

**PROPOSED RESIDENTIAL
DEVELOPMENT**

55 DONNISON STREET, GOSFORD

***Assessment of Traffic and
Parking Implications***

May 2021
(Issue A)

Reference 20111

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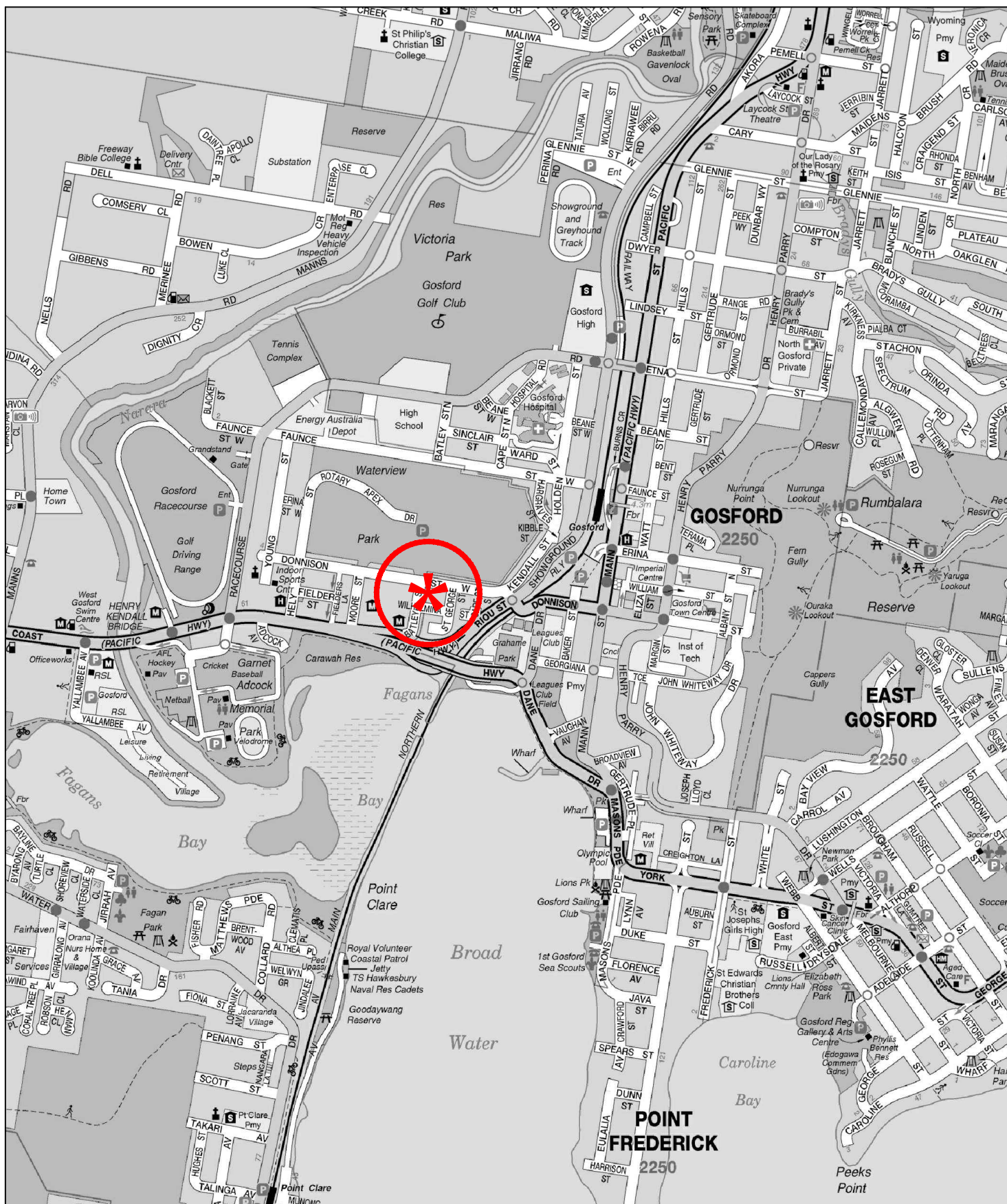
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FIGURE 3	ROAD NETWORK
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1. INTRODUCTION

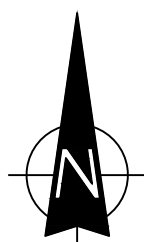
This report has been prepared to accompany a Development Application to Central Coast Council for a proposed residential apartment development on a site with frontage to Donnison Street West in Gosford (Figure 1).

The elevated lands around Gosford City Centre provide extensive open outlooks amongst parkland areas and Brisbane Water. Residential apartment development in the area is also advantaged by the proximity to the CBD, with its employment, shopping, entertainment, and public transport facilities. As a result of these circumstances, the area is subject to ongoing development activity as part of the urban consolidation process.

The proposed development comprises 26 apartments with basement car parking, and the purpose of this report is to provide an assessment of the traffic, transport, and parking implications of the development scheme.



LEGEND



LOCATION

FIG 1

2. PROPOSED DEVELOPMENT SCHEME

2.1 SITE, CONTEXT AND EXISTING USE

The site (Figure 2) is a consolidation of Lots A & B in DP 312912 located at 53-55 Donnison Street West, Gosford. It occupies a rectangular-shaped area of some 1,181m² and is bounded to the north by Donnison Street West and to the west by Batley Street.

The site is currently occupied by a single dwelling and is adjoined to the east and south by recently constructed apartment buildings. Gosford Town Centre is located just to the east.

