

Our Ref: 20447

19 November 2021

Fortis Development Group
33-39 Riley Street,
Woolloomooloo, NSW, 2011

Attention: Ms Jess Wong

Dear Jess,

**RE: 24 BAY STREET, DOUBLE BAY (GADEN HOUSE)
CONSULTATION WITH COUNCIL ON TRAFFIC AND PARKING MATTERS**

As requested, The Transport Planning Partnership (TPPP) has consulted with Council's Traffic Engineer to discuss outstanding matters relating to traffic and parking for the proposed development at 24 Bay Street Double Bay.

The consultation was undertaken to follow up on supplementary information provided by TPPP to Council and to resolve outstanding matters.

The matters discussed related loading dock access, motorcycle parking and bicycle parking.

The consultation outcomes were as follows:

- Council accepted the design of the on-site loading facility and its ability to accommodate the B99 as the 'design vehicle'.
- The provision of zero on-site car parking spaces was acceptable to Council.
- The provision of zero on-site motorcycle parking spaces was acceptable to Council.
- Council acknowledged that under the DCP controls the net change in development yields for the site would not result in the need for additional on-site bicycle parking spaces.
- Notwithstanding the above, Council requested that as the existing building provides no on-site bicycle parking and no other parking, that opportunities to provide some on-site bicycle parking should be further investigated. This could include bicycle parking within individual commercial tenancies.

In response to Council's request for additional on-site bicycle parking, the applicant is proposing to provide 5 onsite bicycle spaces, one on each of the floors between Ground and Level 4 within the individual tenancies.

The locations of the proposed on-site parking spaces are shown in the attached plans prepared by Lawton Hurley Architects (dated 28/9/21).

With the provision of these on-site parking spaces, it is considered that each of the traffic and parking related matters raised by Council have been satisfactorily addressed.

Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

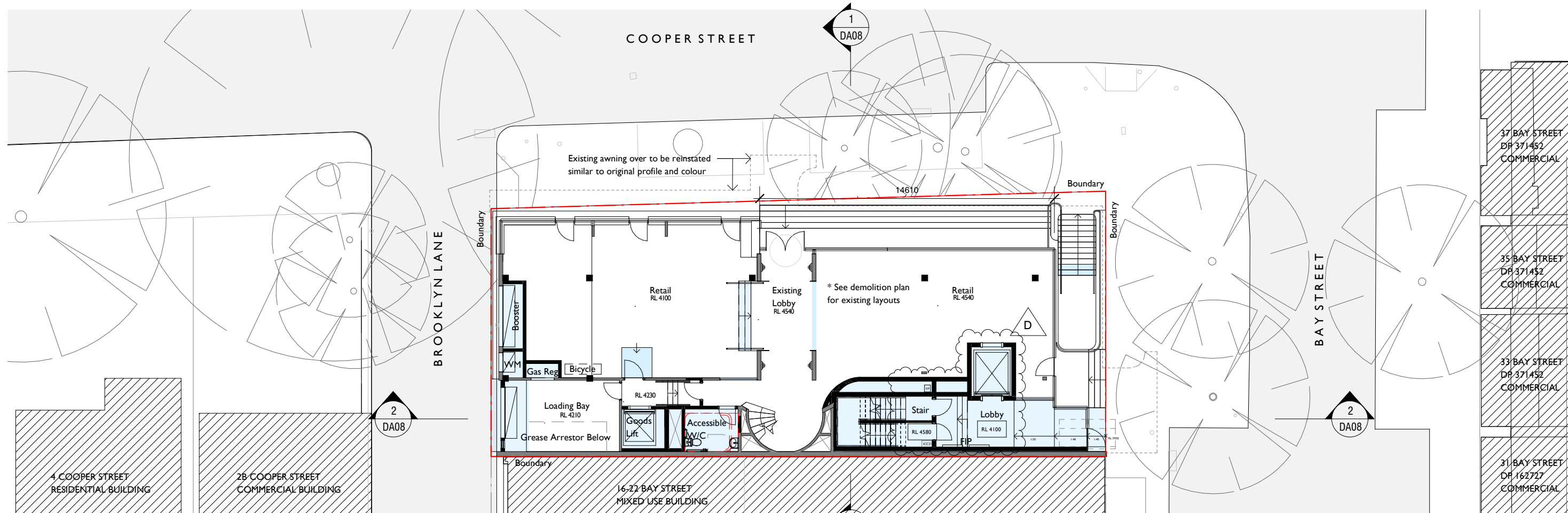
Yours sincerely,



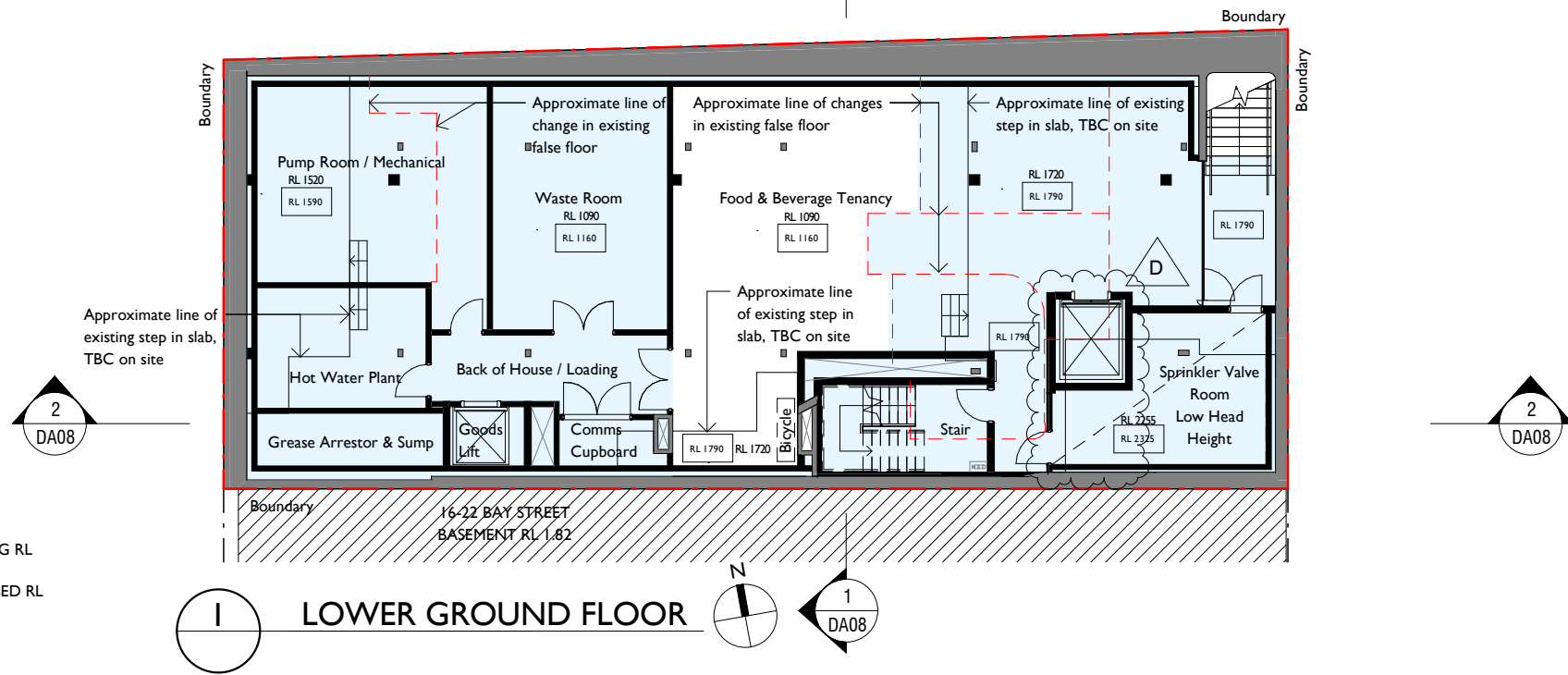
Jason Rudd
Director

