

Ms. Louise Starkey
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms. Starkey,

Mixed Use Development at 26 – 32 Mann Street, Gosford (Central Coast Quarter)

Thank you for your correspondence via ePlanning portal (ref: PAE-662) on 10 October 2019, requesting Transport for NSW (TfNSW) to review and comment on the above.

The development seeks consent for the concept approval for the allocation of gross floor area (GFA) across all development phases, indicative building envelopes, building heights and land uses for a staged mixed-use development located at 26 – 32 Mann St, Gosford (the Site). The development stages are to include hotel and visitor accommodation and the southern and northern residential towers with commercial premises. On this note, the exhibited documents have been reviewed and the following comment is provided.

Construction Management Plan

Comment

The preliminary Construction Management Plan (CMP) does not provide sufficient detail regarding how pedestrian and bicycle rider movements will be maintained during construction.

Recommendation

The CMPs should demonstrate that pedestrian and bicycle rider movements along footways and cycle ways are maintained at all times during construction activities. If the development requires closure to either facility, the CMP should outline adequate safety and diversion measures that will be implemented to limit time delay and detour distances.

Wayfinding and Active Transport Facilities

Comment

The Environmental Impact Statement (EIS) specifies that the development will encourage active transport through the provision of bike lockers and end of trip facilities. The EIS suggests the end-of-trip facilities will be accommodated in the basement. Accordingly, wayfinding and signage would assist both locals and visitors in raising awareness of the facilities available and provide easy access to them.

Recommendation

It is recommended the Proponent develop appropriate wayfinding and signage to assist staff and visitors in locating the bicycle parking and end of trip facilities. Bicycle parking and end of trip facilities should be located in easily accessible locations.

If you require clarification of the above, please do not hesitate to contact Ken Ho, Transport Planner, via email at ken.ho@transport.nsw.gov.au.

Yours sincerely



6/11/2019

Mark Ozinga

Principal Manager, Land Use Planning & Development
Customer Strategy and Technology

Objective Reference: CD19/08137