2.2 PROPOSED DEVELOPMENT

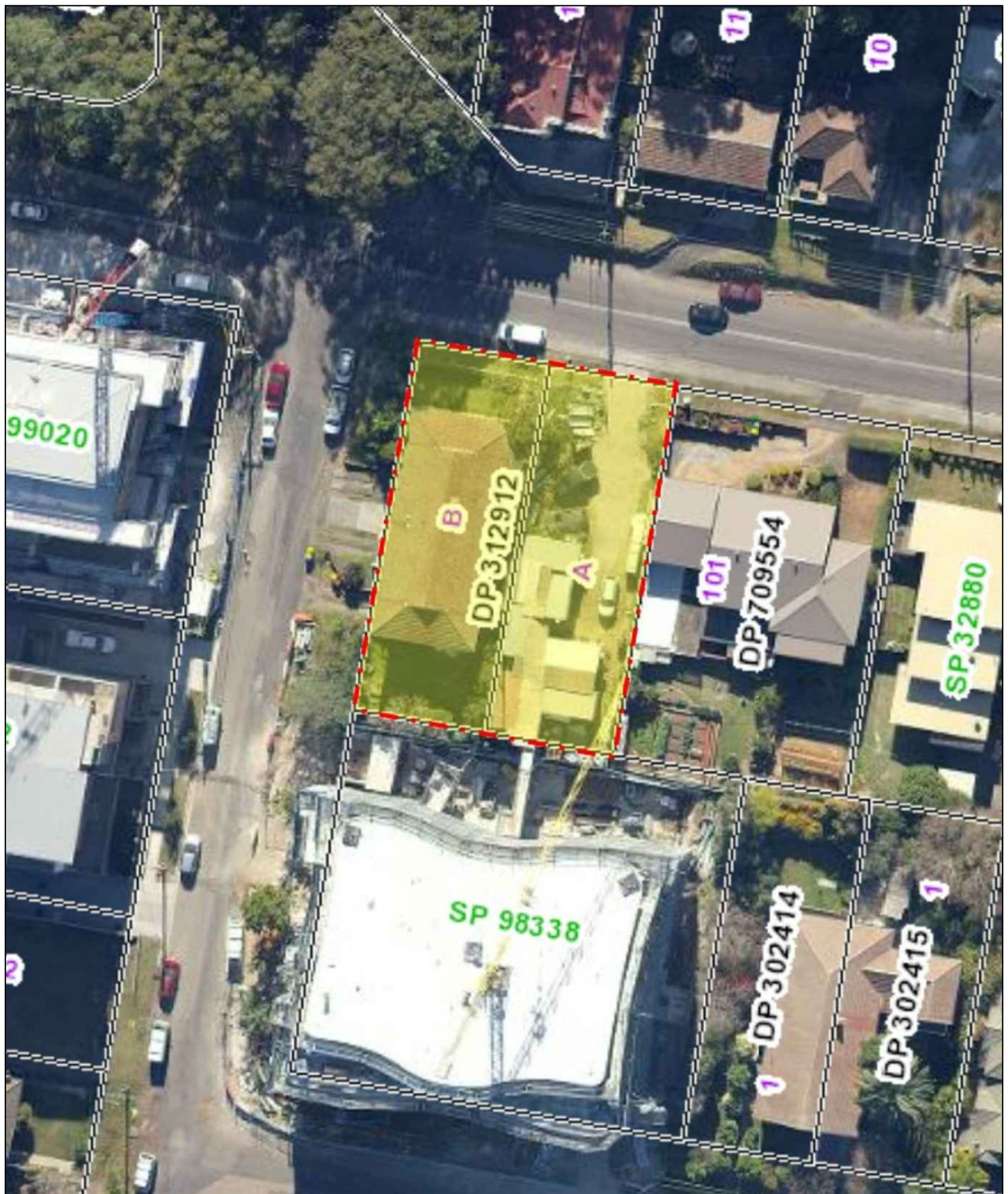
It is proposed to demolish the existing buildings and excavate the site to construct of a 5-level building over basement carparking.

The proposed development will comprise:

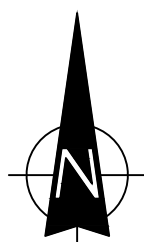
- 4 x one-bedroom apartments
- 16 x two-bedroom apartments
- 6 x three-bedroom apartments
- Total 26 apartments**

A total of 37 parking spaces will be provided in basement levels with separate vehicle accesses on the Batley Street frontage.

Details of the development scheme are provided in the plans prepared by ELK which accompany the Development Application and are reproduced in part in Appendix A.



