

12 April 2022

Project/File: 300303650

Frank Katsanevas

St Hilliers Property
Level 3, 8 Windmill Street
Millers Point NSW 2000

Dear Frank

Reference: Central Coast Quarter – 26-32 Mann Street, Gosford – Transport Assessment Addendum

A Concept State Significant Development Application (SSDA) was lodged by SH Gosford Residential Pty Ltd with Department of Planning, Infrastructure and Environment (DPIE) and approved in August 2020 (SSD-10114). The approved development conceptually incorporated a hotel, residential, commercial and retail uses on land located at 26-32 Mann Street, Gosford.

SH Gosford Residential Pty Ltd proposes to modify the development to change the hotel to commercial office use in the Eastern tower and slight reduction in Gross Floor Area (GFA) and apartment mix to the southern tower in accordance with the IPC imposed conditions of consent.

This addendum letter should be read in conjunction with the *Transport Impact Assessment*¹ that accompanies the Concept SSDA.

Proposed Modification

Is it understood that SH Gosford Residential Pty Ltd is proposing to modify the Concept SSDA consent to change the hotel to commercial office use in the Eastern Tower. There would also be a slight reduction in the number of apartments provided in the southern tower. The approved and proposed development yields are summarised in Table 1. There are no proposed changes to the northern tower from that included in SSD-23588910.

¹ GTA Consultants, *Central Coast Quarter – 26 Mann Street, Gosford – Staged Concept Masterplan Transport Impact Assessment* Issue E dated 14 May 2020

Table 1: Proposed changes to development yields (Eastern and Southern Towers)

Building	Use	Description	Size
Approved (SSD-10114)			
Eastern Tower	Hotel	-	182 rooms/ 9,660m ²
	Retail/ Commercial	-	374m ²
Southern Tower	Residential	1 bed	57 units
		2 beds	41 units
		3 beds	32 units
	<i>Residential Sub-Total</i>		<i>130 units</i>
	Retail/ Commercial	-	2,009m ²
Proposed Modification			
Eastern Tower	Commercial	-	9,660m ²
	Retail/ Commercial	-	350m ²
Southern Tower	Residential	1 bed	30 units
		2 beds	54 units
		3 beds	15 units
		4 beds	2 units
	<i>Residential Sub-Total</i>		<i>101 units</i>
	Retail/ Commercial	-	1,800m ²

Parking Assessment

Car Parking

Given the sites proximity to Gosford Train Station the parking requirement in the *Traffic Impact Assessment* was assessed based on *the lesser resident and/ or visitor car parking rate of either the "Guide to Traffic Generating Development" (October 2002) or the relevant DCP requirements* in accordance with the Apartment Design Guide (ADG).

Therefore, the parking requirements for the residential component are in accordance with rates outlined in the Transport for NSW (TfNSW) *Guide to Traffic Generating Developments* (the Guide) 2002 for both the approved and proposed modification.

The commercial parking requirements are in accordance with rates outlined in the State Environmental Planning Policy (Gosford City Centre) 2018 for both the approved and the proposed modification, these are summarised in Table 2.

This approach has been accepted by DPE and the IPC and is reflected in Condition B3 of the Concept SSDA consent.

Table 2: Parking requirements and modified provision

Building	Use	Description/ size	TfNSW Parking Rate	SEPP Parking Rate	Parking Requirement	Provision
Proposed						
Eastern Tower	Commercial	9,660m ²		1 space/ 75m ²	129	
	Retail	350m ²		1 space/ 40m ² GFA	9	
Southern Tower	Residential	1 bed (30 units)	0.6 space/ unit		18	
		2 bed (54 units)	0.9 spaces/ unit		49	
		3 bed (15 units)	1.4 spaces/ unit		21	
		4 bed (2 units)	1.4 spaces/ unit		3	
		Visitor (101 units)	1 space/ 7 units ²		15	
	Retail	1,800m ²		1 space/ 40m ² GFA	45	
Total					289 spaces	291 spaces

Table 2 indicates that the proposed modification generates a parking requirement of 289 spaces for the Eastern and Southern Towers (representing an increase of 70 spaces from the approved scheme). This is met with a provision of 291 to meet the requirements outlined above. These 291 spaces are accommodated across three levels of parking, as shown in the updated basement reference scheme attached to this correspondence.

It is noted that the above residential rates reflect the requirements of the Metropolitan Sub-Regional Centres rates for high density residential except for the proposed visitor rate which reflects the Metropolitan Regional Centres (CBD) rate. We recommend that the Metropolitan Regional Centres (CBD) rate for visitor parking be adopted for this development; that is, 1 space per 7 units. It is our view that this rate will be more aligned with the expected residential visitor parking demands for the development, whilst still retaining a level of conservatism which includes, but is not limited to, the ability to utilise retail visitor parking spaces at times when peaks do not overlap.

Overall, the proposed parking provision provides for the required spaces based on the intended quantum of residential, commercial and retail – but ultimately, the precise land use split and parking provision will be determined as part of the detailed development applications for the Eastern and Southern Towers. Each subsequent ‘detailed’ application will be accompanied by a Car Parking Assessment Report (CPAR) in accordance with Condition C22 of the Concept SSDA consent, which will determine the most appropriate number of on-site car spaces for the development.

² TfNSW Guide rate applicable for Metropolitan Regional Centres (CBD)

Accessible Parking

Actual accessible parking numbers will be determined as part of the detailed development application for the Eastern and Southern towers. The car parking rates for accessible spaces will be in accordance with the Gosford City DCP 2018 Section 7.4 and provide a minimum of four per cent of the required parking spaces.

Motorcycle Parking

The motorcycle parking provision requirements for different development types are specified in the Gosford City DCP 2018. The motorcycle parking requirement rates and expected provision are provided in Table 3. The actual motorcycle parking numbers will be determined as part of the detailed development application for the Eastern and Southern towers.

Table 3: Motorcycle parking requirements

Building	Land Use	Size	Rate	Total
Approved				
Eastern Tower	Hotel	182 Rooms (182 Spaces)	1/25 Spaces	8
	Commercial/ Retail	374m ² (9 spaces)	1/25 Spaces	1
	Sub-total			9
Southern Tower	Residential	130 Units	1/15 Units	9
	Commercial/ Retail	2,009m ² (51 spaces)	1/25 Spaces	2
	Sub-total			11
Proposed				
Eastern Tower	Commercial	9,660m ²	1/25 Spaces	6
	Commercial/ Retail	350m ²		
	Sub-total			6
Southern Tower	Residential	101 Units	1/15 Units	8
	Commercial/ Retail	1,800m ²	1/25 Spaces	2
	Sub-total			10

Bicycle Parking

Bicycle parking requirements are based on Gosford City DCP (2018). Table 4 provides a comparison of the approved and proposed schemes. The proposed scheme results in a net increase of 47 employee bicycle spaces and nine visitor spaces and a net decrease of nine resident bicycle spaces.

The actual bicycle parking numbers will be determined as part of the detailed development application for the Eastern and Southern towers. These additional spaces can be accommodated within the proposed scheme.

