



25 March 2019

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

Attention: Louise Starkey

SEARS REQUEST – PROPOSED NORTHSIDE PRIVATE HOSPITAL, CORNER OF RACECOURSE ROAD AND FAUNCE STREET, WEST GOSFORD (LOT: 2 DP: 1226923) - SSD 10159

Reference is made to Department of Planning and Environment's email dated 15 March 2019, requesting Roads and Maritime Services' (Roads and Maritime) requirements under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

Transport for NSW and Roads and Maritime'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.

Roads and Maritime have reviewed request for SEARs documentation by Willow Tree Planning, dated March 2019. It is understood that the proposal is for the erection of an 11-storey private hospital which includes 8 floors comprising medical suites, in-patient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit and operating theatres. The proposal incorporates 1 lower ground floor level comprising parking, waste storage and loading dock and a basement level comprising parking and plant. Further to this, the proposal incorporates 2 retail units at ground floor and a mezzanine level car parking.

The proposal is classified as State Significant Development (SSD) pursuant to Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

Roads and Maritime response & requirements

Roads and Maritime recommends that the Environmental Impact Statement (EIS) should refer to the following guidelines with regard to the traffic and transport impacts of the proposed development:

- Road and Related Facilities within the Department of Planning EIS Guidelines, and,

- Section 2 Traffic Impact Studies of Roads and Maritime's *Guide to Traffic Generating Developments 2002*.

Furthermore, a traffic and transport study shall be prepared in accordance with the Roads and Maritime's *Guide to Traffic Generating Developments 2002* and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties, in particular the following intersections:
 - o Central Coast Highway and Racecourse Road
 - o Mann Street, Racecourse Road and Etna Street
 - o Racecourse Road and Showground Road, and
 - o The capacity constraints of the Etna Street Bridge
- Current traffic counts for all relevant traffic routes and intersections.
- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows be shown diagrammatically to a level of detail sufficient for easy interpretation.
- Access and routes for emergency vehicles, noting that there is heaving congestion on the Central Coast Highway, Mann Street, and Racecourse Road and its intersections. Emergency vehicles have had difficulty accessing the nearby Gosford Hospital previously due to the congestion on Racecourse Road and Etna Street bridge. .
- Travel for staff and visitors including park and ride services, a ride system to and from the Gosford train station.
- Walking and cycling connections, particularly to and from the train station. This would include end of trip facilities. Security may be a subset of this due to timing for shift changes.
- A statement regarding the interaction of the private and nearby public hospital. Any connection between the two hospitals may result a lot of short trips and localised congestion
- Identify necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Roads and Maritime and Council.
- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
 - o Current traffic counts and 10 year traffic growth projections
 - o With and without development scenarios
 - o 95th percentile back of queue lengths
 - o Delays and level of service on all legs for the relevant intersections
 - o Electronic data for Roads and Maritime review.
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

On determination of this matter, please forward a copy of the SEARs to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Marler', with a stylized, flowing script.

Peter Marler
Manager Land Use Assessment
Hunter Region