LEGEND



SITE

FIG 2

3. ROAD NETWORK AND TRAFFIC CONDITIONS

3.1 ROAD NETWORK

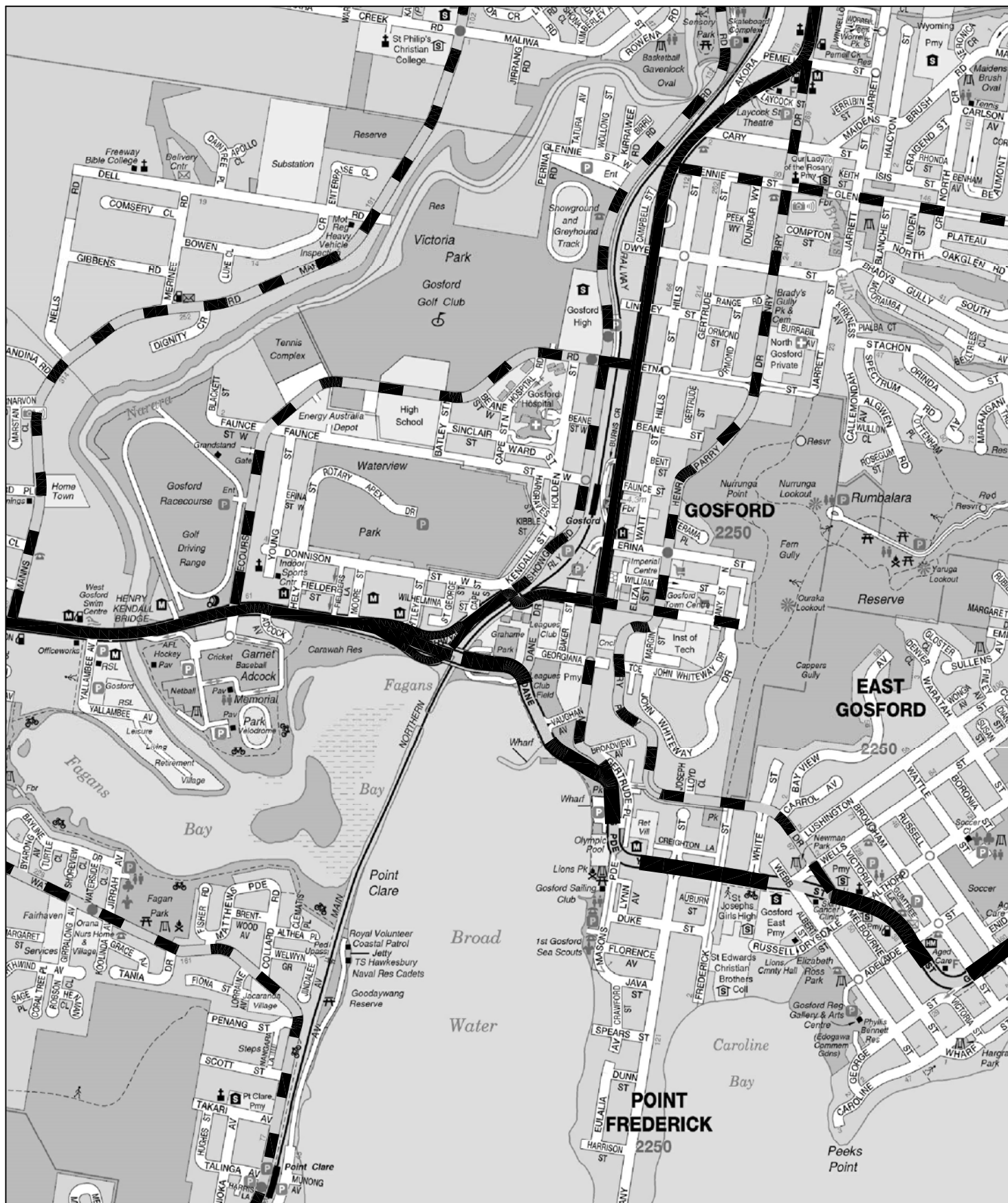
The road network serving the site (Figure 3) comprises:

- * *Central Coast Highway (Pacific Highway, including Donnison Street East)* - a State Road and arterial route connecting between Sydney and Newcastle
- * *Dane Drive/Masons Pde/York Street* - a State Road and part of a sub-arterial route connecting between Gosford and Terrigal
- * *Henry Parry Drive* - a collector road running to the east of Pacific Highway and through the CBD
- * *Racecourse Road and Showground Street* - collector roads connecting Central Coast Highway
- * *Donnison Street West and Batley Street* – local access roads with one traffic lane in each direction.




3.2 TRAFFIC CONTROLS

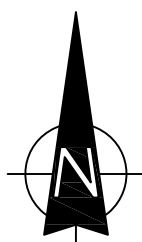
The traffic controls which have been applied to the road system in the vicinity of the site (Figure 4) comprise:

- * the traffic signals along Central Coast Highway Racecourse Road intersections
- * the roundabouts along Showground Road at the Donnison Road, Faunce Street and Racecourse Road intersections
- * the No Right Turn restriction from Donnison Road West to Batley Street
- * the 50 kmph speed restrictions on the local road system including Wilhelmina Street and Batley Street