Attachment One

Architectural Plans – 28/9/21



2 GROUND FLOOR PLAN



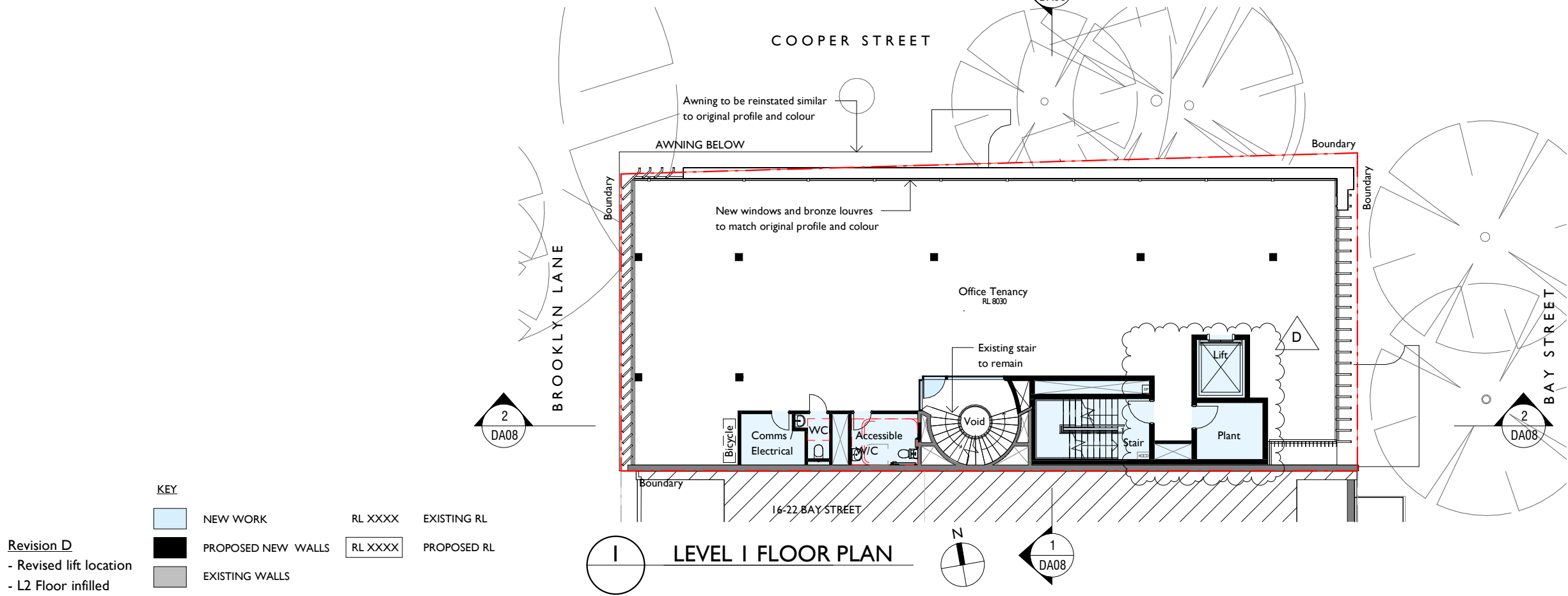
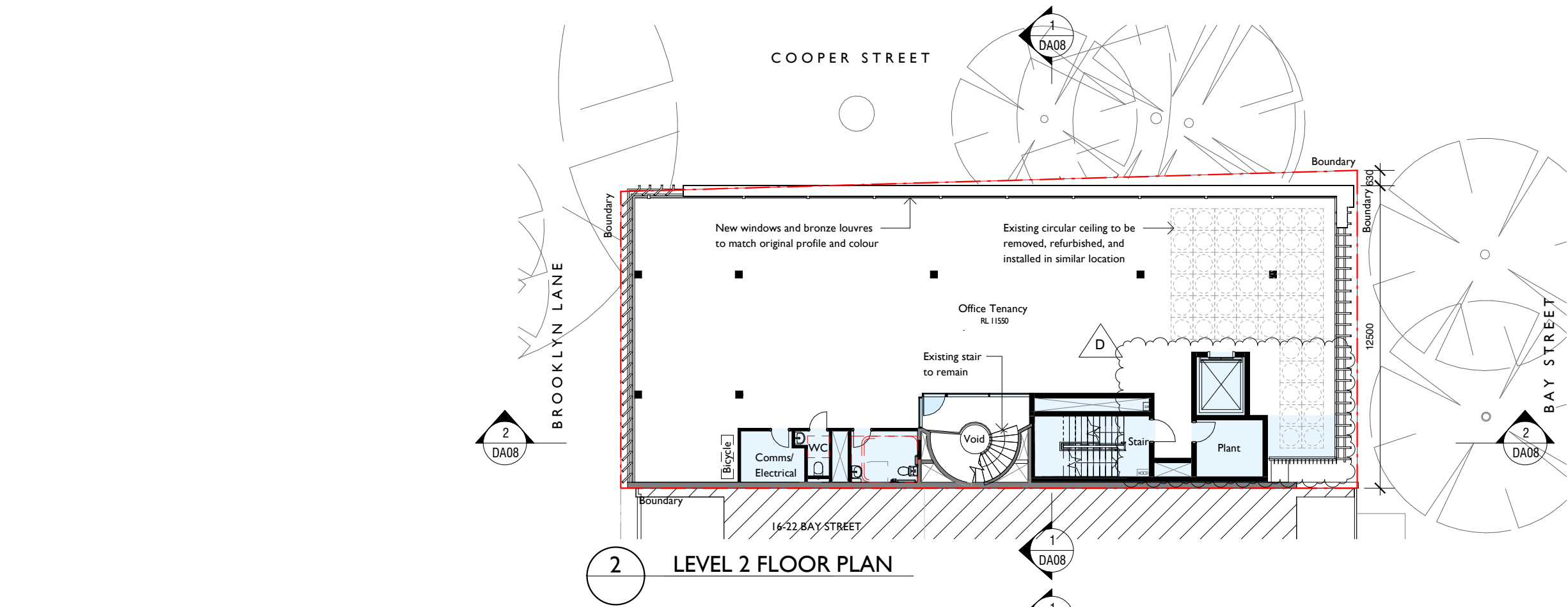
1 LOWER GROUND FLOOR

