

**To:** Benjamin Chan

**From:** Charlie Seventekin

**Company:** Sam Crawford Architects

**SLR Consulting Australia**

**cc:** Hannah Alsop

**Date:** 20 October 2023

**Project No.** 620.V14014.00001

**RE: Dolls Point Planning Proposal  
179 Russell Avenue, Dolls Point  
Traffic Engineering Advice**

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## 1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Sam Crawford Architects (SCA) to provide traffic engineering advice in relation to the submission of a Planning Proposal to amend the current zoning of land in Dolls Point.

The subject land is located at 179 Russell Avenue in Dolls Point, NSW 2219 and it is more formally described across 14 different lots in Deposited Plans (DPs) 733218, 733218 and 2237. Property report generated by NSW Government's Planning Portal website is provided in **Attachment A** which provides additional information on the lot that are part of the subject land.

Subject land comprises Peter Depena Reserve and Le Beach Hut Café and is zoned as RE1 – Public Recreation according to Bayside Local Environmental Plan (LEP) which was published on 27 August 2021.

It is understood that a Planning Proposal is required to enable the replacement of the existing café (Le Beach Hut) with a new café (Dolls Point Café) as the current zoning does not permit café / restaurant land use and Le Beach Hut café is operating under their existing rights. However, at the time of writing, it is not clear to SLR what new zoning is proposed.

Plans of the proposed new Dolls Point Café, prepared by SCA, is provided in **Attachment B**.

## 1.1 Proposed Masterplan

It is also understood that Council is seeking to enhance customer experience for the new café through creation of a new masterplan which is currently under development by Council. The proposed masterplan, although not completed, is understood to be improving the existing two public carparks that are located to the east and west of the subject land. A review of the preliminary masterplan also indicated that civil works will be undertaken to improve traffic circulation.

A preliminary plan of the proposed masterplan is included in **Attachment C**.

## 1.2 Assessment Scope

This technical memorandum has been prepared to undertake a high-level review of the traffic- and parking-specific matters associated with the proposed Planning Proposal. It is understood that the existing café is operating under their existing use rights, however a planning proposal is required to enable a future development application (DA) for the proposed Dolls Point Café. This technical memorandum, at a preliminary level, assesses the consistency of the proposed Planning Proposal with Council's Development Control Plan (DCP), RTA Guide to Traffic Generating Development (2002) and State Environmental Planning Policy (SEPP) Transport and Infrastructure 2021.

## 2.0 Existing Conditions Appraisal

### 2.1 Subject Land Context

The subject land is located at 179 Russell Avenue in Dolls Point and within the local government jurisdiction of Bayside Council. The land comprises an existing café and is bound by Peter Depena Reserve, Cook Park and Dolls Point Playground to the east, south and west respectively. There are several residential / commercial developments to the north.

The subject land is illustrated in **Figure 1**.

**Figure 1 Subject Land in Local Context**



### 2.2 Road Network Planning and Cumulative Traffic Impacts

In order to determine the location and nature of any other Planning Proposals or planned road upgrades in the vicinity of the subject land, SLR carried out a review of publicly available materials online. SLR's review included the following publicly available sources:

- NSW Planning Proposals Online <https://www.planningportal.nsw.gov.au/ppr>.
- NSW Major Projects <https://www.planningportal.nsw.gov.au/major-projects>.
- Bayside Council DA Tracker  
<https://eplanning.bayside.nsw.gov.au/ePlanning/Pages/XC.Track/SearchApplication.aspx?as=n>.

SLR's review indicated that there were no proposed major transport infrastructure upgrades or Planning Proposals / developments in the vicinity of the subject land.



## 2.3 Surrounding Road Network

Details of the key roads surrounding the subject land are shown in **Figure 1** with details provided in **Table 1**.