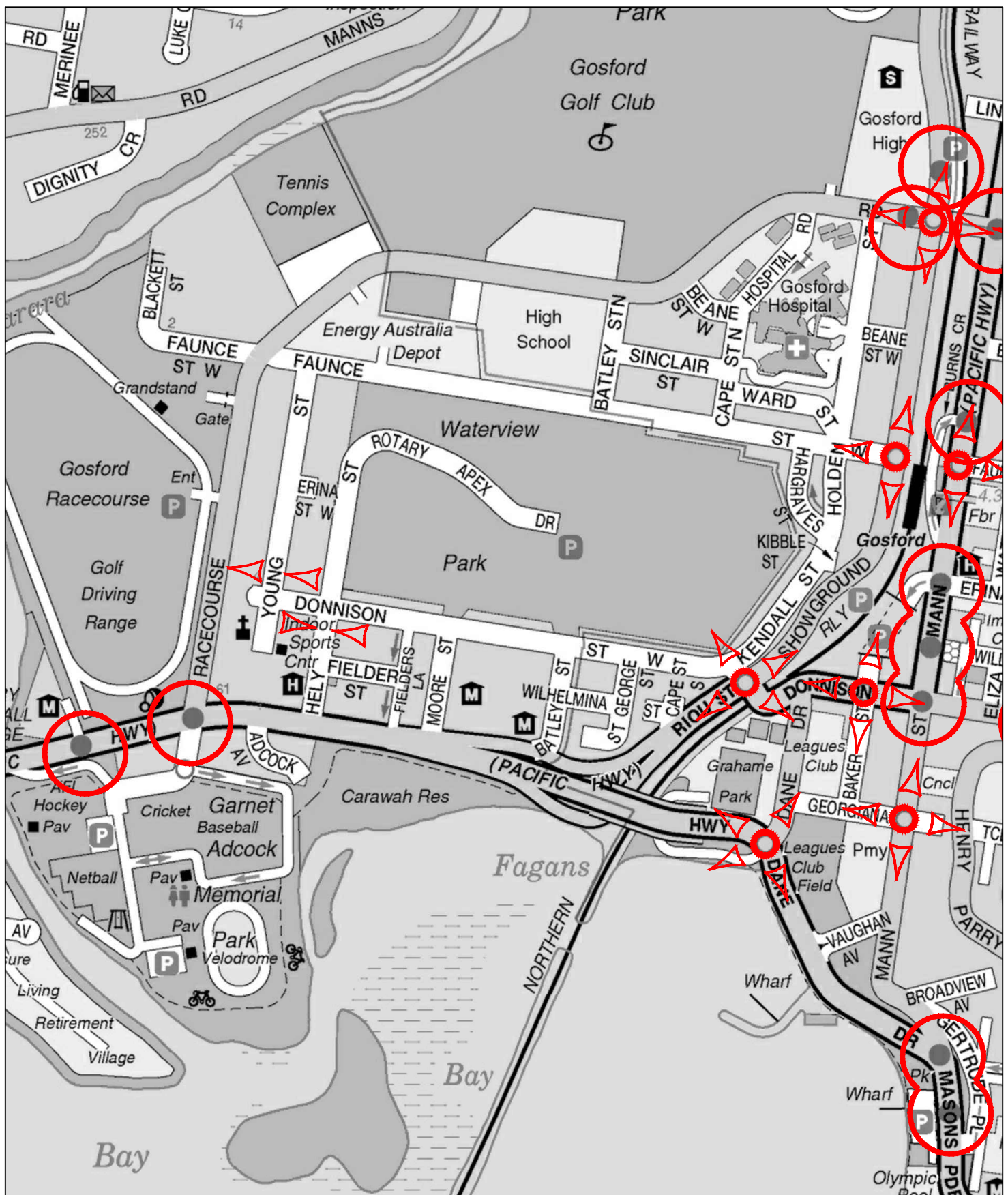
LEGEND

-  ARTERIAL
-  SUB-ARTERIAL
-  COLLECTOR






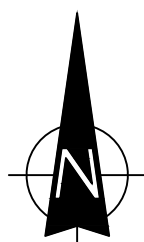
ROAD NETWORK

FIG 3



LEGEND

- 
TRAFFIC SIGNAL CONTROL
- 
ROUNDBABOUT
- 
RESTRICTED TURNING MOVEMENT



TRAFFIC CONTROLS

FIG 4

3.3 TRAFFIC CONDITIONS

An indication of the prevailing traffic conditions on the road system serving the site is provided by data published by the RMS, which is expressed in terms of Annual Average Daily Traffic (AADT) and flows in the vicinity include:

LOCATION	AADT
Showground Road North of Donnison Street	8,500
Donnison Street East of Railway Line	17,000

Donnison Street West carries some 200 to 300 vph being largely limited to local access movements. Traffic conditions in the surrounding area are relatively satisfactory, with vehicle delays being generally moderate and associated with the operation of traffic signals.

3.4 TRANSPORT SERVICES

The site is well served by public transport services which comprise:

- * Gosford Railway Station some 650m to the north with the connection it provides to the regional transport network
- * Bus routes connecting to the Bus/Rail Interchange, which run along Donnison Street West (where the closest stops are located some 150m from the site) with destinations throughout the Gosford City area.

4. PARKING

Council's requirements in respect of car parking in the Gosford Town Centre are specified in the Gosford DCP 2018 document which indicates the following requirement:

One-bed apartment	1 space
Two-bed apartment	1.2 spaces
Three-bed apartment	1.5 spaces
Visitors	1 space per 5 apartments

Application of the criteria to the proposed development would indicate the following requirements:

4 x one-bed apartment	4.0 spaces
16 x two-bed apartment	19.2 spaces
6 x three-bed apartment	9.0 spaces
Visitors (26 apartments)	5.2 spaces
Total:	37.4 spaces (37)

It is proposed to provide 37 spaces in the basement in full compliance with the DCP criteria.

5. TRAFFIC

The RMS Development Guidelines¹ specify a peak hour traffic generation rate for high density residential development (i.e. a building comprising 20 or more units) of 0.29 vtpd per unit although the more recent TDT2013-4b indicates lower rates for sites with access to rail and bus services.

Application of the above criteria to the proposed 26 apartments would indicate a projected peak traffic generation of some 8 vtpd. The projected traffic movements are likely to be distributed as follows:

AM		PM	
IN	OUT	IN	OUT
1	7	7	1

Traffic movement of this minor magnitude will not present any adverse traffic capacity, safety, or traffic-related environmental-related consequences, and the proposed development will not have an adverse traffic/safety implication on the existing road network.

¹ RTA Guide to Traffic Generating Developments

6. ACCESS, INTERNAL CIRCULATION AND SERVICING

ACCESS

Vehicle accesses for the basement carpark will involve 2 combined driveways on the Batley Street frontage. A driveway 9.2m wide on the ground level will provide access to the visitors' spaces and the loading bay, while another 6.4m wide driveway will provide access to the car park. The proposed driveways are generally consistent with the requirements of AS2890.1.

INTERNAL CIRCULATION

The associated ramp widths, aisle widths, and parking bay dimensions in the car park design comply with the AS2890.1 design requirements.

SERVICING

Refuse will be removed from the access driveway area by Council's 12.5 metre heavy rigid refuse vehicles as indicated on the turning path diagrams in Appendix B.

