



Louise Starkey
Senior Planning Officer
Regional Assessment
Department of Planning and Environment
GPO Box 1148
GOSFORD NSW 2250

Dear Ms. Starkey,

SSD 9813 – Mixed use development at Donnison Street, Gosford

Thank you for your correspondence via Major Project portal (ref: PAE-654) on 8 October 2019, requesting Transport for NSW (TfNSW) to review and comment on the above.

The proposal seeks concept approval for a six-stage development comprising clearing of the site, construction of five mixed use towers and approval for the physical Stage 1 works including demolition, site improvements and vegetation removal. The documentation in support of the proposal has been reviewed and comments provided in **Attachment A**.

Thank you again for the opportunity of providing advice for the above development application. If you require any further information, please don't hesitate to contact Billy Yung, Senior Transport Planner, via email at billy.yung@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Ozinga'.

4/11/2019

Mark Ozinga

Principal Manager, Land Use Planning & Development
Customer Strategy & Technology

CD19/08133

Issue of details

Comment:

The following details are noted from the Transport Impact Assessment (TIA) report:

- Table 3.2 provides the Public Transport summary in the vicinity of Gosford Station. Bus route number 41 which operates on Donnison Street at the front of the site is not included in the table.
- Section 6.4 states that “*the site is well served by several high frequency rail services and bus routes*”. It is advised that the bus stop on Donnison Street at the front of the site is currently served by one low frequency route.

Recommendation:

The information in the TIA report including any ramifications to the proposal should be revised accordingly.

Public transport and active travel demand

Comment:

The TIA report envisaged the proposed development would generate a demand for 270 to 360 public transport trips and 100 to 130 active travel trips during the weekday peak hours, based on the existing mode share Gosford interchange and an assumed average of 1.5 to 2 people per dwelling. The subject site is within 800m walking distance from Gosford Station, however, only one low frequency bus service is available at its frontage on Donnison Street. Consideration should be given to the above demand that some of the public transport trips would potentially start off as active travel trips from the site to Gosford Station.

Recommendation:

Clarification should be provided to discuss the implications on the surrounding transport infrastructures (i.e. intersections, shared paths, etc.) as a result of the forecasted demand of public transport and active travel trips. Improvements should also be identified, if necessary, to support this demand and active travel connectivity between the site and Gosford Station.

Construction traffic and transport impact

Comment:

Section 10.9 in the TIA report provides an overview of construction traffic management plan (CTMP) and outlines a list of information to be covered in the detailed CTMP. It is necessary that the CTMP should provide details on how to maintain pedestrian and cycling movements along footways and cycleways during construction activities. In the event that the development requires closure to these facilities, adequate safety and diversion measures must be put in place to limit time delay and detour distances.

Recommendation:

It is requested that the applicant be conditioned to prepare a detailed Construction

Pedestrian and Traffic Management Plan prior to construction activities being carried out on site.

Overview Green Travel Plan

Comment:

Section 9 in the TIA report provides an Overview Green Travel Plan that discuss the objectives and possible travel demand management measures to be implemented. On this note it is recommended that 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; 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.

Recommendation:

Prior to occupancy, a comprehensive Travel Plan should be prepared in consultation with Council and TfNSW.