**Table 1 Key Surrounding Roads**

Road Name	Classification	Authority	Description	Posted Speed
Russell Avenue	Local	Council	Two lanes, bi-directional, undivided, parking permitted on both sides of the carriageway.	50km/h, except school zone hours (40km/h).
Malua Street			Two lanes, bi-directional, undivided, parking permitted on both sides of the carriageway.	50km/h, except school zone hours (40km/h).
Carruthers Drive			Partially trafficable. One lane, one-way, parking not permitted.	50km/h, except school zone hours (40km/h).
Skidders Avenue			Parking partially permitted. Two lanes, undivided.	Unposted (Default 50 km/h).
Gannon Avenue			Two lanes, bi-directional, undivided, parking permitted on both sides of the carriageway.	50km/h, except school zone hours (40km/h).
Norman Avenue			Two lanes, bi-directional, undivided, parking permitted on both sides of the carriageway.	50km/h.

**Table 1** identifies that there are no classified roads in the vicinity of the subject land. Proposal. Based on this and the small nature of the Planning Proposal, it is anticipated that this Planning Proposal will not require Transport for New South Wales (TfNSW) concurrence. It is anticipated that Council and Department of Planning and Environment (DPE) will make the determination in relation to the rezoning of the subject land.

## 3.0 Planning Proposal Overview

### 3.1 Context

The Planning Proposal involves the demolition of all existing structures in the subject land, including an existing café, namely La Beach Hut. It is also proposed that a new café (Dolls Point Café) will be developed within the subject land following the rezoning.

Based on email correspondence between SLR, Sam Crawford Architects and Bayside Council dated 27 June 2023, it is understood that the Planning Proposal will result in a reduction in the total gross floor area (GFA) in the subject land.

The existing and proposed land uses and GFA details are also summarised in **Table 2**.

**Table 2 Planning Proposal Land Use and Yield Details**

Land Use	GFA (sqm)
Café (Existing: La Beach Hut)	-825
Café (Proposed: Dolls Point Café)	+300
Net Change	-525



## 4.0 Traffic Impact Assessment

At the time of writing, no traffic surveys have been undertaken to establish the traffic generation potential of the existing La Beach Hut café. However, it is noted that the Planning Proposal will reduce the net GFA within the subject land. A detailed traffic impact assessment (TIA) report will be prepared by SLR to accompany the DA for the proposed Dolls Point Café following the approval of this Planning Proposal.

Based on the reduction in GFA and the anticipated marginal traffic generated by the Planning Proposal, it is considered appropriate to lodge the Planning Proposal without detailed traffic analysis.

## 5.0 Design Considerations

At the time of writing, design details of the Planning Proposal and masterplan are not concluded, however, the current proposals have been reviewed by SLR. These are discussed below.

### 5.1 Servicing

The servicing strategy for the site meets the standards set out in the Bayside DCP Section 3.5.6. This includes a 6.4m loading bay which accommodates an SRV. Swept path analysis showing an SRV accessing and egressing the site in a forward gear has been undertaken and is provided at **Attachment D** for reference.

### 5.2 Car Parking

Through recent correspondence with Council, SLR have been advised that the Dolls Point Café development cannot rely on car parking for its sole use, as this would preclude equitable access for other users of the broader master plan public space. This proposition makes no change to the existing parking arrangements for the Le Beach Hut business, and as the future development provides a reduced GFA in comparison, future parking demands should be readily accommodated within the master planned public parking supply.

### 5.3 Cycle Parking

The cycle parking strategy for the site meets the standards set out in the Bayside DCP Section 3.5.4. The standards for Commercial Premises (Business Premise, Office Premise, and Retail Premise) are set out below:

- 1 bicycle space per 150sqm GFA;
- 1 bicycle space per 400sqm of GFA provided by visitors;
- 1 motorcycle space per 15 car parking spaces.

Given the above DCP Control, it is proposed to provide 6 cycle parking spaces for employees and visitors. These are shown to the west of the proposed Café on the drawings included at **Attachment B**. Motorcycle parking will be provided as part of the wider masterplan.