KEY

NEW WORK	RL XXXX	EXISTING RL
PROPOSED NEW WALLS	RL XXXX	PROPOSED RL
EXISTING WALLS		

Revision D
- Revised lift location

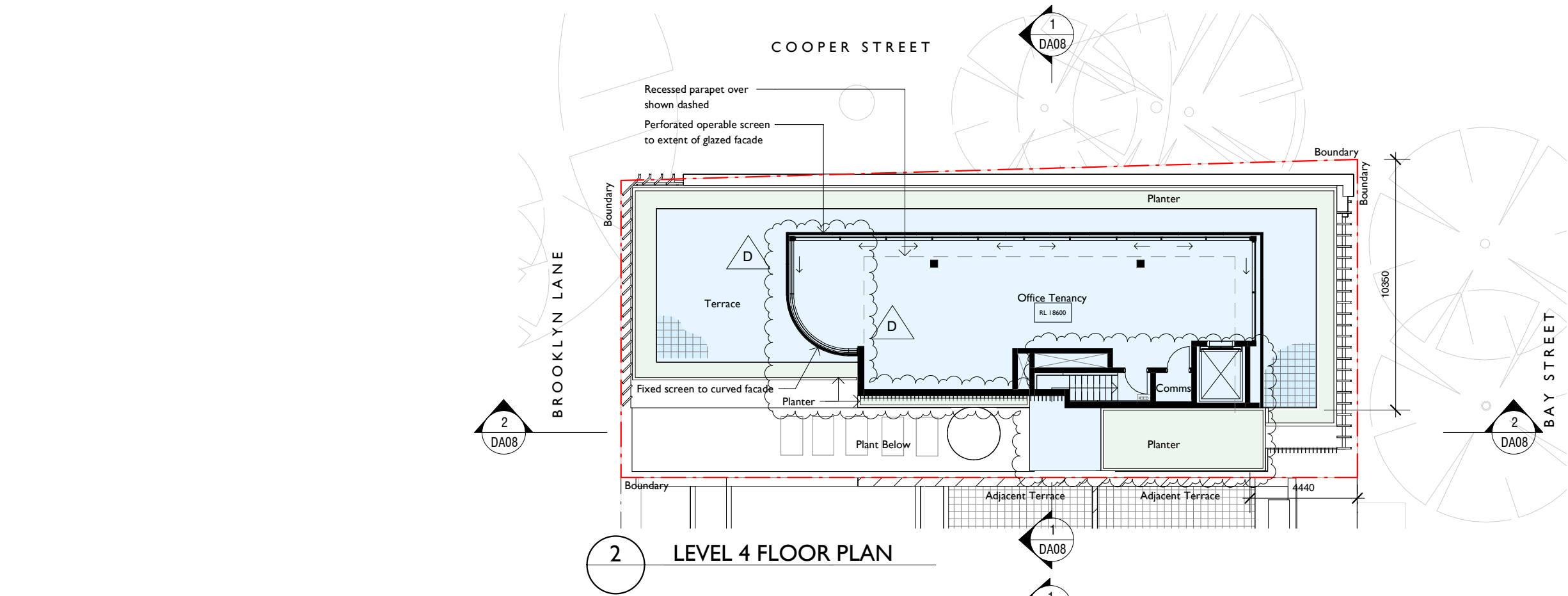
notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 t 61 2 9360 5300 info@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		project	PROPOSED REFURBISHMENT	scale 1 : 200 on A3	job no J316
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DA SUBMISSION	05.02.21					address	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	WITHOUT PREJUDICE	13.08.21					drawing	LOWER GROUND + GROUND FLOOR PLAN	DA03	D
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21								



