



12 October 2016

NSW Planning & Environment
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Section 96(2) Modification to Development Consent (SSD 6913) for the redevelopment of Gosford Hospital

Dear Sir/Madam

I refer to the above proposal and advise that Council has no objections to the proposal. However, the following comments are provided:

1. Conditions D7, D8 and D9 should be amended to reflect the new subdivision layout.
2. The relevant condition related to stormwater management should be amended to reference the Infrastructure Management Plan prepared by ADW Johnson dated 20 July 2016.
3. There is reference within the documentation to changes impacting the requirement to relocate Council's water assets within Holden Street. Council's Water and Sewer section advise the following conditions apply:
 - A Section 307 Certificate is required. Both water and sewer are available to the land. The development is located within the Gosford City Centre Developer Services Plan (DSP) Area and shall be subject to GCC DSP water and sewer contributions. The calculation of ETs will be based on the increase number of beds. Credits will be applied for existing lots/development.
 - Councils Building Over Sewer Condition is required. The developer shall be responsible for the full cost of design of any relocation of Council's sewer mains affected by the proposed development. The developer may apply to Council for the disuse of any sewer mains not required if applicable.
 - The developer may be responsible for the full cost of relocation and adjustments of Council's watermains from within the development site.
4. Car Parking
There is an increase in GFA of 3935m² under the modification but only a net increase of 8 car parking spaces. Adequate additional parking should be provided on the hospital site for staff and visitors. As you would be aware, there are three schools and a railway station nearby which make parking a critical issue in this area.

In relation to parking, the assessment undertaken in the statement notes that the additional floor area will trigger a demand for a total of 783 parking spaces (additional requirement for

13 parking spaces) noting that the amended carpark accommodates 811 spaces. The demand of the modified floor area should therefore be satisfied by the proposed amended parking provision.

It is noted that one reason given for the carpark to be located closer to Showground Road is to allow natural ventilation of carpark to occur.

The proposed five storey carpark is now proposed to be three metres setback from Showground Rd.

Visual impact of a five story building being significantly closer to Showground Rd is considered to have a particularly more adverse impact, especially for pedestrian amenity. Consideration should be given to measures to reduce this impact, such as vertical gardens on the front wall or other measures.

5. For your information to 30% bonus to height and FSR under Clause 8.9 of Gosford LEP 2014 expired on 1 April 2016. Therefore any modifications to the consent must ensure that under the provisions of Section 96(2) of the EPA Act 1979, the modified development is still substantially the same development.
6. Traffic Generation
Modifications to the Hospital and Carpark entry signage on Showground Rd appear acceptable.

Proposed car park modifications to circulation appear reasonable.

The consultant's assessment states: "In relation to traffic, the statement notes that the modifications would result in 18 additional trips during the morning peak and 14 additional trips in the evening peak. The statement confirms that "in the context of the existing background traffic activity, the road network improvements being planned and the projected traffic activity associated with the approved scheme, the addition of up to 18 vehicle movements within the network is not sufficient to cause any detrimental impact to the road network". The statement also confirms that "being within the typical daily variation and less than 5% of the background traffic volume, it is considered that this slight increase does not warrant an amendment to the road network model prepared to assess the SSDA".

Council agrees with this assessment that the proposed modifications are considered to result in a minimal traffic impact on the surrounding road network.

7. Pedestrian Amenity
Improvements in pedestrian amenity and accessibility will result due to having a lift in the 5 story carpark building. The lift will better link Showground Rd and railway station to the Holden Street pedestrian Plaza level.

However, as stated above, the pedestrian amenity along Showground Rd will be adversely impacted due the 5 story building set back being only 3 metres off Showground Road frontage.

Should you have any enquires with regard to this matter please contact Robert Eyre on (02) 4325 4325 8216 between business hours, Monday to Friday.

Yours faithfully

R A Eyre

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Town Planner

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