Service personnel and maintenance vehicles etc will be able to use the visitor parking spaces while any occasional requirements for large delivery vehicles (e.g. furniture pantechnicons) may rely on the available on-street parking in the area as is normal for a residential apartment development of this nature.

7. CONCLUSION

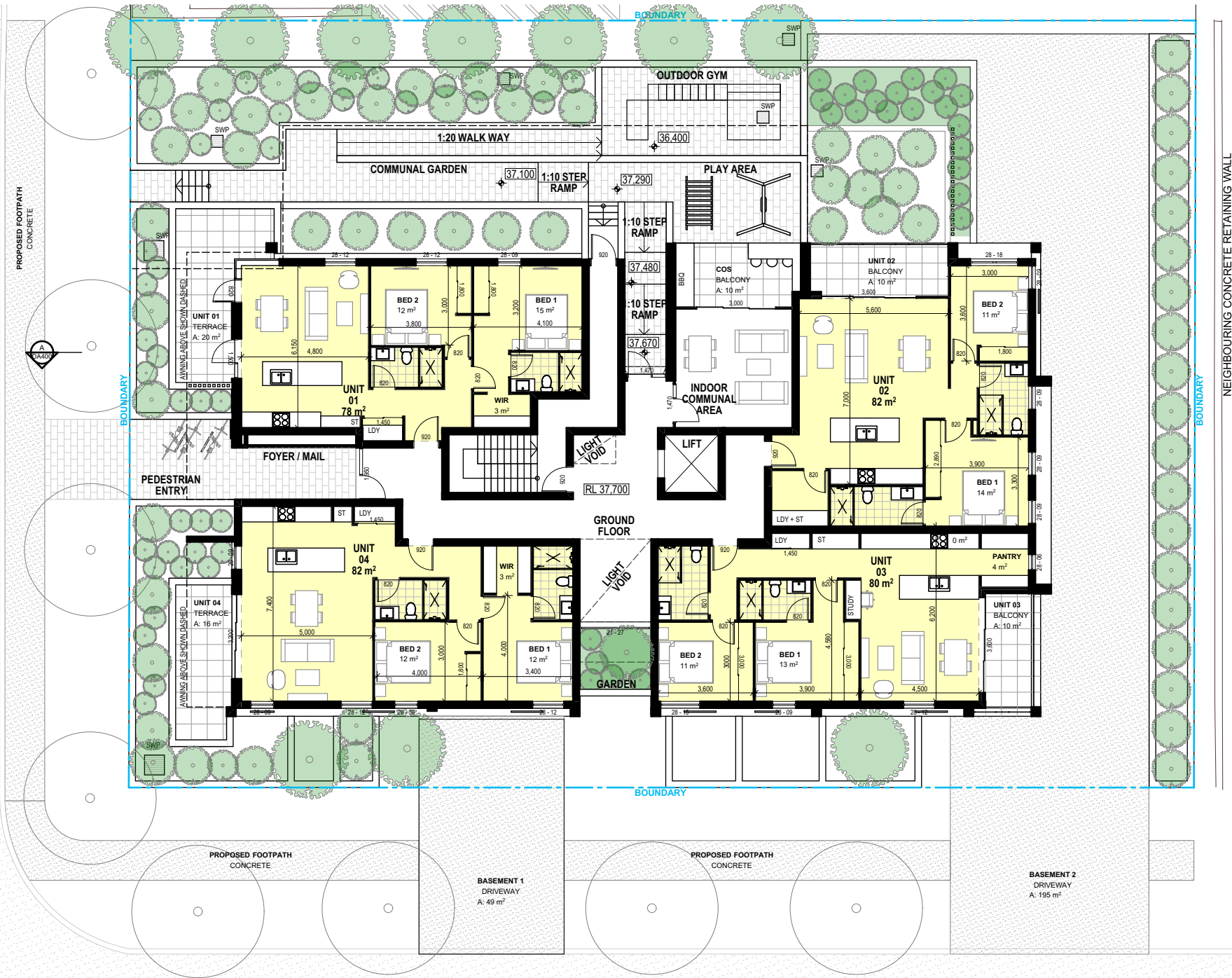
The traffic and parking assessment provided in this report indicate that the development will:

- * not present any unsatisfactory traffic capacity, safety or environmental related implications
- * incorporate a suitable and appropriate parking provision for the proposed nature of uses
- * incorporate suitable vehicle access, internal circulation and servicing arrangements

APPENDIX A

DEVELOPMENT PLANS

DONNISON STREET WEST



BATLEY STREET

14-16
BATLEY STREET

2-6
WILHELMINA STREET

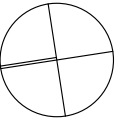
4
8 STOREY
RENDERED UNIT BUILDING
Floor Levels: 27.39m,
30.54m, 33.58m, 36.68m,
39.75m, 42.81m, 45.87m
& 49.05m
Ridge Level: 52.49m

DRAFT

10-12
BATLEY STREET

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Issue	Description	Date
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	Unit Mix Options	20.06.20
P7	For Client Approval	02.07.20
P8	For Consultant Co-ord	22.07.20
P9	For Consultant Co-ord	07.09.20
A	Issue for DA	30.10.20
B	COS Ramp Change	03.03.21

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing

GROUND FLOOR

Scale	Date
1:200 @ A3	3/03/2021
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA120

