



14 May 2020

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

Attention: Louise Starkey

**SSD10321 – ENVIRONMENTAL IMPACT STATEMENT - RESIDENTIAL FLAT BUILDINGS,
87-89 JOHN WHITEWAY DRIVE GOSFORD**

Transport for NSW (TfNSW) advises that legislation to dissolve Roads and Maritime Services and transfer its assets, rights and liabilities to TfNSW came into effect on 1 December 2019. It is intended that the new structure will enable TfNSW to deliver more integrated TfNSW services across modes and better outcomes to customers and communities across NSW.

For convenience, correspondence, advice or submissions made to or by Roads and Maritime Services prior to its dissolution, are referred to in this letter as having been made to or by 'TfNSW'.

On 15 April 2020 TfNSW accepted the referral by the Department of Industry, Planning and Environment (DPIE) through the Major Project Portal regarding the abovementioned application (Development Application). DPIE referred the application to TfNSW for comment. This letter is a submission in response to that referral.

TfNSW understands the proposal to be for the construction of a residential unit development comprising four residential flat buildings (ranging in height from 5 to 12 storeys) including a total of 260 residential apartments, 1 basement level and 1 part-basement level car parking for 400 parking spaces, site landscaping and 2 vehicular access points off John Whiteway Drive.

It is noted that the site has been subject to a number of Development Applications in recent years. Most recently, DA 54602/2018 was lodged in June 2018 with Central Coast Council (Council) for 5 residential flat buildings comprising a total of 241 apartments and basement car parking. This application was referred to TfNSW for assessment and comments were provided to Council.

TfNSW's Response

TfNSW'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.

Henry Parry Drive (MR673) is a classified State road and John Whiteway Drive Street is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the referred information including the Environmental Impact Statement prepared by Ethos Urban and dated 26 March 2020 and the Traffic and Parking Impact Assessment Report (TPIA) by Barker Ryan Stewart dated February 2020, and provides the following advice:

- It is noted that the TPIA advises that the development results in negligible effects on the safety and efficiency on the existing road network, and there is no warrant to undertake any upgrades.
- TfNSW have reviewed the operation of Henry Parry Drive between Donnison Street and Erina Street, and note that intersection of Henry Parry Drive and Donnison Street is approaching capacity.
- The following recommendations are made for inclusion in the Green Travel Plan (GTP):
 - Information on the anticipated number of residents and the car to dwelling ratio;
 - Demonstrate an understanding of potential travel behaviours of new residents and include mitigations that encourage sustainable transport use. This should include consideration of resident demographics, estimated number of daily trips-generated directly from the development, and-expected impacts to the network from the development;
 - Information as to how the travel plan will be delivered in response to the staging of the development;
 - Expand Section 2.4 to include a map out the actual walking, cycling and public transport access routes to the site;
 - Establish ambitious mode share targets for the development that support high public and active transport use;
 - A Travel Access Plan and how it will be implemented;
 - Development of materials that will be provided to residents to encourage sustainable transport use;
 - Robust commitments towards sustainable transport, including promotion of-carpooling and car sharing and allocation of priority parking to support these initiatives; and
 - Provisions for electric vehicles including bikes, such as charging stations; and
 - Implementing a bike share scheme.

Advice to DPIE

TfNSW recommends that the following matters should be considered by DPIE in determining this development:

- TfNSW has no proposal that requires any part of the property.
- On 13 November 2018, TfNSW provided the following advice to Central Coast Council 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."
- TfNSW 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, TfNSW 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 Central Business District (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.

Should you require further information please contact Kate Leonard, Development Assessment Officer, on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler

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Hunter Region