

Letter to Ausgrid and Response

19 August 2019

Keiran Fleming
Property Portfolio Manager
Ausgrid
Level 4, 570 George Street, Sydney 2000

Attn: Jason Wall

Re: Consultation for proposed mixed use development at 136-146 & 148 Donnison Street, Gosford (SSD_9813)

This letter has been prepared on behalf of Lederer Group Pty. Ltd. (the proponent) to seek the views of relevant agencies in relation to a mixed-use State Significant Development Application (SSD application) (SSD 9813) at 136-146 & 148 Donnison Street, Gosford.

The SSD application will seek approval for five residential towers ranging in height from 22-24 storeys, above a retail podium.

A copy of the SEARs and covering letter for the SSD application can be found in the following link, including comments already provided by yourself which will be responded to through the Environmental Impact Statement (EIS):

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9813

Background

An application was submitted to DP&E on 14 December 2018, requesting the Secretary prepare Environmental Assessment Requirements (SEARs) for the preparation of an EIS to accompany an SSD application.

On 1 February 2019, Department of Planning and Environment (DP&E) issued the SEARs for the SSD application. Among the requirements is the following:

Consultation

During the preparation of the EIS, the applicant must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

Accordingly, we seek to obtain the views of relevant stakeholders and provide them an opportunity to comment on the subject application. We also would welcome the opportunity to meet with you and discuss the proposal in more detail.

An overview of the site and proposal is discussed below.

The Site

The site is in the south east corner of the Gosford City Centre, immediately east of Kibble Park, and bounded by William Street, Henry Parry Drive, Donnison Street, and Albany Street N. It is approximately 1.42ha in size, formerly used as a shopping centre, however recently

used as a car parking facility.

Site aerials are provided in the figures below.



Figure 1: Site aerial

Source: Nearmap/Mecone

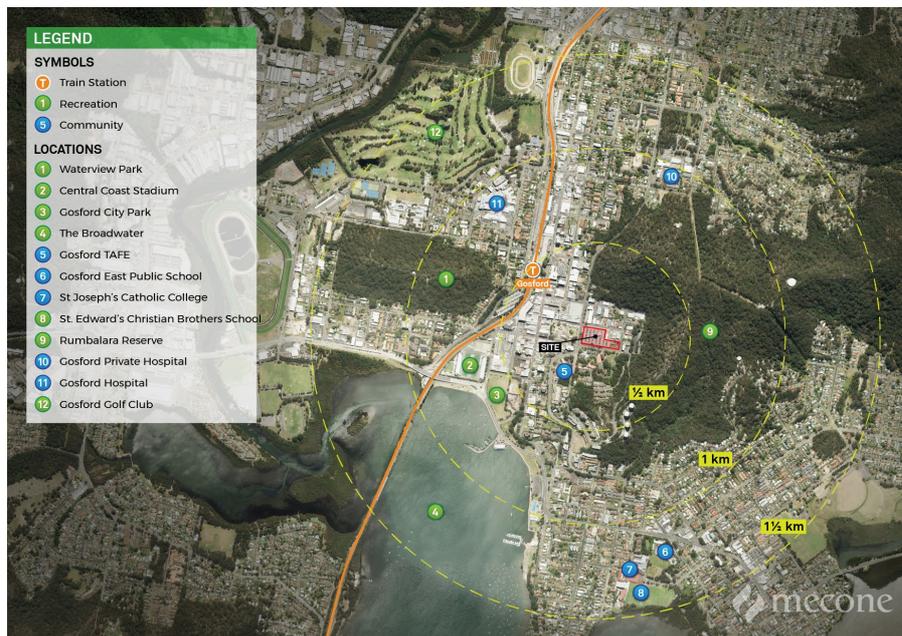


Figure 2: Local context plan

Source: Nearmap/Mecone

The Proposal

The proposal will be a concept application, which will seek approval for the use and general built form envelope only. Subsequent SSD applications will seek approval for more detailed façade treatments and internal layouts of individual towers.