## 6.0 Recommendations

Based on the early analysis undertaken in this report, the following is recommended:

- A detailed TIA be undertaken for the Dolls Point Café following the approval of this Planning Proposal to confirm the traffic generation potential of the existing La Beach Hut café and future Dolls Point Café to identify the net traffic impacts on the surrounding road network.



- A design review be undertaken for the trafficable and car parking areas within the masterplan in the vicinity of the subject land.

## 7.0 Conclusions

Based on the preliminary analysis undertaken in this report, the following has been concluded:

- Subject Planning Proposal is consistent with the existing land uses/ businesses that currently operate in the subject land.
- It is anticipated that the proposed new Dolls Point Café's traffic generation potential will be similar to or less than the existing La Beach Hut café.
- It is identified that the two public car parking lots in the vicinity of the subject land generally have sufficient car parking spaces to cater for the Planning Proposal.

Regards,

**SLR Consulting Australia**

**Hannah Alsop**

Senior Project Consultant – Transport Advisory

Enclosed – Attachments A to D.

Reviewed by: Brendyn Rheinberger Review date: 20/10/2023
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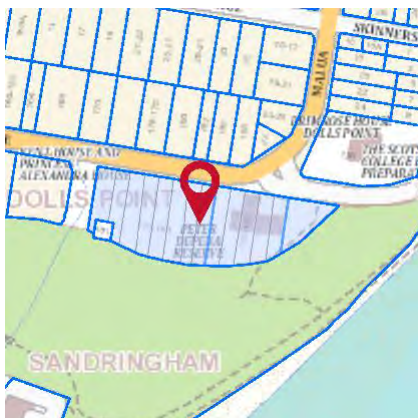
## **ATTACHMENT A – PROPERTY REPORT**





# Property Report

179-183 RUSSELL AVENUE DOLLS POINT 2219



## Property Details

Address:	179-183 RUSSELL AVENUE DOLLS POINT 2219		
Lot/Section	2/-/DP733218	3/-/DP733218	66/-/DP2237
/Plan No:	67/-/DP2237	68/-/DP2237	69/-/DP2237
	70/-/DP2237	71/-/DP2237	72/-/DP2237
	73/-/DP2237	74/-/DP2237	75/-/DP2237
	76/-/DP2237	77/-/DP2237	
Council:	BAYSIDE COUNCIL		

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Bayside Local Environmental Plan 2021 (pub. 27-8-2021)
Land Zoning	RE1 - Public Recreation: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 3

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)





# Property Report

179-183 RUSSELL AVENUE DOLLS POINT 2219

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Georges River Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 23-9-2022)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Subject Land (pub. 23-9-2022)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council	METROPOLITAN
Regional Plan Boundary	Greater Sydney

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



## **ATTACHMENT B – DEVELOPMENT PLANS**



# DOLLS POINT CAFE

179 RUSSELL AVENUE, DOLLS POINT, NSW



# Contents

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Landscape Plan	6
Landscape Section	7
Planting Palette	8
Precedent Images	9
Meadow Planting (Seep Area) Section	10







# Analysis

The cafe and associated landscape is a key landmark and activator for Doll's Point and the surrounding neighborhoods. The proposed landscape will be a continuation of the high quality landscape that was recently completed as part of the Depena Reserve playground upgrade.


Legend




Site




Green open space




Bus Stop




Bike path




Water bodies



Creekline



Main roadway



Secondary roadway





# Key Principles

## Shelter and Comfort

Significant prevailing winds and windblown sand can be mitigated with strategic planting which can contribute to spatial definition around the cafe and provide seasonal interest using native planting palettes approved by Bayside Council.

## Connection

Depena Reserve is a popular park with valued amenity offerings. The landscaping around the Doll's Point Cafe provides an opportunity for enhanced integration with the various amenities on site.

## Resilience

Capturing, filtering and slowing on-site stormwater from the building and surrounding hardstand provides opportunities for resilient habitat creation.