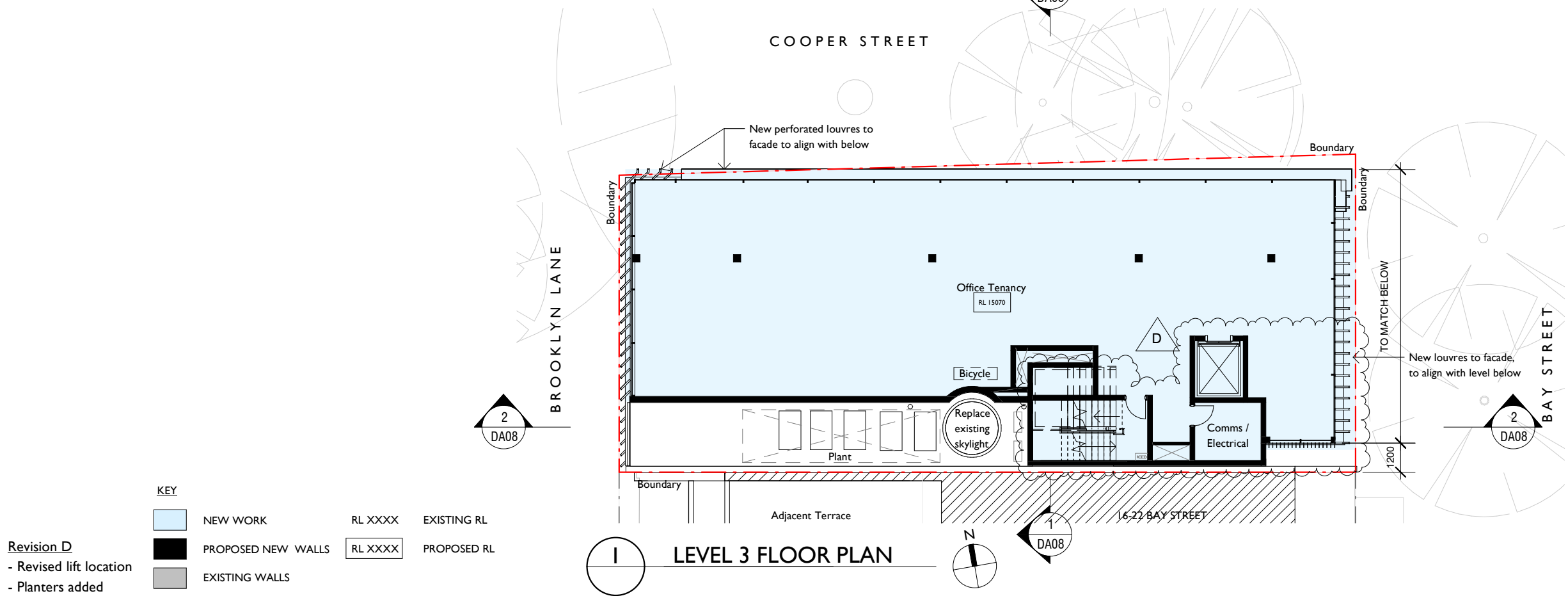
KEY			
	NEW WORK	RL XXXX	EXISTING RL
	PROPOSED NEW WALLS	RL XXXX	PROPOSED RL
	EXISTING WALLS		

Revision D
 - Revised lift location
 - L2 Floor infilled

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 t 61 2 9360 5300 info@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		project	PROPOSED REFURBISHMENT	scale 1 : 200 on A3	job no J316
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	B	WITHOUT PREJUDICE	13.08.21								
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21					drawing	LEVEL 1 + 2 PLANS	DA04	D



2 LEVEL 4 FLOOR PLAN



1 LEVEL 3 FLOOR PLAN

KEY			
	NEW WORK	RL XXXX	EXISTING RL
	PROPOSED NEW WALLS	RL XXXX	PROPOSED RL
	EXISTING WALLS		

Revision D
 - Revised lift location
 - Planters added

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 t 61 2 9360 5300 info@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		project	PROPOSED REFURBISHMENT	scale 1 : 200 on A3	job no J316
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	B	WITHOUT PREJUDICE	13.08.21								
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21					drawing	LEVEL 3 + 4 PLANS	DA05	D