The concept SSD will seek approval for:

- Five towers above a podium, containing:
 - Vehicular access points at William Street and Albany Streets;
 - An open plaza to Henry Parry Drive, fronting Kibble Park;
 - Building heights to a maximum RL 110.3, ranging between 22-24 storeys;
- Indicative land use mix, which would include:
 - Residential accommodation in the form of residential flat buildings and/or shop-top housing (approximately 780 apartments);
 - A variety of retail uses;
 - Car parking to support the above uses.

Diagrams of the proposed development are provided in the figures below:



Figure 3: Donnison Street Elevation

Source: Buchan



Figure 4: Site Plan

Source: Buchan



Figure 5: View from Kibble Park (looking east)

Source: Buchan

Conclusion

This letter has been prepared to seek the views of relevant stakeholders with respect to SSD_9813 at 136-146 & 148 Donnison Street, Gosford.

We welcome the opportunity to discuss the proposal in more detail with your team to understand and respond to any key concerns. If you would like to meet with the project team/proponent, please contact me on 02 8677 8668 or at acoburn@mecone.com.au within 14 days of the date of this letter.

Yours sincerely,

Adam Coburn
Western Sydney Practice Director

From: [Jason Wall](#)
To: [Joseph Bell](#)
Subject: RE: Proposed mixed use development at Donnison Street, Gosford
Date: Monday, 19 August 2019 6:06:20 PM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image009.png](#)
[image011.png](#)

Hi Joseph,

So long as the "Utilities" section of the issued SEARs has been addressed in your EIS i.e. required capacity of the development / impacts on existing utility assets, then that will satisfy Ausgrid's requirements.

We will provide any further submission on the EIS once exhibited.

Thanks,

Jason

From: Joseph Bell <jbelle@mecone.com.au>
Sent: Monday, 19 August 2019 5:19 PM
To: Jason Wall <jwall@ausgrid.com.au>
Subject: Proposed mixed use development at Donnison Street, Gosford

Hi Jason,

Thank you for your time on the phone, and as discussed we are finalising up the submission of a subject proposal (SSD 9813) for which you provided comments to the Department of Planning earlier in the year. Your comments, included in the attached SEARs, outlined that no further submission was required by Ausgrid.

We understand based on this that no further engagement with Ausgrid is required prior to lodgement. Your confirmation of this would be appreciated.

A more detailed summary of the proposal is also attached for your records.

Many thanks

Joe



Joseph Bell
Level 12, 179 Elizabeth St
Sydney NSW 2000
T:02 8667 8668

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**Letter to Environment Protection Authority
(No response)**

4 June 2019

Michael Howat
A/Head Strategic Operations Unit – Hunter
Environment Protection Authority
By email: hunter.region@epa.nsw.gov.au

ATTENTION: GENEVIEVE LORANG

Re: Consultation for proposed mixed use development at 136-146 & 148 Donnison Street, Gosford (SSD_9813)

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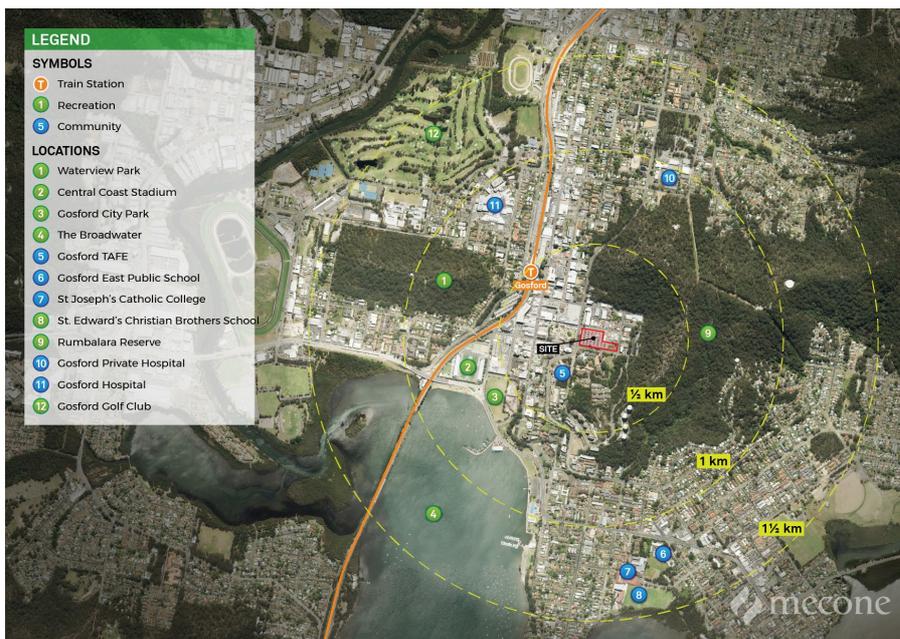