Issue
B

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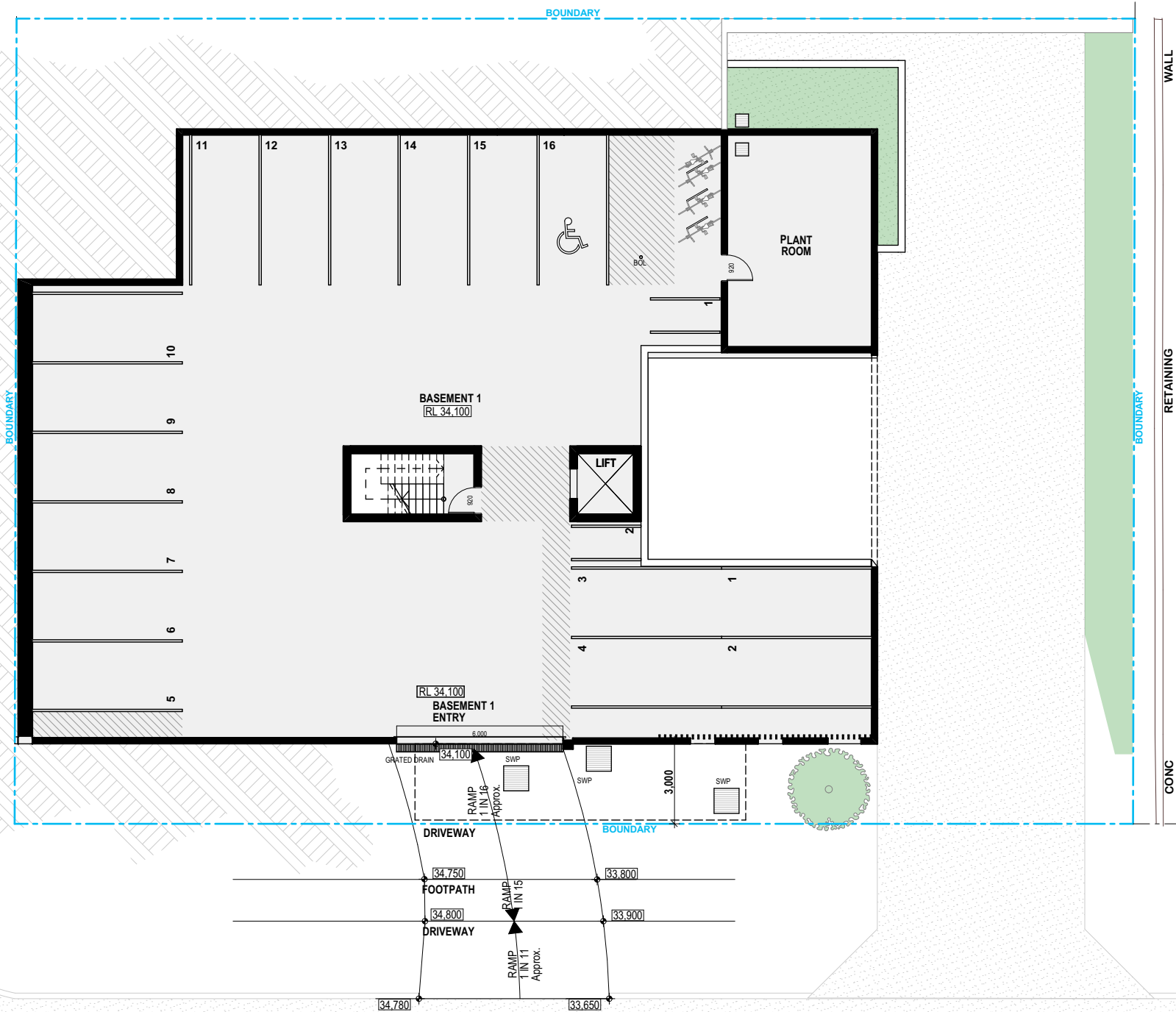
DONNISON STREET WEST

BATLEY STREET

10-12
BATLEY STREET

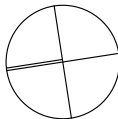
14-16
BATLEY STREET

2-6
WILHELMINA STREET



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P7	For Consultant Co-ord	22.07.20
P8	For Consultant Co-ord	07.09.20
A	Issue for DA	30.10.20
B	Basement 01 rl revised	29.03.21
C	DA Submission	06.04.21