## Space Making

Articulates the landscape to create attractive and multifunctional spaces for people





# Landscape Design Statement



## PROJECT OVERVIEW

Dolls Point Cafe building is perched up above its surroundings, accentuating views of the surrounding park and Botany Bay beyond. To knit the building into its immediate surroundings a sloping lawn meets the southern deck, providing an informal dining, seating area with the opportunity for locals to recline on the well-drained embankment while they enjoy a coffee or sandwich.

A ring of low-lying swales surround the building, celebrating the water's journey from the cafe roof to the bio-retention basin on the edge of the car park. The basin also collects and treats surface runoff from surrounding hardstand areas.

The Woodland corner to the east of the cafe sets-up a green edge to the car park while providing an intimate, shaded nook, with seating and space for preprogrammed play. The sense foliage along its northern and eastern edges provides shelter from the prevailing winds, while opening up to views towards the south-east.

Meandering pathways connect the cafe to a number of other facilities in the park including the newly constructed playground, alfresco dining shelters, open fields and the pedestrian track along the water's edge.

## MATERIALITY & URBAN ELEMENTS

Proposed materiality for the project connects with the existing public domain palette.

Detailed design of elements such as paving, furniture, fencing and lighting will be developed further during detailed design.

## VIEWS/PRIVACY

The design acknowledges the opportunity to provide communal open space that takes advantage of key views over the park and towards the bay.

## AMENITY

The design incorporates a variety of amenities such as spill-out spaces for the Cafe, lawn seating berms and sheltered kickabout space.

## ACCESSIBILITY

Gently graded pathways will provide accessibility for all age groups and degrees of mobility, ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable network, assisting orientation for visitors and access to and from building entries.

## LIGHTING

Lighting will ensure adequate levels of illumination to address CPTED, and will be delivered in an artful way to express key features of the design – architectural façade elements, landscape features, and wayfinding signage.

Unobtrusive lighting will be incorporated where appropriate to enable night time recreational use.

## DRAINAGE & IRRIGATION

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

Permanent irrigation will be provided to all soft landscape areas.

## SOIL













The planting comprises of a complementary mix of indigenous species. Soil profiles will be provided which have modest nutrient levels, particularly phosphorus. Suggested material would equal Australian Native Landscapes 'Low P' mixture.

## PLANT ESTABLISHMENT & MAINTENANCE

An experienced landscape maintenance contractor will be engaged to keep all plant material in a state of health and vigour after practical completion.



# Landscape Plan

Existing trees	
	Existing trees to be retained no.11
New proposed trees	
	<i>Acacia implexa</i> 45ltr no.5
	<i>Banksia integrifolia</i> 45ltr no.3
	<i>Banksia marginata</i> 45ltr no.3
Lawn (1178m <sup>2</sup> )	
	<i>Rolled Cynodon Dactylon</i> (Couch Turf)
Meadow Planting Mix (680m <sup>2</sup> )	
	<i>Bossiaea cinerea</i> 140mm@1/m <sup>2</sup>
	<i>Austrostipa stipoides</i> 140mm@2/m <sup>2</sup>
	<i>Patersonia occidentalis</i> 140mm@1/m <sup>2</sup>
	<i>Ficinia nodosa</i> tubestock@3/m <sup>2</sup>
	<i>Poa labillardieri</i> tubestock@3/m <sup>2</sup>
Meadow Planting Mix (Seep Area) (176m <sup>2</sup> )	
	<i>Lomandra longifolia</i> 140mm@2/m <sup>2</sup>
	<i>Lomandra multiflora</i> 140mm@1.5/m <sup>2</sup>
	<i>Juncus usitatus</i> 140mm@0.5/m <sup>2</sup>
Shrubs and Groundcovers Planting Mix (453m <sup>2</sup> )	
	<i>Correa alba</i> 140mm@1.5/m <sup>2</sup>
	<i>Myoporum insulare</i> 140mm@1/m <sup>2</sup>
	<i>Olearia axillaris</i> 140mm@1/m <sup>2</sup>
	<i>Carpobrotus rossi</i> 'White' 140mm@0.5/m <sup>2</sup>
Hard Landscape	
	Insitu Concrete Walkway Finish: Brushed 520m <sup>2</sup>
	Stabilized Gravel 40m <sup>2</sup>
	Lawn Edging Finish: Timber 151Lm
	Bicycle Rack Finish: Steel 3no