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Yours sincerely,

Adam Coburn
Western Sydney Practice Director

**Letter to Department of Industry
and response**

19 August 2019

Liz Rogers
Manager, Assessments
Department of Industry
By email: landuse.enquiries@dpi.nsw.gov.au

Re: Consultation for proposed mixed use development at 136-146 & 148 Donnison Street, Gosford (SSD_9813)

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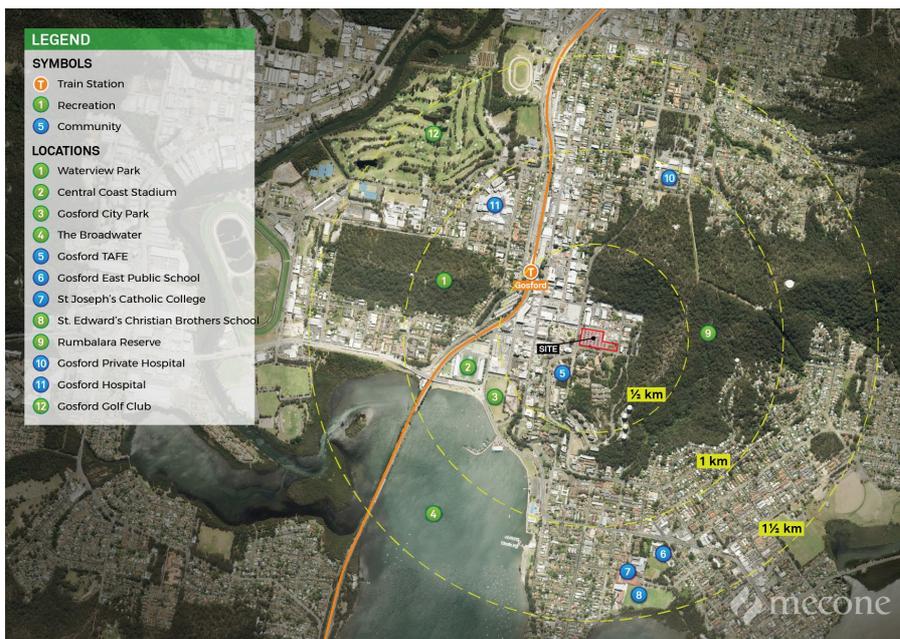


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Yours sincerely,

Adam Coburn
Western Sydney Practice Director

From: [Joseph Bell](#)
To: [Joseph Bell](#)
Subject: FW: Consultation for proposed mixed use development at 136-146 & 148 Donnison Street, Gosford (SSD_9813)
Date: Friday, 6 September 2019 9:31:30 AM

From: DPI Cabinet <dpi.cabinet@dpi.nsw.gov.au>
Date: 5 September 2019 at 5:06:02 pm AEST
To: acoburn@mecone.com.au
Cc: Brendan Stone <brendan.stone@dpi.nsw.gov.au>, Jane Bak <jane.bak@dpi.nsw.gov.au>
Subject: Consultation for proposed mixed use development at 136-146 & 148 Donnison Street, Gosford (SSD_9813)

Dear Adam

Subject: Consultation for proposed mixed use development at 136-146 & 148 Donnison Street, Gosford (SSD_9813)

I refer to your letter of 19 August 2019 to the Department of Primary Industries (DPI) regarding the above matter.

