



21 October 2016

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General Manager
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Attention Robert Eyre,

MANN STREET (LOCAL ROAD): DA 49685/2016, MIXED USE COMMERCIAL DEVELOPMENT (JRPP), LOT: 2 DP: 1210298, 32 MANN STREET, GOSFORD

Reference is made to Council's letter dated 27 April 2016 and additional information provided on the 20 September 2016, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands the application to be for the construction of a new mixed use commercial development comprising 7,660m² of commercial GFA, 40m² Retail GFA and 1,930m² car parking (3 levels of basement parking) on part of the old Gosford school site. Vehicular access to the development will be from Baker Street which is proposed to be extended south of Georgiana Terrace.

A Traffic Impact Assessment prepared by Cardno dated 24 March 2016, identified and assessed the impact of traffic generated by the proposed development and the future ATO development on the surrounding road network.

Roads and Maritime's previous correspondence dated 22 June 2016, noted that the traffic assessment by Cardno did not consider traffic generated by approved developments within the Gosford CBD including the Waterside mixed use development, the Union Hotel site or the proposed upgrade of the Imperial Centre.

Roads and Maritime response

A Technical Memorandum by Cardno dated 12 August 2016 was prepared to supplement the previous traffic assessment. The memorandum considered traffic generated by other approved developments within Gosford CBD.

The memorandum concludes that the Central Coast Highway / Dane Drive intersection performs at a Level of Service (LoS) F during the PM peak hour under existing traffic conditions and will continue to perform at an unsatisfactory level under future traffic demands.

While it is acknowledged that the intersection of Central Coast Highway/ Dane Drive currently experiences delays in the PM peak, the memorandum identifies the traffic volumes from Dane Drive (Local Road) approach was the main contributor to the unsatisfactory operation of the intersection, while the Central Coast Highway (State Road) still maintains an acceptable level of service.

Furthermore, it should be noted that the SIDRA modelling requires further calibration as some of the results are not considered to be accurate. Table 7 'Central Coast Hwy / Dane Drive Intersection' of the report indicates that the '2015 Base' case results in 1582m queue lengths on Dane Drive, however this road only extends for approximately 300m. Table 4-6 of the original Traffic Impact Assessment shows that the '2015 Base' case at this same intersection currently has delays of 933 seconds.

The proposed mitigation measures outlined in the memorandum aims to provide additional capacity for the Dane Drive traffic volumes by providing additional lanes, which is a matter for Council to consider. It is also noted that the report proposes a 40m left-turn slip lane on the Central Coast Highway but the report does not identify when these works will be required and who will be responsible to carry out the upgrade.

Roads and Maritime will not concur to any intersection upgrade works on the Central Coast Highway until revised traffic modelling has accurately demonstrated the extent of works required on the state road network and who will fund /construct these works.

Roads and Maritime has reviewed the information provided and raises no objection to the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- The cumulative effect of traffic generated by the subject development and approved and / or proposed developments within the Gosford CBD and the Waterfront site on the operation of the road network should be identified.

- Council should establish an appropriate funding mechanism to ensure the proponents of these developments (and any future developments) provide an equitable monetary contribution towards future road network upgrades and / or traffic management measures that are likely to be required as a result of redevelopment in the Gosford CBD.
- Any upgrades to the intersections with the Central Coast Highway (State Road) as a result of the development will need to be submitted to Roads and Maritime for approval and would require the proponent to enter a Works Authorisation Deed (WAD) with Roads and Maritime.
- All matters relating to internal arrangements, including access, car parking and traffic / pedestrian management and provision for people with disabilities within the site, are matters for Council's determination.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site. In this regard, the applicant, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the Office of Environment and Heritage's criteria for new residential developments, The NSW Road Noise Policy (July 2011).

Where the Office of Environment and Heritage external noise criteria would not feasibly or reasonably be met Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms under ventilated conditions that comply with the Building Code of Australia.

Roads and Maritime has noted that several recent development applications within the Gosford CBD include significant high rise residential living components. While we acknowledge the availability of nearby public transport facilities, it is still considered there will be cumulative impacts on the road network within and around the CBD area, including increased pedestrian movements, both in terms of efficiency and safety.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4924 0688 or via email at: development.hunter@rms.nsw.gov.au

Yours sincerely



David Collaguazo

A/ Manager Land Use Assessment
Hunter Region