Reference: 300303650

Table 4: Bicycle parking requirements

Building	Land Use	Size	Rate	Total
Approved				
Eastern Tower	Hotel	182 Beds	No requirement	-
	Commercial/ Retail	374m²	1/200m² NLA (employees)	2 employees
			1/750m² NLA (visitors)	1 visitor
	Eastern Tower Sub-total			1 visitor 2 employees
Southern Tower	Residential	130 Units	1/3 units (residents)	43 residents
			1/12 units (visitors)	11 visitors
	Commercial/ Retail	2,009m²	1/200m² NLA (employees)	10 employees
			1/750m² NLA (visitors)	3 visitors
	Southern Tower Sub-total			43 residents 14 visitors 10 employees
Approved Total				43 residents 15 visitors 12 employees
Proposed				
Eastern Tower	Commercial	9,660m²	1/200m² (employee) 1/750m² (visitor)	48 employees 13 visitors
	Commercial/ Retail	350m²	1/200m² NLA (employees)	2 employees
			1/750m² NLA (visitors)	1 visitor
	Eastern Tower Sub-total			14 visitors 50 employees
Southern Tower	Residential	101 Units	1/3 units (residents)	34 residents
			1/12 units (visitors)	8 visitors
	Commercial/ Retail	1,800m²	1/200m² NLA (employees)	9 employees
			1/750m² NLA (visitors)	2 visitors
	Southern Tower Sub-total			34 residents 10 visitors 9 employees
Proposed Total				34 residents 24 visitors 59 employees
Net Change				
Net Change				- 9 residents + 9 visitors + 47 employees

Reference: 300303650

Traffic Assessment

Traffic generation under both the approved and proposed schemes is shown in Table 5. It is noted that to access the site in its entirety the traffic generation associated with the northern tower (SSD-23588910) has been included.

Table 5: Traffic generation under approved and proposed schemes

Building	Use	Description	Traffic Generation Rate (veh trips/ hr)		Traffic Volumes (veh)	
			AM	PM	AM	PM
Approved						
Northern Tower	Residential	160 Units	0.53/Unit	0.32/Unit	85	51
	Commercial/ Retail	830m²	4.6/100m²	4.6/100m²	38	38
	Northern Tower Sub-total				123	89
Southern Tower	Residential	130 Units	0.53/Unit	0.32/Unit	69	42
	Commercial/ Retail	2,009m²	4.6/100m²	4.6/100m²	93	93
	Southern Tower Sub-total				162	135
Eastern Tower	Hotel	182 Beds	0.40/ Bed	0.40/ Bed	73	73
	Commercial/ Retail	374m²	4.6/100m²	4.6/100m²	17	17
	Eastern Tower Sub-total				90	90
Approved Total					375	314
Proposed						
Northern Tower (SSD-23588910)	Residential	136 Units	0.53/Unit	0.32/Unit	72	44
	Commercial/ Retail	621m²	4.6/100m²	4.6/100m²	29	29
	Northern Tower Sub-total				101	73
Eastern Tower	Commercial	9,660m²	1.6/100m²	1.2/100m²	155	116
	Commercial/ Retail	350m²	4.6/100m²	4.6/100m²	16	16
	Eastern Tower Sub-total				171	132
Southern Tower	Residential	101 Units	0.53/Unit	0.32/Unit	54	32
	Commercial/ Retail	1,800m²	4.6/100m²	4.6/100m²	83	83
	Southern Tower Sub-total				136	115
Proposed Total					408	320
Net Change						
Net Change					+ 33	+ 6

The proposed modification would result in a net increase of 33 vehicles during the AM peak and 6 vehicles during the PM peak compared to the approved scheme.

Reference: 300303650

Traffic modelling was prepared as part of the Concept Masterplan SSD-10114 and subsequently updated in consultation with TfNSW as part of the Northern Tower DA SSD-23588910. It is proposed that separate development applications will be prepared for the Southern Tower and Eastern Tower and the modelling will be revised as part of these submissions. The proposed net change in traffic generation once distributed on the surrounding road network is expected to be minimal when compared to that approved in SSD-10114. Any required mitigation measures will be explored as part of future 'detailed' SSDAs, in collaboration with DPE, Central Coast Council and TfNSW.

Loading and Waste Collection

There is no proposed change to the loading and waste collection arrangements, as per SSD-10114 the proposed loading dock for the entire site will be developed as part of the northern tower development SSD-23588910.

In summary:

- overall, the proposed parking provision provides for the required spaces based on the intended quantum of residential, commercial and retail
- the expected change in traffic generation is minimal when considered distributed on the surrounding road network.

Ultimately, the precise land use split, parking provision and traffic generation will be determined as part of the detailed development applications for the Eastern and Southern Towers.

Should you have any question or require any further information, please do not hesitate to contact me on (02) 84481800.