DPI has reviewed your application and has no comment.

Kind regards
Sophia

DPI Coordination Team:

Cass McNamara, Manager - 0404 087 481
Jane Bak, A/Manager - 0438 458 914 (27 Aug - 20 Sept)
Sophia Stanley, Policy & Project Officer - 0427 326 931

eCabinet: <https://ecab.nsw.gov.au/ecabinet-prod/login?0>

NSW Department of Primary Industries
Lvl 49 MLC Centre | 19 Martin Place | Sydney NSW 2000
E: dpi.cabinet@dpi.nsw.gov.au



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Email to Roads and Maritime Service and Response

From: [Development hunter](#)
To: [Rhys Hazell](#)
Subject: RE: Gosford Kibbleplex - transport assessment - request for comment CRM:0102739
Date: Wednesday, 26 June 2019 8:00:58 AM
Attachments: [image001.gif](#)
[image002.jpg](#)

Hi Rees,

Our apologies for the delay in providing a response to your below email and telephone calls.

Roads and Maritime do have concerns with the intensification of the Gosford CBD, and have recommended the following to Council:

- On 13 November 2018, Roads and Maritime provided the following advice on the Planning Proposal (RZ/6/2016):

“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.”

- Roads and Maritime 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. Should Council approve the subject application prior to adoption of the updated s7.11 plans for this catchment, Roads and Maritime recommend that the developer enter into a Voluntary Planning Agreement with Council to provide contributions towards upgrading the intersections, apportioned relative to the number of trips generated by that development.
- On review of Council’s Development Control Plan (DCP) for the Gosford CBD it noted that this plan was last updated in 2003. It is considered that this plan may be out of date and may require updating with the recent significant number of developments proposed in the Gosford CBD. It is further noted that there are no works proposed on Henry Parry Drive in the vicinity of the proposed development.

There are a number of developments in the area which are having an impact on traffic at the intersection mentioned below. We are aware that Council are investigating upgrade options and suggest that you discuss this further with them.

Regards,
Kate

Land Use Assessment Hunter
Customer Services Hunter | Regional & Freight
T 02 4908 7688

development.hunter@rms.nsw.gov.au
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services

Level 8, 266 King St, Newcastle NSW 2300
Locked Bag 2030, Newcastle NSW 2300

From: Rhys Hazell [mailto:Rhys.Hazell@gta.com.au]
Sent: Wednesday, 22 May 2019 5:09 PM
To: Development hunter
Cc: Ingrid Bissaker; Ashish Modessa
Subject: Gosford Kibbleplex - transport assessment - request for comment CRM:0102739

Hi Peter,

I have left a few voicemail messages for you in relation to this project.

We are assisting the project team as part of the Gosford Kibbleplex development (SSD 9813) and note Roads and Maritime comments as part of the SEARs have been received. We are required to make contact with relevant stakeholders prior to submission and provide the following comments as to our current status.

All updated traffic surveys of the following key intersections have been completed for the weekday AM/ PM and Saturday midday periods.

- o Mann Street/ Erina Street
- o Henry Parry Drive/ Erina Street
- o Henry Parry Drive/ William Street
- o Henry Parry Drive/ Donnison Street
- o Mann Street/ Donnison Street.

Site visits confirm some congestion on Henry Parry Drive (particularly for northbound vehicles in the AM peak), with the traffic signals at Donnison Street key to understanding the reasons for such delay. We will receive the data shortly and will naturally complete SIDRA modelling. The modelling will include details as per your comments in the SEARs and include growth to a 10 year horizon (2029). We have previously applied a one per cent annual growth rate as per advice at the time (circa 2016) from RMS and Council.

Any comments including your thoughts as to existing traffic related constraints, previous traffic related studies in the area that we may not be aware of, or other significant development that needs to be considered would be appreciated.