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
BASEMENT 1

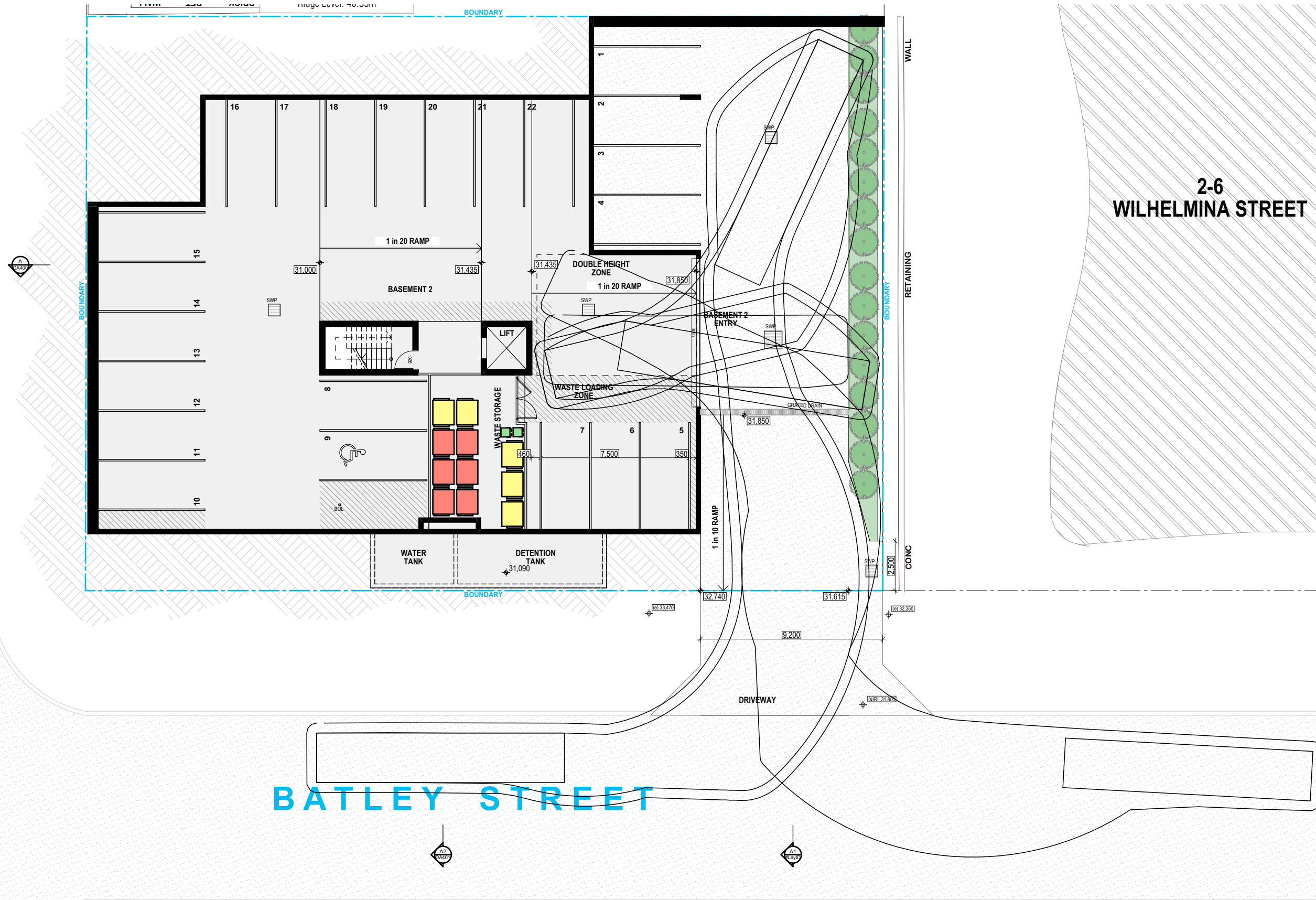
Scale	Date
1:200 @ A3	7/04/2021
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA110

Issue
C

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DONNISON STREET WEST



BATLEY STREET

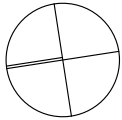
14-16
BATLEY STREET

10-12
BATLEY STREET

2-6
WILHELMINA STREET

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P7	For Consultant Co-ord	22.07.20
P8	For Consultant Co-ord	07.09.20
A	Issue for DA	30.10.20
B	Driveway Amendment	23.03.21
C	DA Submission	06.04.21

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
BASEMENT 2

Scale	Date
1:200 @ A3	7/04/2021
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA100

Issue
C

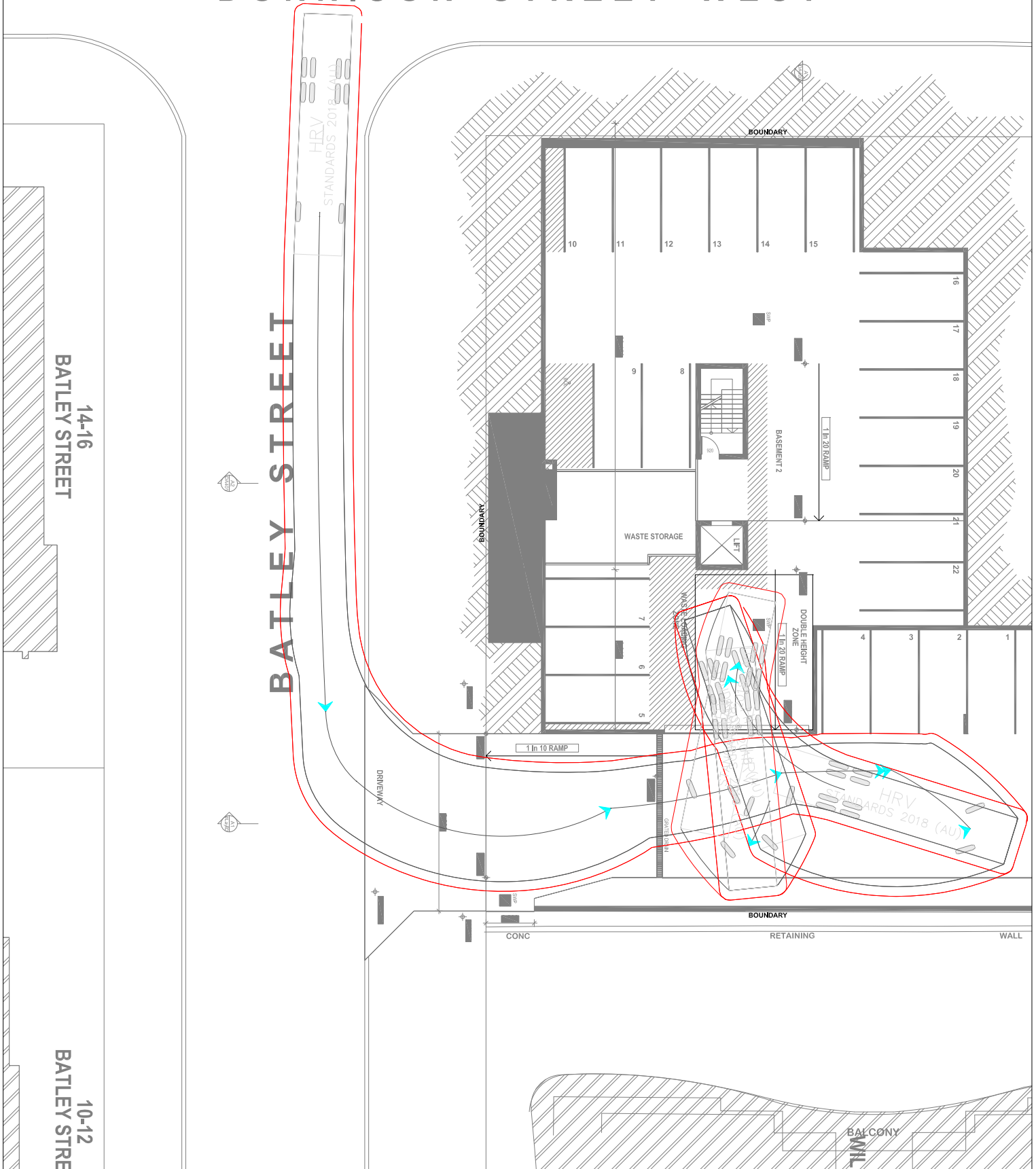
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APPENDIX B