Yours sincerely

STANTEC AUSTRALIA PTY LTD

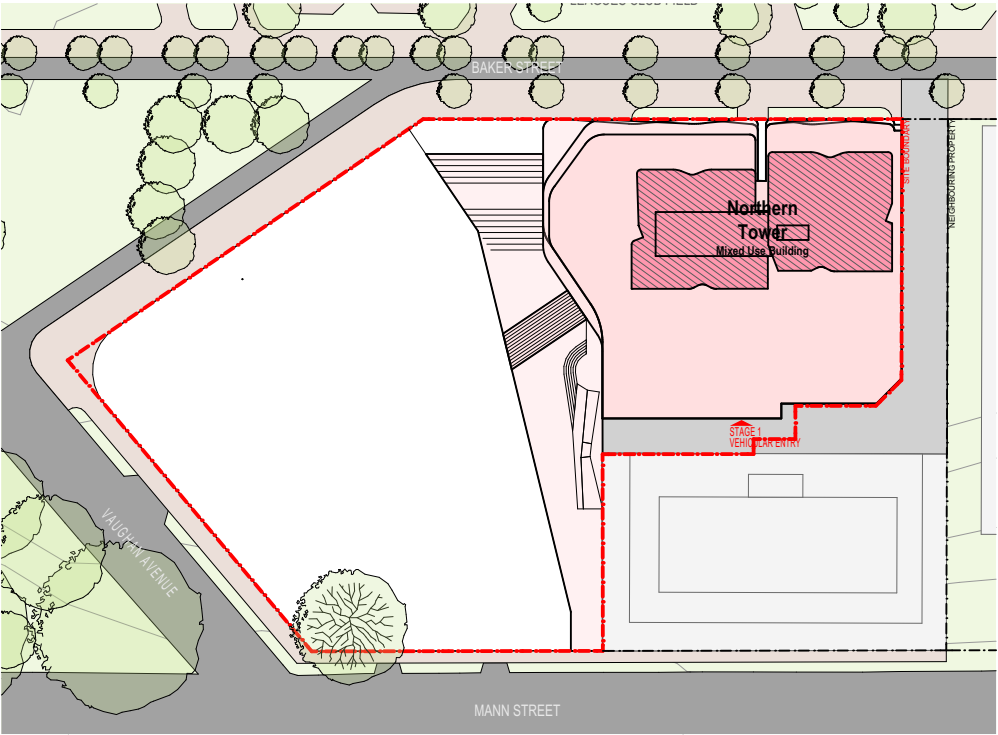


Karen McNatty
Senior Principal Transportation Engineer

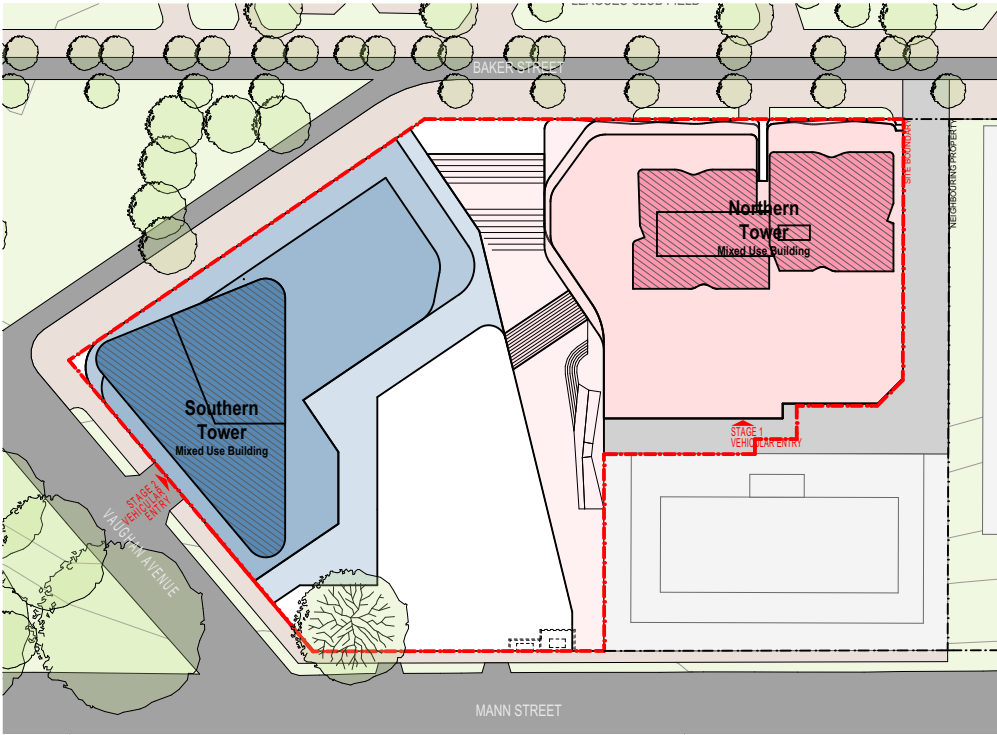
Attachment – Reference Scheme

Attachment 1 – Reference Scheme

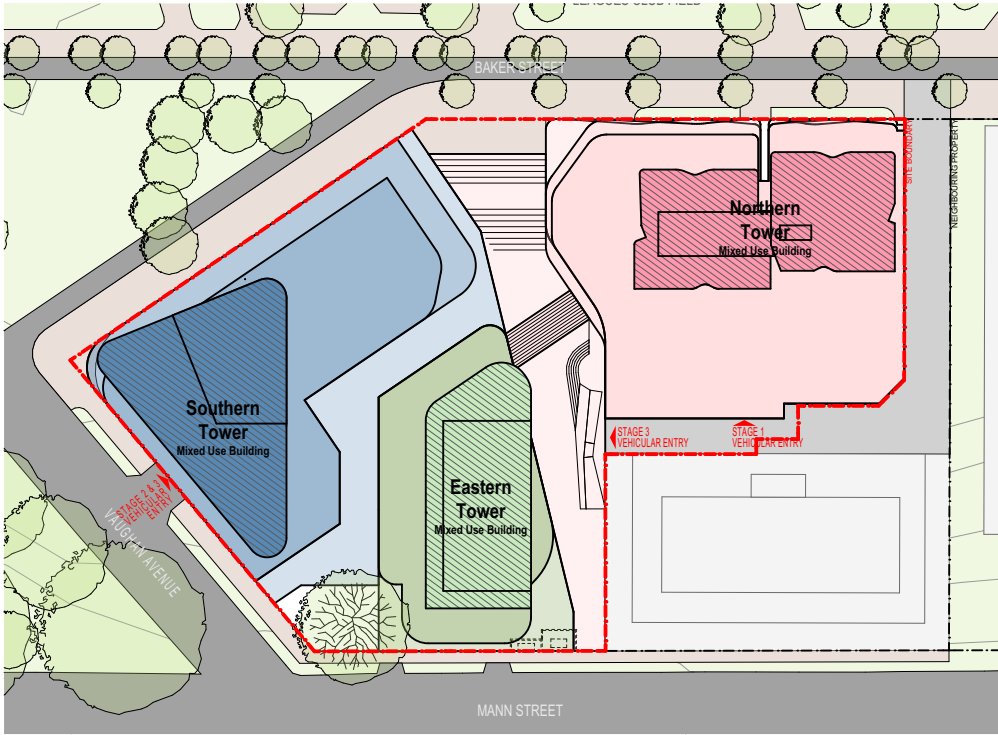
Stage 1



Stage 2



Stage 3



Stage 1:

- Northern Tower (Mixed Use Building)
- Through-site Link

Stage 2:

- Southern Tower (Mixed Use Building)

Stage 3:

- Eastern Tower (Mixed Use Building)

Stage 1

Stage 2

Stage 3

For Information - Not For Approval



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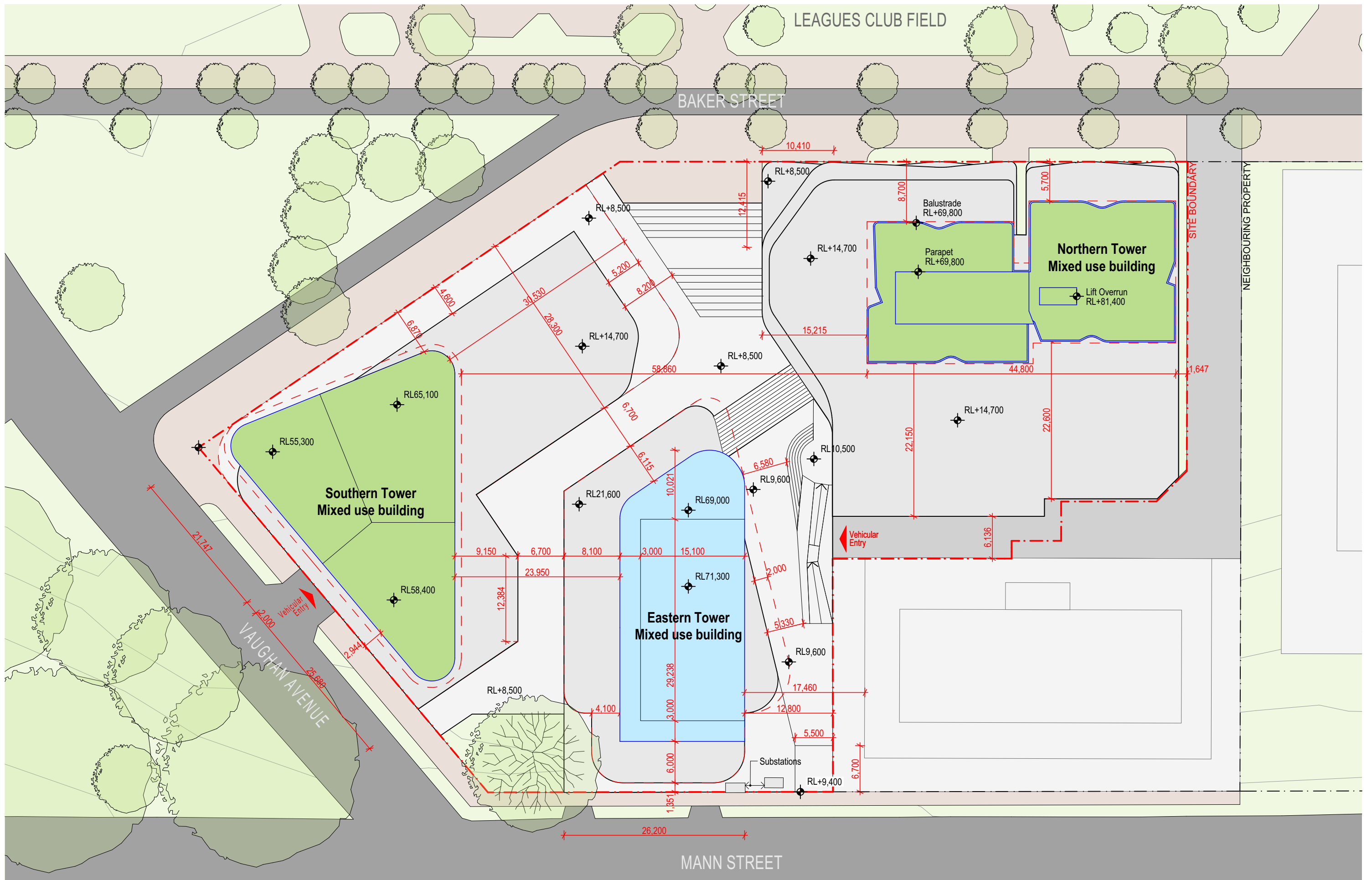
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Project Name 26-32 Mann Street
Project Number 11725
Date April 2022
Scale 1:1300@A3