Regards

Rhys Hazell
Associate Director
GTA Consultants
P 02 8448 1800 D 02 8448 1820 M 0431 426 532
Level 16, 207 Kent Street, Sydney, NSW 2000
Rhys.Hazell@gta.com.au
www.gta.com.au



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Email to Transport for NSW and Response

From: [Billy Yung](#)
To: [Rhys Hazell](#); [Mark Ozinga](#)
Cc: [Ingrid Bissaker](#); [Ashish Modessa](#)
Subject: RE: Gosford Kibbleplex site redevelopment - 136 Donnison Street (SSD 9813) - Transport and Accessibility CRM:0102756
Date: Monday, 27 May 2019 8:08:59 AM
Attachments: [image005.jpg](#)
[image006.png](#)
[image007.jpg](#)

Hi Rhys

Thanks for contacting us in regards to the subject matter.

Refer to the current work outlined in your email, we encourage you to also consult with RMS in relation to the modelling and traffic data. In addition, as raised in our input to the SEARs, your transport study should provide necessary assessment to the PT accessibility and pedestrian connectivity in relation to the site as well as assessing the implications of displacing the existing parking demand during construction and post-development. It is also envisaged that a draft CTMP will be prepared and identified any potential impacts and outline how these impacts would be mitigated.

It is understood that the transport assessment is underway as part of the EIS preparation. We would welcome earlier consultation should your assessment identify any major issues. Alternatively we would provide our formal response during the EIS exhibition process.

Kind regards,

Billy Yung
Senior Transport Planner | Land Use Planning & Development
Customer Strategy & Technology
Transport for NSW

T 02 8922 1052 | M 0481 905 670
Level 26, 477 Pitt Street, Haymarket, NSW, 2008



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SENSITIVE: NSW GOVERNMENT

From: Rhys Hazell [mailto:Rhys.Hazell@gta.com.au]
Sent: Friday, 24 May 2019 12:51 PM
To: Billy Yung
Cc: Ingrid Bissaker; Ashish Modessa
Subject: Gosford Kibbleplex site redevelopment - 136 Donnison Street (SSD 9813) - Transport and Accessibility CRM:0102756

Hi Billy,

Thanks for the discussion earlier this week in relation to the Gosford Kibbleplex project.

As discussed, the site (SSD9813) is currently subject to a SSDA and following submission of the SEARs (Section 8. Transport and Accessibility being relevant), we seek any further comments and/ or specifics that TfNSW may wish to raise prior to submission.

We are continuing to progress our scope as part of the transport assessment. This includes updating our traffic survey data at key intersections in Gosford CBD, including the Henry Parry Drive signalised intersections at Donnison Street and William Street. There is select existing congestion around Donnison Street (supported by site observations) and having recently received the traffic survey data, we will naturally run SIDRA modelling to accurately reflect existing conditions prior to assigning future development traffic. Travel mode choice together with on-site car parking, loading facilities and pedestrian and bicycle facilities will all form part of our assessment. An overview sustainable travel plan will also be detailed. We are also working with the project team to further develop the architectural plans.

Please respond (via email) as you require and happy to discuss should you have any further queries.

Regards

Rhys Hazell
Associate Director
GTA Consultants
P 02 8448 1800 D 02 8448 1820 M 0431 426 532
Level 16, 207 Kent Street, Sydney, NSW 2000
Rhys.Hazell@gta.com.au
www.gta.com.au



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**Email to Rural Fire Service
(No response)**

From: Stuart McMonnies
Sent: Thursday, 20 June 2019 11:24 AM
To: 'rohini.belapurkar@rfs.nsw.gov.au'
Subject: Gosford Alive - 136-148 Donnison Street, Gosford

Morning Rohini,

Thank you for briefly discussing this matter with me on Monday 3rd June 2019.

Further to our conversation and for your information please find attached a copy of the draft Bushfire Assessment Report for the proposed development.

The application will be lodged in the near future.

If there are any additional items that you would like addressed please let me know.

Regards

Stuart McMonnies

Manager Bushfire Section
Building Code & Bushfire Hazard Solutions

P.O.Box 124

Berowra NSW 2081

Tel: (02) 9457 6530

Mob: 0402 847 969

www.bcbhs.com.au



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