## Legend

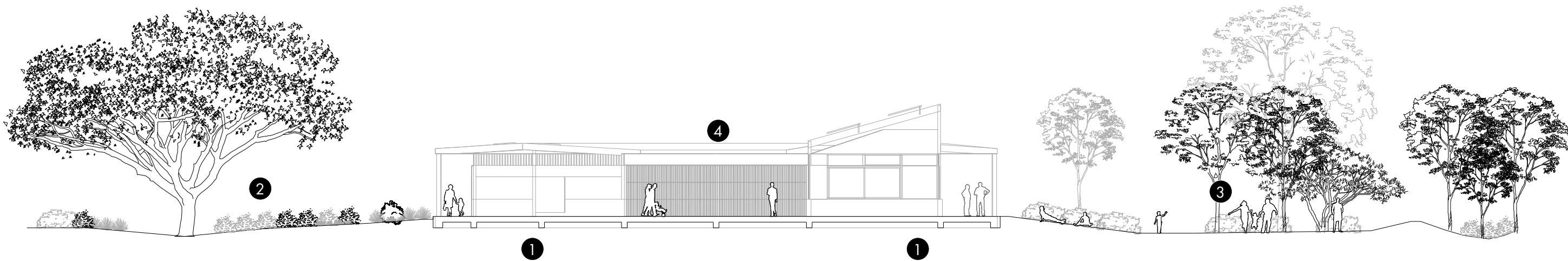
1. Dolls Point Cafe
2. Existing fig tree in Meadow planting
3. Meadow planting areas
4. Dense planted edge up to 1.2m high
5. Sheltered alfresco dining area
6. Existing trees
7. Depena Reserve open lawns
8. New trees along the bioretention pond's northern edge
9. Loading zone with stabilized gravel
10. Pathway towards playground



# Landscape Sections

## Legend

- 1. Dolls Point Cafe
- 2. Existing fig tree in Meadow planting
- 3. Woodland Corner - Dense planted edge with shaped mounds
- 4. Courtyard



0 5m  
SCALE - 1:200 @ A3



# Planting Palette

## MIXES:

- MEADOW PLANTING MIX
- MEADOW PLANTING MIX (SEEP AREA)
- SHRUBS AND GROUNDCOVERS PLANTING MIX

## CATEGORIES:

### GRASSES & FLAXES

- Austrostipa stipoides* (Coast Spear Grass)
- Patersonia occidentalis* (Native Iris)
- Poa labillardieri* (Tussock Grass)

### RUSHES & SEDGES

- Ficinia nodosa* (Club Rush)
- Lomandra longifolia* (Basket Grass)
- Lomandra multiflora* (Mat Rush)
- Juncus usitatus* (Common Rush)

### GROUNDCOVERS

- Carpobrotus rossi* 'White' (Pig face)

### SMALL SHRUBS

- Correa alba* (White Correa)
- Bossiaea cinerea* (Showy bossiaea)

### LARGE SHRUBS

- Myoporum insulare* (Common boobialla)
- Olearia axillaris* (Coastal Daisybush)

### TREES

- Acacia implexa* (Hickory Wattle)
- Banksia integrifolia* (Coast Banksia)
- Banksia marginata* (Silver Banksia)