Drawing Name Staging Plan
Drawing Number DA10
Revision 02



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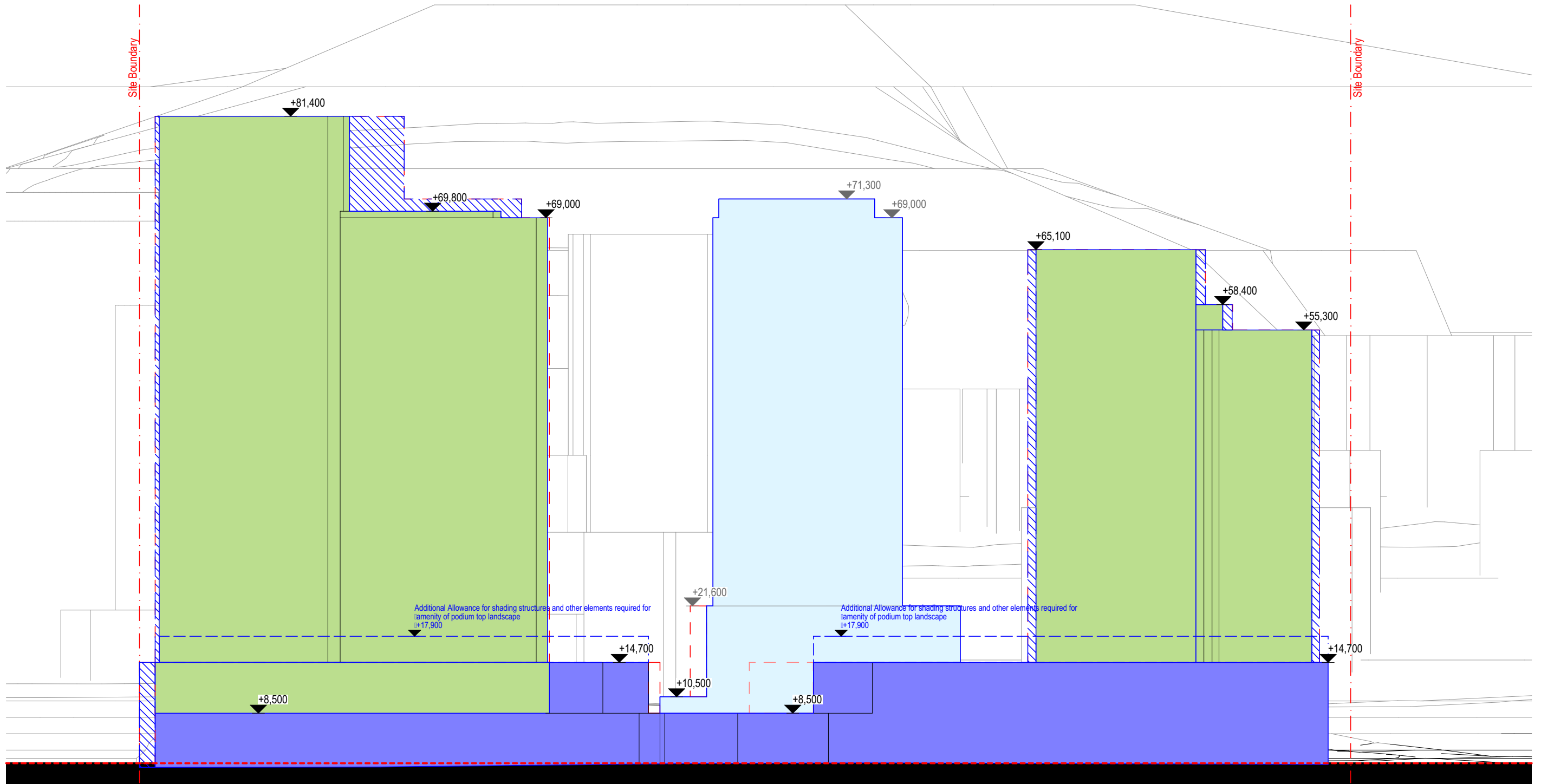
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Building Envelope Levels measured
relative to AHD



Project Name	26-32 Mann Street
Project Number	11725
Date	April 2022
Scale	1:500@A3

Drawing Name	Envelope Plan
Drawing Number	DA3
Revision	P8



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
- Commercial Use
- Retail/Commercial Use
- Carpark
- Building Envelope
- Articulation Zone



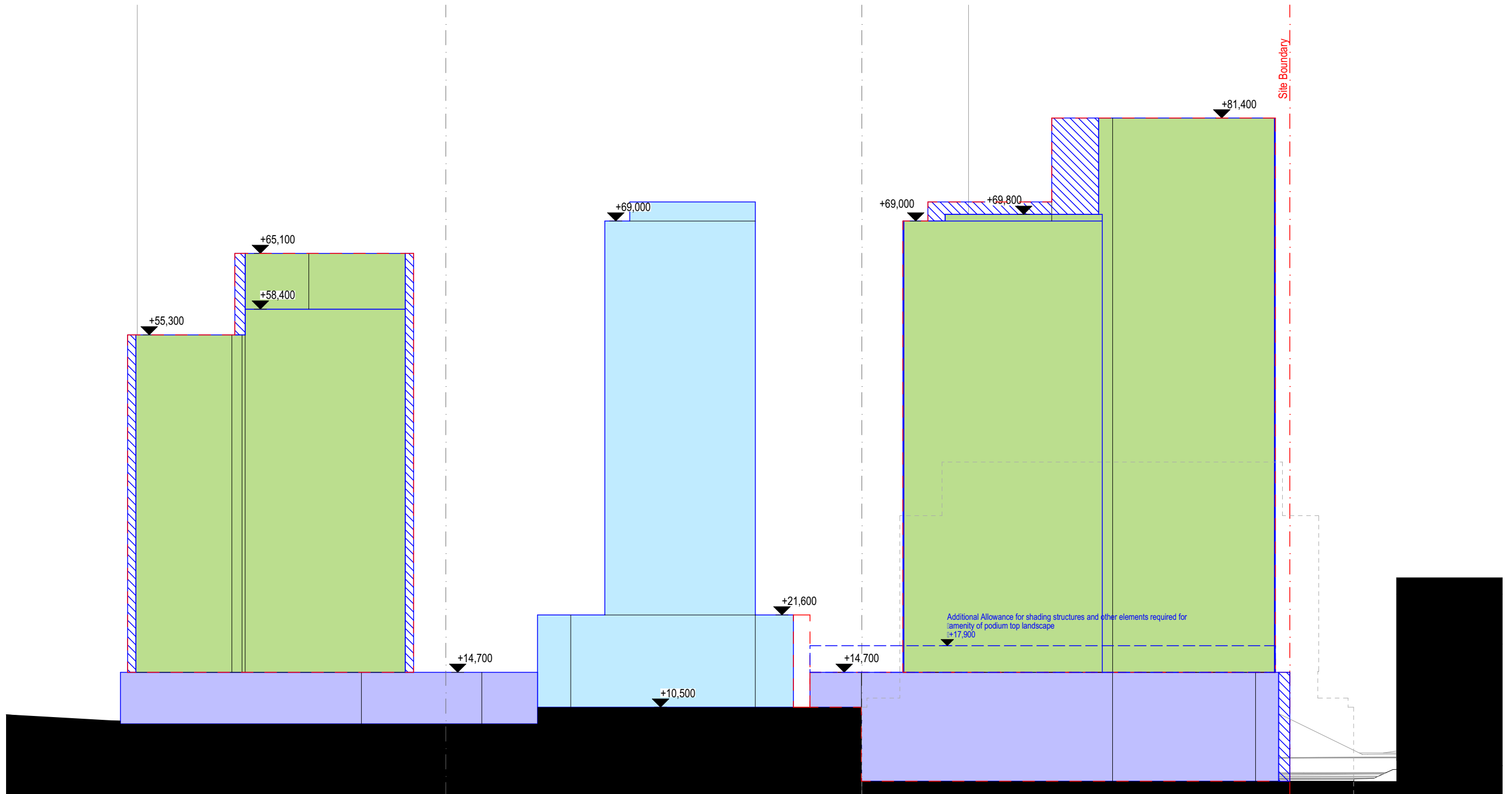
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Project Name 26-32 Mann Street
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Scale 1:500@A3

