

7 October 2010

REFERRAL RESPONSE – TECH. SERVICES

FILE NO: DA 441/2009/1
ADDRESS: 1 New Beach Road DARLING POINT 2027
PROPOSAL: Marina redevelopment
FROM: Yoram Wise - Development Engineer
TO: Mr P Kauter

I refer to the following documents received for this report:

1. Architectural Plans by Allen Jack + Cottier
2. Engineering Services – Traffic - Referral Response dated 26 October 2009 & 22 June 2010 Statement of Environmental Effects by
3. Referral Response from Council's Traffic Engineer, dated 01/10/2010

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

Traffic comments

Please refer to Council's Traffic Engineer's comments attached below

Memorandum

Date 1 October 2010
File No. DA 441 / 2009
To Nick Tomkins - Development Engineer Team Leader
CC
From Daniel Pearse - Development and Traffic Engineer
Subject 1 NEW BEACH RD - DARLING POINT

Woollahra
Municipal
Council



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I refer to the following documents;

1. Architectural Plans by Allen Jack + Cottier
2. Engineering Services – Traffic - Referral Response dated 26 October 2009 & 22 June 2010

The following Summary was presented in the last Referral Response from Engineering Service's Traffic Section;

The proposal has reduced the capacity of the proposed basement carpark by an additional 7 spaces thereby increasing the parking shortfall. Whilst the proposal improves upon the current parking capacity of the site, increased floor areas and additional wet berths will have a corresponding increase in parking demand which maintains a significant parking shortfall. The Planning Department are advised to note this when undertaking a merits based approach to assessment of the development application.

In the event that the development is to be approved, the following matters must be addressed;

- **The site will maintain reliance upon the surrounding onstreet parking to satisfy the parking demands of its patrons. The provision of a pickup-dropoff area within the site that is accessible by the public is therefore required. As noted above, Councils Traffic Section will accept the dedication of such an**

area on site during periods of high demand to enable full utilisation of parking on the site during other periods.

- **A security system and gates are noted across entries to off street parking areas. The developer should clarify how this system is to operate to ensure full utilisation of the parking areas.**

As requested by the Planning Department, the following conditions of consent are advised ("without prejudice");

(To be inserted in section "C" – Prior to the Construction Certificate)

Pickup/ Dropoff Parking Area

A timed pickup/ dropoff parking area must be provided in the site to facilitate the loading and unloading of bulky goods by competitors/ attendants to the facility.

Details of this allocated parking area including the number of spaces, times of operation and directional signs to this area must be approved by Council's Engineering Services for approval prior to the issue of the Construction Certificate.

Security Entry Gate

The offstreet parking area on the site must be available to the public for parking. Details of the ticketed/ gated entry system must be provided to Council demonstrating compliance with this condition prior to the issue of the Construction Certificate.

Regards,

Daniel Pearce