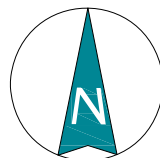
TURNING PATH ASSESSMENT

DONNISON STREET WEST



LEGEND

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability



SCALE 1:100

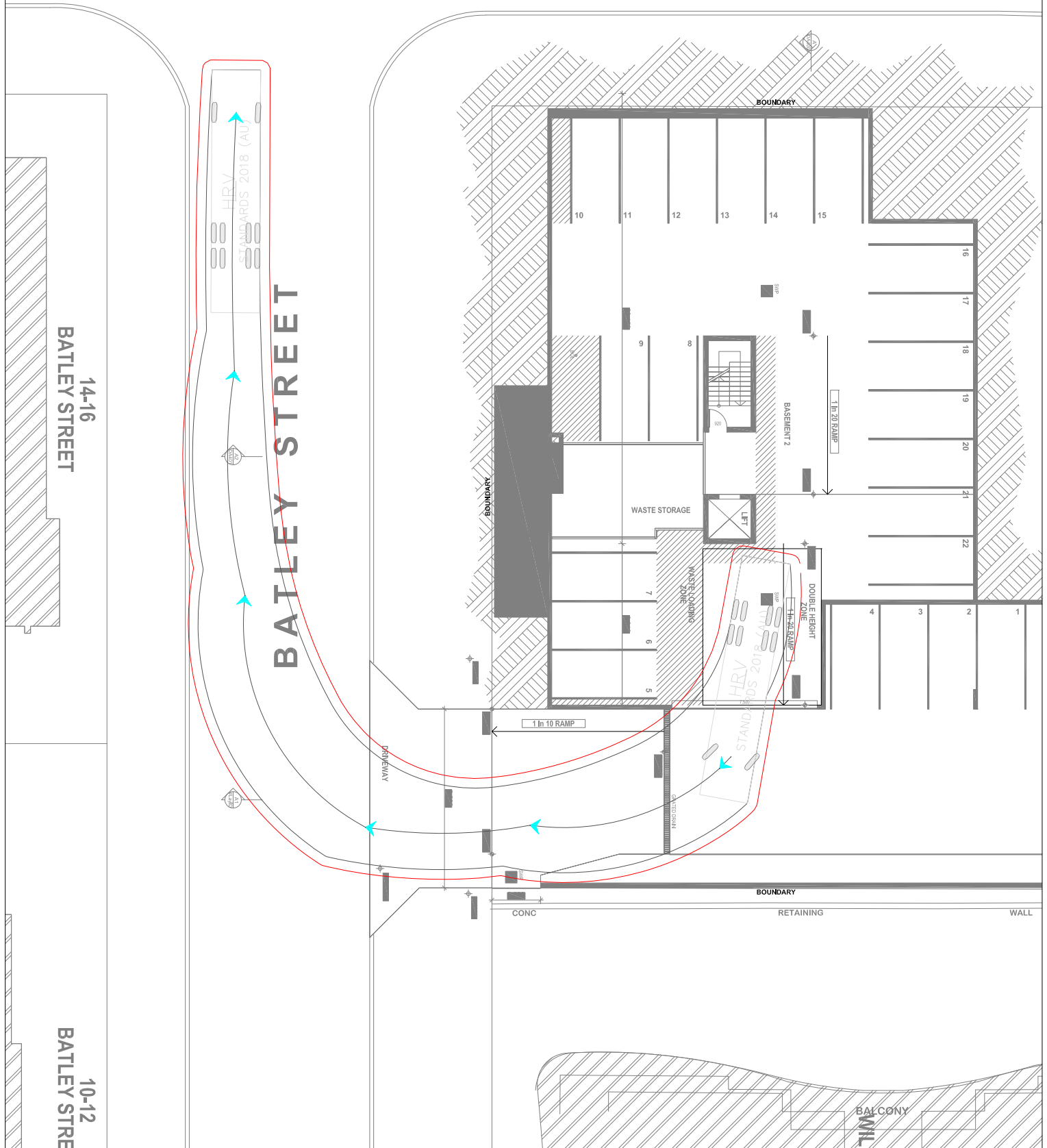


SCALE
A4

SWEPT PATH ANALYSIS OF 12.5m HRV ENTERING THE SITE

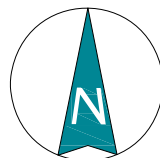
SP 1

DONNISON STREET WEST



LEGEND

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SCALE 1:100



SCALE
A4

SWEPT PATH ANALYSIS OF 12.5m HRV EXITING THE SITE

SP 2