Drawing Name Western Elevation
Drawing Number DA4
Revision P8



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
- Commercial Use
- Building Envelope
- Articulation Zone
- Retail/Commercial Use
- Carpark



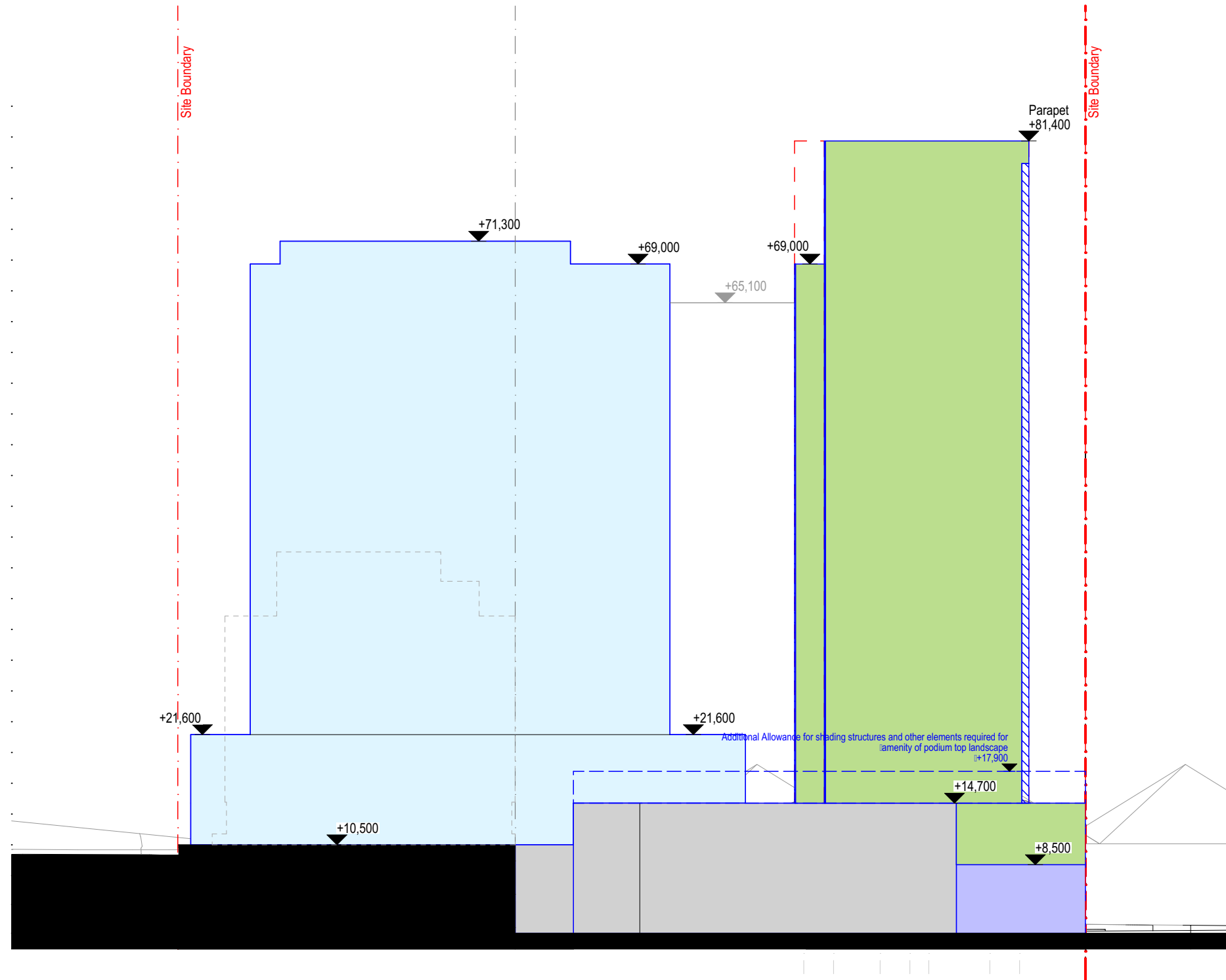
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Project Name 26-32 Mann Street
Project Number 11725
Date April 2022
Scale 1:500@A3

Drawing Name Eastern Elevation
Drawing Number DA5
Revision P8



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.