Precedent Images



Brushed Concrete Pathways



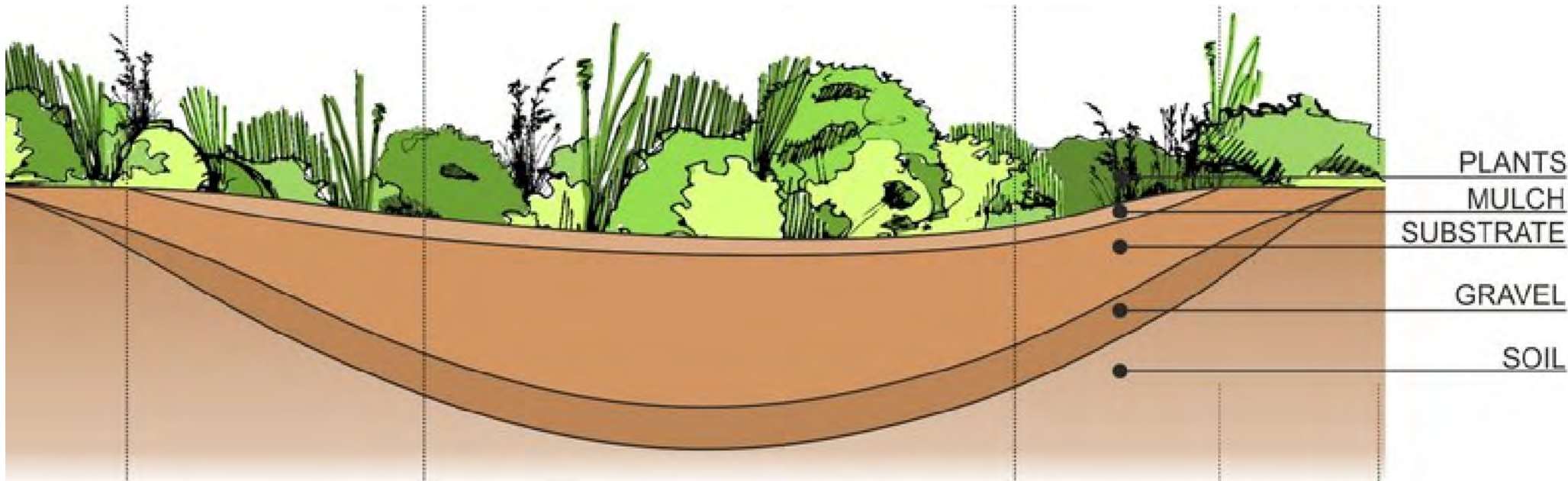
Shrub and Groundcover Planting



Meadow Planting



# Meadow Planting (Seep Area) Section



## **ATTACHMENT C – PROPOSED MASTERPLAN**





SCALE BAR  
0 5 10 20 m  
SCALE 1:500 @ ORIGINAL SIZE  
FOR INFORMATION



ISSUED FOR COORDINATION  
ISSUED FOR COSTING

DESCRIPTION

25/06/2023 B  
28/06/2023 A  
DATE NO  
BAYSIDE COUNCIL  
DEPENNA RESERVE AND COOK PARK SANDRINGHAM - CARPARK UPGRADE  
OPTION 2 LAYOUT  
SCALE @ A1 1:500  
Dwg No. SK006 B

PARKING TOTALS - OPTION 2		
TYPE	COUNT	
EASTERN	2	
ACCESSIBLE	77	
ANGLE	0	
MOTORCYCLE	0	
WESTERN	4	
ACCESSIBLE	32	
ANGLE	121	
Grand Total	121	121

1 - OPTION 2 LAYOUT  
SCALE 1:500

## **ATTACHMENT D – Swept Path Analysis**





The image displays a conceptual site plan and an architectural floor plan for a proposed building. The site plan, labeled "CONCEPT ONLY" in red, shows a building footprint (purple) with a central courtyard (green). The building is surrounded by parking spaces (green) and a road (blue). The floor plan shows the internal layout of the building, including rooms such as WIC, Dry St, Cool Rm, Kitchen, Dining Space, and Open Courtyard. The floor plan also includes a "Covered Outdoor Seating" area and a "Roof edge" line. The site plan includes dimensions for the building footprint (6.44m by 5.07m) and the surrounding landscape (e.g., 10.0m, 15.0m). The floor plan includes dimensions for the building footprint (e.g., 10.0m, 15.0m) and the surrounding landscape (e.g., 10.0m, 15.0m).

