage with a maximum GFA of 73,058m². Vehicular access points are located at Donnison Street, William Street and Albany Street, with a shared vehicle/pedestrian through-site link between William Street and Donnison Street.

This application is for:

- Concept plan approval across the 6 overall stages of development,
- Stage 1 comprising site clearing including demolition of existing buildings, site improvements and vegetation clearing (NB: this is the only stage of physical works sought for approval under this application).

Further individual development applications will be submitted in the future for Stages 2-6:

- Stage 2: Construction of Tower 1
- Stage 3: Construction of Tower 2
- Stage 4: Construction of Tower 3

- Stage 5: Construction of Tower 4
- Stage 6: Construction of Tower 5

Transport for NSW considers that the impacts of the development as a whole need to be understood at concept plan to ensure:

- the impact of the development as a whole is mitigated,
- consistency with any resulting infrastructure requirements, and
- timely staged delivery of the identified upgrade works.

Transport for NSW Response & Requirements

Transport for NSW have reviewed the Response to Submissions prepared by Mecone Pty Ltd and dated April 2020. To better manage demand on the transport network, the recommendations below are provided to encourage the use of sustainable transport to the site, which will help minimise the use of single vehicle trips.

Recommendation

It is requested that prior to the issue of the first Occupation Certificate, the applicant be conditioned to prepare a Green Travel Plan in consultation with Council and TfNSW for the proposed development which must be approved by Council. The Travel Plan should:

- include proposed mode share targets and identify how Travel Plan strategies and initiatives propose to meet those targets;
- identify proposed resourcing and implementation arrangements for Travel Plan initiatives, including proposed resourcing and funding arrangements over the life of the Travel Plan;
- include modelling and analysis of potential demand and impact on related public transport services and infrastructure, particularly train services and any performance considerations at Gosford Train Station;
- consider a reduction in the provision of car parking supply associated with the proposed development, owing to the relative proximity to significant public transport infrastructure, including Gosford Train Station, and the overarching aims of the Travel Plan to reduce car dependency; and
- provide further details about the proposed Travel Management Association (TMA) for the Gosford Precinct and how the proponent would contribute to the proposed TMA.

It is also recommended that prior to occupancy, the Travel Plan Outline is converted into a comprehensive Travel Plan, in consultation with Transport for NSW and Gosford Council.

Advice to DPIE

Transport for NSW recommends that the following matters should be considered by DPIE in determining this development:

- Transport for NSW has no proposal that requires any part of the property.
- On 13 November 2018, Roads and Maritime provided the following advice to Central Coast Council on the Planning Proposal (RZ/6/2016):

Transport for NSW

“Roads and Maritime consider that there will be an impact on the state network from proposals within the area, which form a larger catchment affecting the Pacific Highway and Sparkes Road. Roads and Maritime recommend Council to undertake an update of the S7.11 plans informed by a Traffic Impact Assessment in consultation with Roads and Maritime, to determine appropriate upgrades to the state road network and funding mechanisms. The Traffic Impact Assessment is to consider the cumulative impacts of the continued intensification of the Gosford CBD and the surrounding residential areas on the State road network.”

- Transport for NSW raise concern regarding continuing intensification with the Gosford Central Business District (CBD) and surrounds prior to acceptable works being proposed to mitigate the impacts of the development. Transport for NSW recommend the relevant Planning Authority consider options for to enable equitable cost sharing of future road upgrade works as a result of the intensification of development within the Gosford CBD, apportioned relative to the number of trips generated by that development.

Should you require further information please contact Kate Leonard, Development Assessment Officer, on 0428 260 461 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
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Hunter Region