Residential Use



Commercial Use



Building Envelope



Articulation Zone



Retail/Commercial Use



Carpark



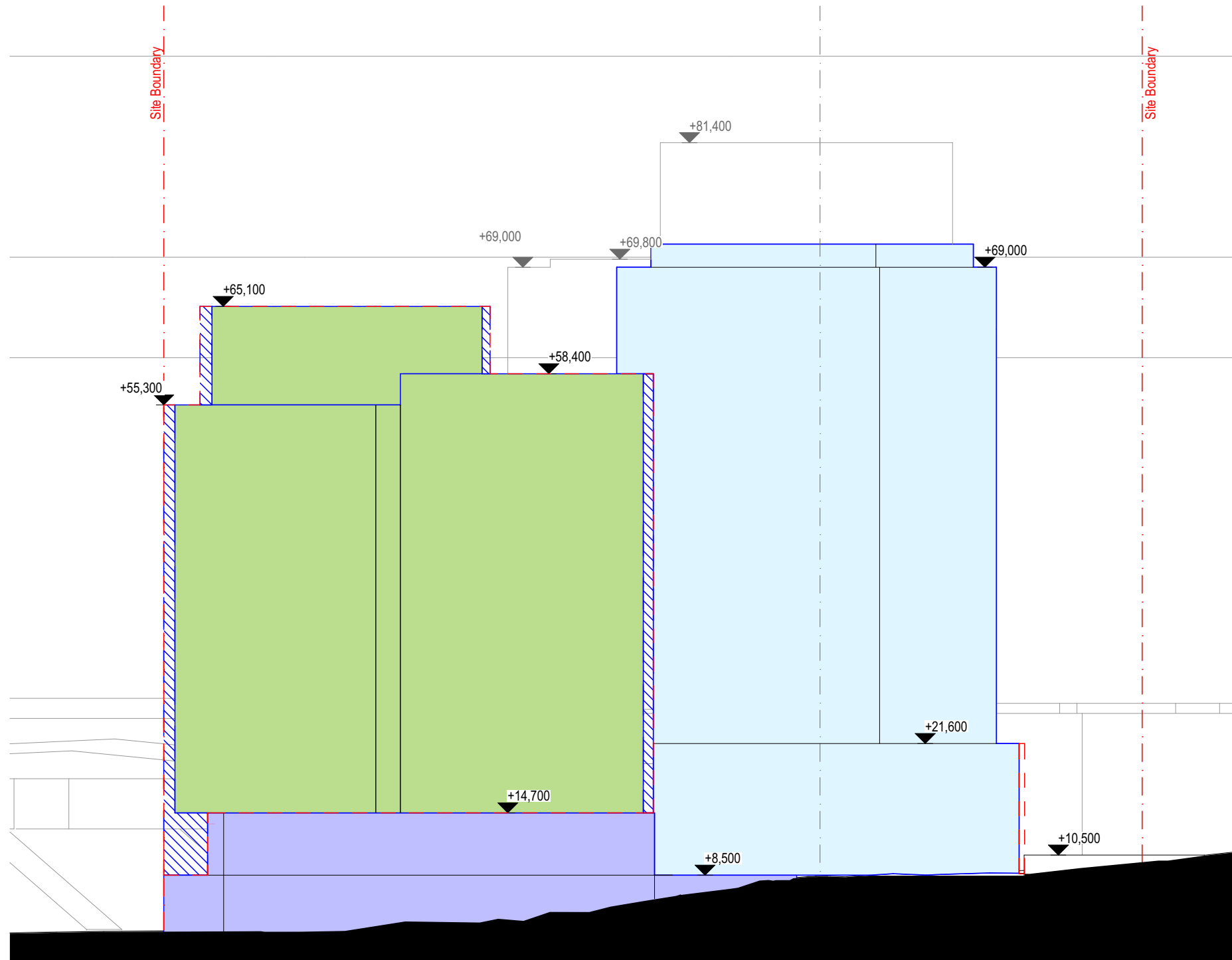
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Project Name 26-32 Mann Street
Project Number 11725
Date April 2022
Scale 1:500@A3

Drawing Name Northern Elevation
Drawing Number DA6
Revision P8



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.



