



31 May 2023

Director – Regional Assessments
Department of Planning and Environment
Locked Bag 5022
Parramatta, NSW 2124

cc: Christopher.Eldred@dpie.nsw.gov.au

Dear Sir/Madam,

Proposal: **Proposed Bus Depot**
Property: **1-3 Faunce Street, 7a-11 Racecourse Road, 38 Young Street and 50 Young Street, West Gosford (Lot 6 in DP801261, Lots 71-74 in DP810836, Lot 1 in DP651249 and Lot 18 in DP110223)**
Application No: **DA23/1084**

I refer to your email of 11 May 2023 and provide the following comments on the exhibited development, noting the additional time sought and concurred via email with Chris Eldred dated 23 May 2023 in which to provide comment of the development until 31 May 2023.

Planning

1. Address relevant planning controls, including State Environmental Planning Policy (Precincts-Regional) 2021, Gosford City Development Control Plan 2018, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021.
2. Visual impact/amenity assessment to be provided from street and surrounding properties.
3. DA to be compatible for inclusion in Council's 3D model for the Gosford City Centre.
4. Proposed development should address likely future development potential on adjoining lots to ensure the proposed development does not significantly reduce any development potential.

Water and Sewer

1. Water and sewer are available to the land.



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2. Subject to the proposed Vehicle Access Crossing (VAC) design, lowering Council water main may be required by the proponent. The proponent/applicant will be required to identify the depth of the existing water main and provide the information as part of the Water Management Act application (section 305).
3. It is recommended to obtain Flow and Pressure statement from Council in order to assist any internal hydraulic design.
4. Council is currently upgrading the sewer system along Racecourse Road. A new gravity sewer connection point(s) will be provided along Racecourse Road. The proposed development shall be connected to the new Council sewer main along Racecourse Road.
5. The applicant/proponent will be required to remove the existing Council sewer from manhole A/02 to ADE. Remediation work to the existing Council sewer manhole A/02 will be required under Council inspection.
6. Water and Sewer developer charges will be applicable.
7. A S305 application under the Water Management Act will be required and A S307 Compliance Certification will be required prior to issue of the Occupation Certificate.

Engineering

1. The Transport Impact Assessment prepared by Stantec dated 4 May 2023 includes a car/bus parking assessment in accordance with AS2890.1:2004, AS2890.2:2018, AS2890.6:2009, traffic generation predictions and a detailed SIDRA analysis. The Transport Impact Assessment states that a turning warrant assessment of the proposed bus and vehicle access crossings within Racecourse Road connecting to the bus depot and staff/ visitor car park from Racecourse Road has been undertaken in accordance with the Austroads Guide to Traffic Management Part 6. Based on the warrant assessment, the site accesses for both proposed bus and car parking areas require a Channelized Right Turn (CHR) treatment.
2. The report states that the design of the site access arrangements will be further developed as part of detailed design and in consultation with relevant stakeholders. To postpone the design of the access arrangements is considered unacceptable as a traffic assessment of this proposal cannot be undertaken with any certainty of level of service or risk without sufficient detail of the proposed access crossing locations in relation to the design of the Channelized Right Turn (CHR) treatment.

3. The report also identifies that the existing mid-block pedestrian crossing on Racecourse Road will be impacted by Channelized Right Turn (CHR) treatment. The Transport Impact Assessment does not address the relocation of this pedestrian facility.
4. The Transport Impact Assessment fails to provide important information to address entering/stopping sight distance calculations, queuing vehicles, lane discipline and engineering plans detailing ingress and egress turning path movements to the site from Racecourse Road.
5. Having consideration of the above it is essential that a preliminary engineering design of the Channelized Right Turn (CHR) lane is prepared having regard for entering/stopping sight distance calculations, queuing vehicles, lane discipline maintenance, parking restrictions, line marking, signage and turning path movements. It is highly recommended that a Road Safety Audit is also undertaken of each access crossing location, the design of the Channelized Right Turn (CHR) lane and the pedestrian refuge relocation.
6. The Civil Stormwater Management Report dated December 2022 prepared by AT & L has been prepared in accordance with Council's DCP Chapter 3.1 in regard to Stormwater Drainage Detention provisions during high intensity storm events, pollution retention with "Music" modelling data however it fails to address and incorporate the design of stormwater retention/harvesting and reuse in accordance with CCC DCP Chapter 3.1 Part C.
7. It is therefore recommended that the Civil Stormwater Management Report and supporting Civil Design Stormwater Plans are reviewed to include the provision of rainwater storage and harvesting systems for re-use within the development in accordance with CCC DCP Chapter 3.1 Part C.

Ecology

1. The site contains several buildings and out structures. It is recommended the project Ecologist undertakes a visual inspection to identify any microbat roosting habitat within all roof cavities including internal and external cracks/crevices. If roosting habitat is identified, microbats will need to be identified and impacts assessed with applicable mitigation measures provided. If only potential roosting habitat is identified, consideration should be given to undertake a targeted survey during the required survey period and mitigation measures should still be provided such as clearing protocols during building demolition.
2. A Vegetation Management Plan (VMP) is proposed to be prepared as a mitigation measure in Table 5-6. The VMP should be provided to Council to comment prior to





finalisation/approval. Table 5-6 also makes a reference to the masked owl (not applicable).

Conclusion

Subject to satisfying the matters outlined above, Council raises no concerns in relation to the proposed development. Should you have any questions please contact Council's Principal Development Planner, Ross Edwards on 0437 628 027 or via email ross.edwards@centralcoast.nsw.gov.au

Regards

A handwritten signature in black ink, appearing to read "Andrew Roach".

Andrew Roach
Unit Manager
DEVELOPMENT ASSESSMENT

