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26 July 2024
OUR REF: 2004
Your Ref: DA22/11444 MOD 1

Louise Densmore
A/Director Regional Assessments
NSW Department of Planning and Environment
Locked Bag 5022
Parramatta
NSW 2124

Dear Louise,

**RE: REQUEST FOR ADDITIONAL INFORMATION - DA 22/11144 - 60-64
SHOWGROUND ROAD GOSFORD – PROPOSED INTEGRATED HEALTH
HUB FACILITY AND DISABILITY ACCOMMODATION – SECTION 4.55 (2)
MODIFICATION APPLICATION**

I refer to the above Section 4.55(2) modification application and the Department's letter of 12 July 2024 requesting further information.

Metroplan Services has been engaged by the applicant (Cornerstone Healthcare Properties) to prepare this response letter. For ease of reference, the responses below follow the order of the matters raised in the Department's letter.

1. Application Form

We note that Section 2.48 of State Environmental Planning Policy (Transport and Infrastructure) 2021 requires the consent authority to refer development involving penetration of ground within 2m of an underground electricity power line, and development involving placement of powerlines underground, to the electricity supply authority. While we don't have the ability to amend the application form/change the application details on the Planning Portal, we acknowledge the need for the referral.

2. Building Height

We confirm that the surface of the roof is RL31.500 and the top of the mech plant screening is at 34.050. The amended drawings at **Attachment A** clarify the proposed height of the building. **Attachment A** includes the following drawings:

- 6245 DA 04.01 Revision K – Roof Plan;
- 6245.DA.09.01 Revision K – Elevations North;
- 6245.DA.09.02 Revision L – Elevations East;
- 6245.DA.09.03 Revision J – Elevations South;

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- 6245.DA.09.03 Revision K – Elevations South;
- 6245.DA.09.04 Revision K – Elevations West;
- 6245.DA.10.01 Revision J – Section A;
- 6245.DA.10.02 Revision J- Section B;
- 6245.DA.10.03 Revision I Section C.

3. Shadow Diagrams

As requested, shadow diagrams are included at **Attachment B**. It should be noted that the modified building will have reduced bulk, scale and overshadowing impacts on neighbouring properties and the surrounding locality due to its lower height.

4. Car Parking

In addition to the Traffic and Parking Assessment prepared by Stanbury Traffic Planning dated 20 June 2024, **Attachment C** includes a further letter prepared by Stanbury Traffic Planning justifying the proposed parking shortfall, including in relation to the oncology tenancy. In particular:

- The tenancy is proposed to accommodate a radiology treatment bunker, which comprises considerably sized equipment encompassing a significant proportion of the total basement tenancy area;
- The considerable size of the abovementioned equipment is such that there is extremely limited remaining employee or visitor generating floor space within the tenancy; and
- In the context of the total considerably sized integrated health hub facility, the proposed basement level 3 tenancy is not envisaged to generate measurable demand for parking over and above that generated by the remaining above ground level tenancies.

Whilst it is acknowledged that the subject modification proposes an increase in the calculated parking shortfall from five to 24 spaces, the proposed extent of shortfall (representing 15% of the total calculated parking requirements) is considered to be satisfactory based upon the following:

- The proposed development provides a series of land-uses which are complementary to one another in conjunction with the adjacent hospital development, thereby resulting in a considerable potential for mixed-use trips;
- The close proximity of the site to rail services operating out of Gosford Railway Station and bus services operating along Racecourse Road results in an increased propensity of staff and visitors to the development electing to utilise public transport to travel to and from the site, in preference to private vehicle trips, thereby reducing parking demand;
- The proposed increase in the car parking shortfall of 19 spaces over and above that previously approved is reasonably off-set by the proposed addition of eight motorcycle and 37 bicycle parking spaces over and above that previously approved;
- A development-specific Green Travel Plan has been prepared with the specific objective of promoting the adoption of sustainable modes of transport

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to and from the site by staff and visitors and thereby reducing the potential for private vehicle trips and thus, demand for car parking; and

- The proposed restrained off-street car parking provision, additional provision of bicycle parking and preparation of a development-specific Green Travel Plan is consistent with Objective G contained within Section 7.4 of Gosford City Development Control Plan 2018 which is *“to recognise the complementary use and benefit of public transport and nonmotorized modes of transport such as bicycles and walking.”*

5. Radioactive Waste Storage

We confirm that no radioactive waste is to be disposed of in sewage infrastructure. Disposal of radioactive waste is to be managed via a private contractor.

The previous correspondence with the Department in relation to the “no radioactive waste for any current tenants” was in relation to no radioactive waste being disposed of in the sewer. The disposal of radioactive waste from any future tenants has already been addressed in the Waste Management Plan submitted to the Department as part of the application. This has been further revised to provide additional details around the tenant’s responsibilities in relation to any potential radioactive waste disposal. **Attachment D** includes an updated Waste Management Plan.

6. Electrical Infrastructure

Attachment E includes a letter from the project electrical consultant confirming that the ASP3 Electrical design has been designed in accordance with Ausgrid Standards and JHA Report Rev A.

We trust that the information provided addresses the Department’s outstanding concerns and we look forward to your favourable determination.

Yours sincerely



Andrew Biller
DIRECTOR METROPLAN SERVICES

Attachments

- A. Amended elevations and sections prepared by TVS Architects;
- B. Shadow diagrams prepared by TVS Architects;
- C. Letter prepared by Stanbury Traffic Planning;
- D. Updated waste management plan;
- E. Letter prepared by Project Electrical Consultant