Residential Use



Commercial Use



Building Envelope



Articulation Zone



Retail/Commercial Use



Carpark



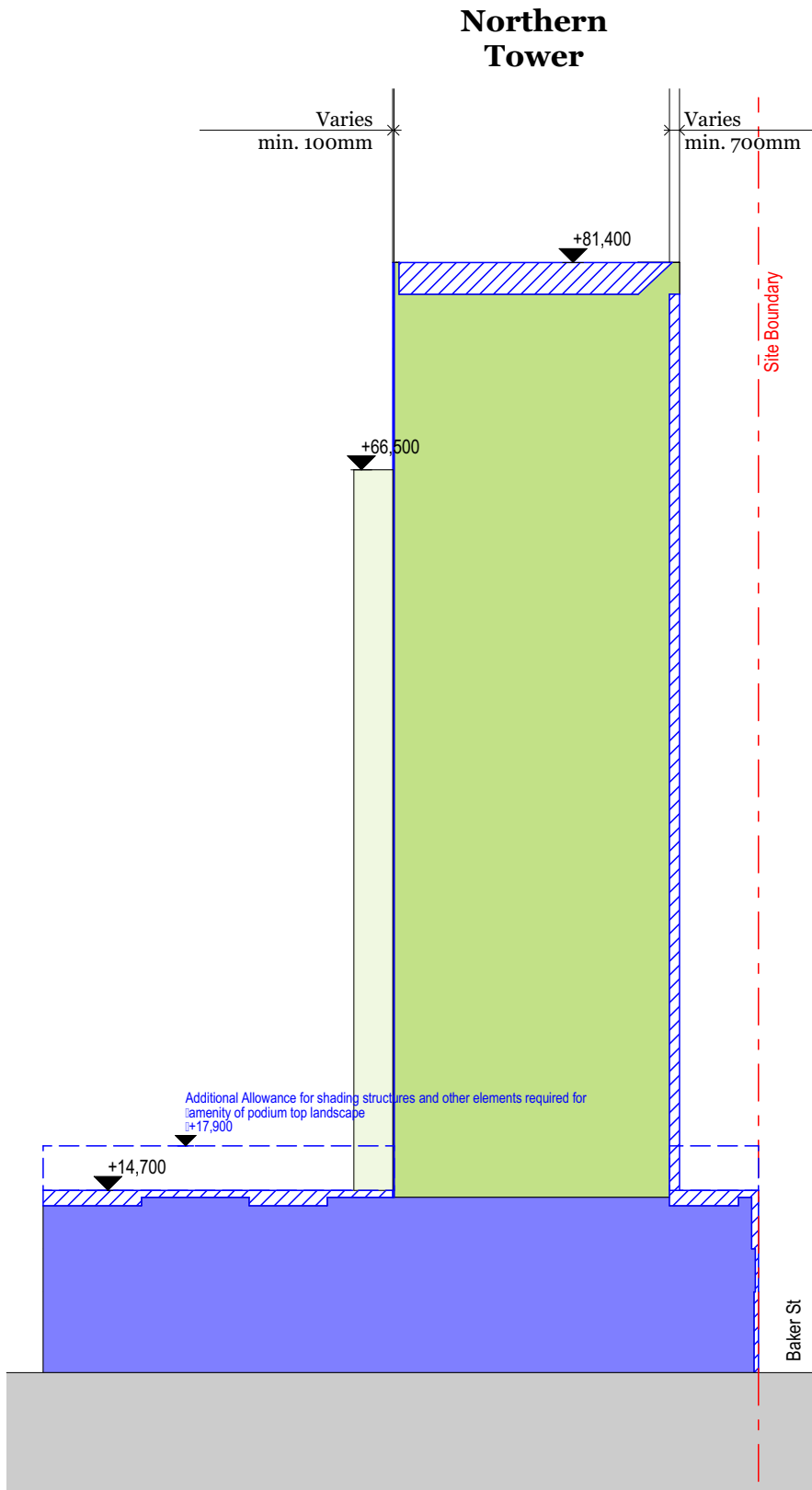
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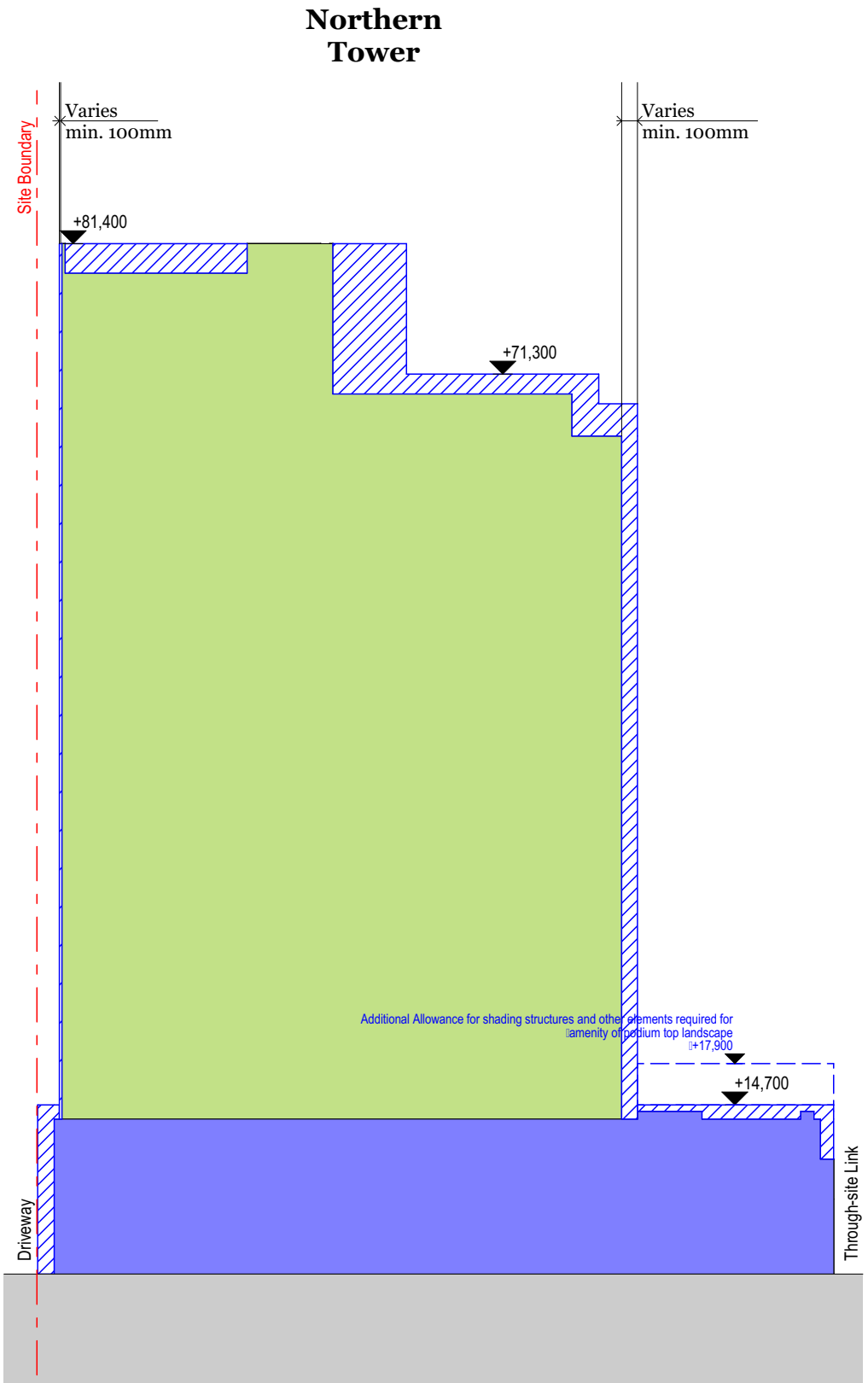
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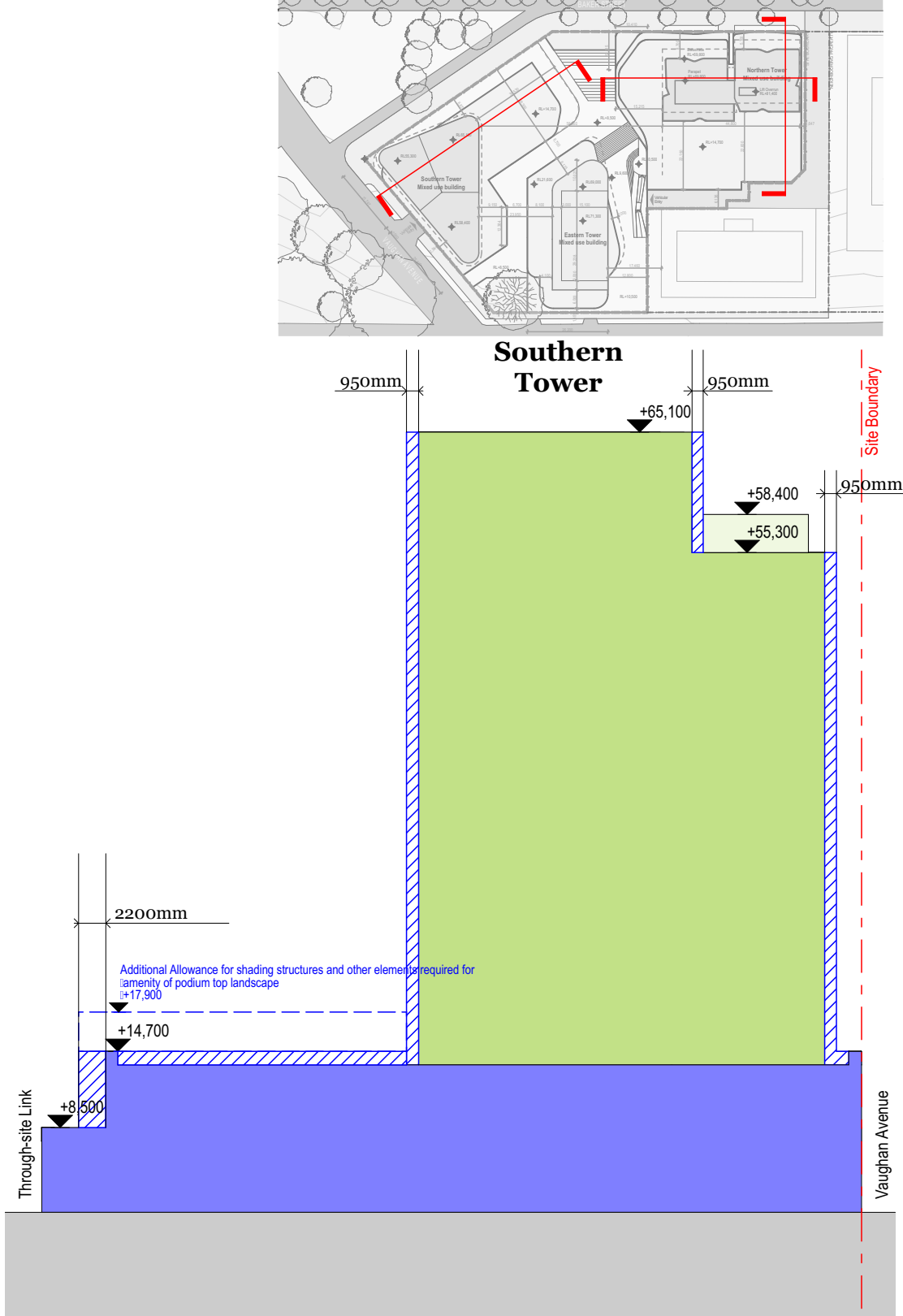
Drawing Name Southern Elevation
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Revision P8



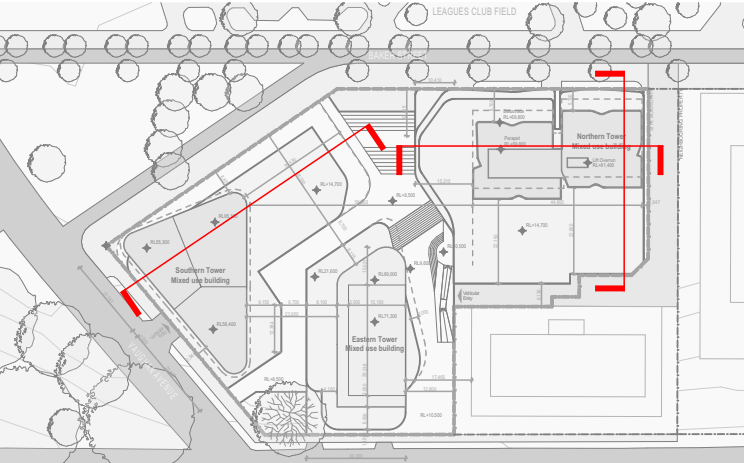
Section A-A



Section B-B



Section C-C

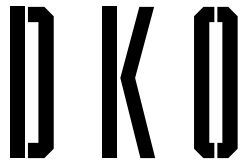


NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
- Building Envelope
- Articulation Zone

- Retail/Commercial Use
- Carpark



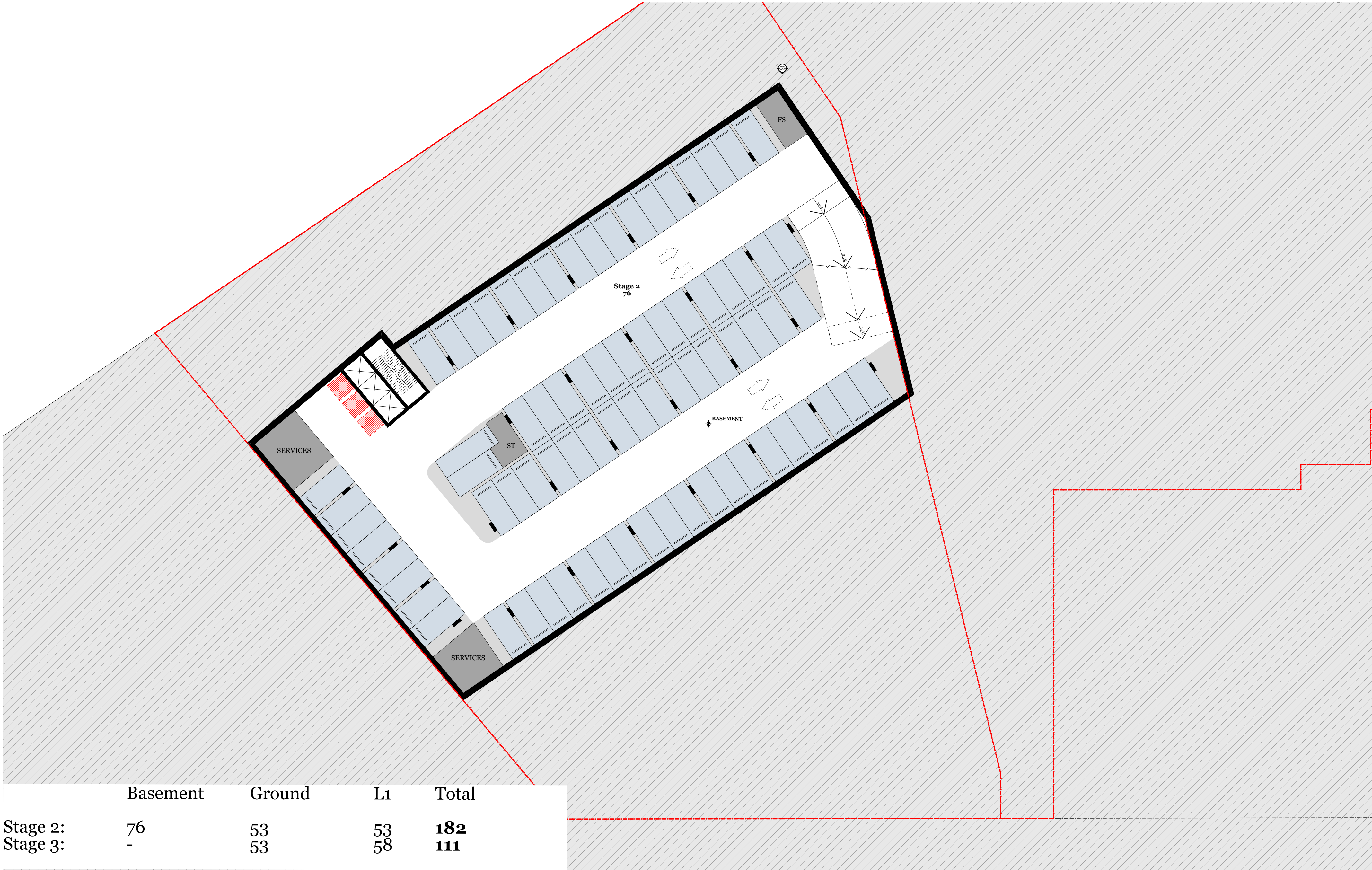
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Drawing Name Sections
Drawing Number DA11
Revision P2



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Project Name
Project Address

Central Coast Quarter
26-30 Mann Street,
Gosford, NSW 2250

Project Number
Drawing Name
Scale
Date

11725
Basement

Client

St. Hilliers

Drawing Number
Revision

DA10.11



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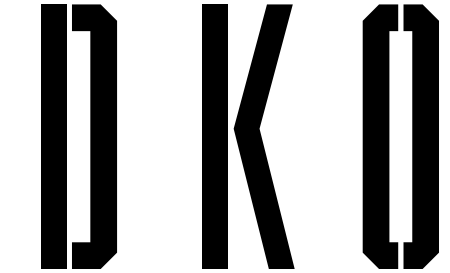
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Project Address	26-30 Mann Street, Gosford, NSW 2250	Drawing Name	Ground Floor
		Scale	
		Date	
Client	St. Hilliers	Drawing Number	DA10.12
		Revision	



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Project Name	Central Coast Quarter	Project Number	11725
Project Address	26-30 Mann Street, Gosford, NSW 2250	Drawing Name	Level 1
		Scale	
		Date	
Client	St. Hilliers	Drawing Number	DA10.13
		Revision	

PROPOSED CONCEPT MASTER PLAN YIELD

	TOTAL
Site Area	8884
FSR	3.92
Total GFA	34861
GFA (Residential)	22414
GFA (Commercial)	9660
GFA (Retail/Commercial)	2787

			EASTERN BUILDING			SOUTHERN BUILDING			NORTHERN BUILDING		
		Car Parking	GFA Commercial	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total
Ground			0	0	0	50	663	713	108	315	423
Level 1			0	0	0	0	0	0	0	0	0
Level 2			32	305	337	72	1032	1104	429	229	658
Level 3			769	166	935	0	0	0	434	77	511
Level 4			837	0	837	649	0	649	681	0	681
Level 5			573	0	573	649	0	649	656	0	656
Level 6			573	0	573	649	0	649	656	0	656
Level 7			573	0	573	649	0	649	656	0	656
Level 8			573	0	573	649	0	649	656	0	656
Level 9			573	0	573	649	0	649	656	0	656
Level 10			573	0	573	649	0	649	656	0	656
Level 11			573	0	573	649	0	649	656	0	656
Level 12			573	0	573	649	0	649	656	0	656
Level 13			573	0	573	649	0	649	653	0	653
Level 14			573	0	573	649	0	649	653	0	653
Level 15			573	0	573	649	0	649	653	0	653
Level 16			573	0	573	487	0	487	653	0	653
Level 17			573	0	573	487	0	487	653	0	653
Level 18			573	0	573	267	0	267	653	0	653
Level 19			0	0	0	0	0	0	653	0	653
Level 20			0	0	0	0	0	0	653	0	653
Level 21			0	0	0	0	0	0	287	0	287
Level 22			0	0	0	0	0	0	287	0	287
Level 23			0	0	0	0	0	0	287	0	287
Level 24			0	0	0	0	0	0	278	0	278
Subtotal		0	9660	471	10131	9151	1695	10846	13263	621	13884