

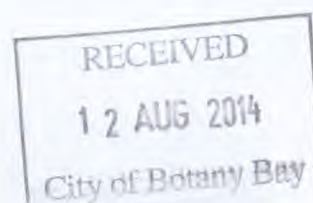
11 August 2014

Ref: Add Info



McKenzie Group Consulting Planning
(NSW) Pty Ltd
ACN: 146 035 707
Level 6, 189 Kent St, Sydney NSW 2000
Tel: 02 8298 6800 Fax: 02 8298 6899
email@mckenzie-group.com.au

The General Manager
c/o Elizabeth Chan
Botany Bay City Council
141 Coward Street
Mascot
NSW 2020



CC: Rodger Dowsett

Dear Elizabeth,

Re: Requests for Additional Information - 191 O'Riordan Street, Mascot NSW – DA 14/095

I am writing on behalf of Goodman Property Services (Aust) Pty Ltd (Goodman) the applicant for DA 14/095, in response to Council's additional information request 23 July 2014 (DA14/095) and our recent correspondence with Council officers.

The following outlines the applicants response to Council's request for additional information.

DA 14/095 (Commercial Building and Hotel Building DA)

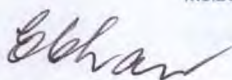
The following addresses the current status of the matters raised in Council's request for additional information 23 July 2014.

Car Parking Compliance

The applicant accepts that Council require at a minimum compliance with a 1 car parking space per 2.5 rooms on the site in light of recent Council and JRPP determinations for car parking for hotels within close proximity to Mascot Railway Station.

With reference the latest plans appended to this letter at **Attachment 1** and outlined in the table below, the following modifications to the original DA plans have been made to accommodate the extra 33 parking spaces required to comply with a 1 car parking space per 2.5 rooms as per council's request.

- +1 spaces at lower ground level:



- The comms room has been relocated and the sprinkler/pump room narrowed to provide 1 additional space;
- +4 spaces at Level 1.0:
- At the northeast corner of the car park, the wall separating Level 1 from Level 1.5 has been moved to the east providing an area for 2 additional spaces (this area previously provided one parallel parking space);
- Noting that all hotel guests will (including disabled users) have their car parked by the valet service, the two 2.4 metre wide 'shared areas' on Level 2 associated with the four hotel disabled parking spaces, have been converted to provide 2 additional parking spaces;
- +28 spaces at Level 3.5:
- Level 3.5 previously provided 28 standard parking spaces. Through the use of mechanical car stackers, the storage capacity of this level has been doubled to 56 cars. It is noteworthy that Level 3.5 is half a floor lower than Level 4.0 with which it shares a ceiling. The additional half-floor of headroom clearance therefore provides an ideal location for car stackers.

Finally, the internal configuration of the modified car park arrangement has been designed in accordance with AS2890.1 (2004) Part 1: Off-street car parking.

An addendum to the Traffic Impact Assessment prepared by Traffix dated 1 May 2014 is included as **Attachment 2**.

Finally in accordance with the plans submitted at **Attachment 1** the following plans are superseded and updated with new plans for determination of the DA.

Originally Submitted Plan	Superseded by Plan (To form part of determination)
DA – C099 Issue A	DA – C099 Issue C
DA – C100 Issue A	DA – C100 Issue C
DA – C101 Issue A	DA – C101 Issue C
DA – C102 Issue A	DA – C102 Issue C
DA – C103 Issue A	DA – C103 Issue C
DA – C104 Issue A	DA – C104 Issue C

All other plans previously submitted with the DA remain valid and should be considered as part of any determination by council unless otherwise advised in writing from the applicant.

Sydney Water Requirements

The applicant has considered Sydney Waters comments of 12 June 2014 in relation to the existing storm water culvert and its relationship with the proposed works to the north of the site being proposed for development within this application.

The Project team have since revised the documentation in relation to this item and attach the proposed revision for your consideration and Sydney Waters formal correspondence to Council that does raise any objection to the proposal (**Attachment 3**).

Railcorp Requirements

The applicant has made direct contact with Railcorp in respect of their assessment of concurrence under Clause 86 of the Infrastructure SEPP. The applicant is currently working with Railcorp to resolve these matters.

We trust the attached assists Council to be able to continue their assessment and if there are any questions in the meantime, please do not hesitate to contact me on 02 8298 6807 or 0417 024997.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M O'Donnell'.

Matthew O'Donnell
Director Planning
McKenzie Group Consulting Planning (NSW) Pty Ltd

Attachment 1

Issue	Description	Date
1	CLIENT REVIEW	28.03.2014
2	DESIGN REVIEW PANEL	31.03.2014
3	FOR INFORMATION	08.04.2014
4	DESIGN REVIEW PANEL UPDATED DRAWINGS	17.04.2014
A	DEVELOPMENT APPLICATION	02.05.2014
B	TENDER ISSUE	30.05.2014
C	ISSUE FOR INFORMATION	08.08.2014

TENDER



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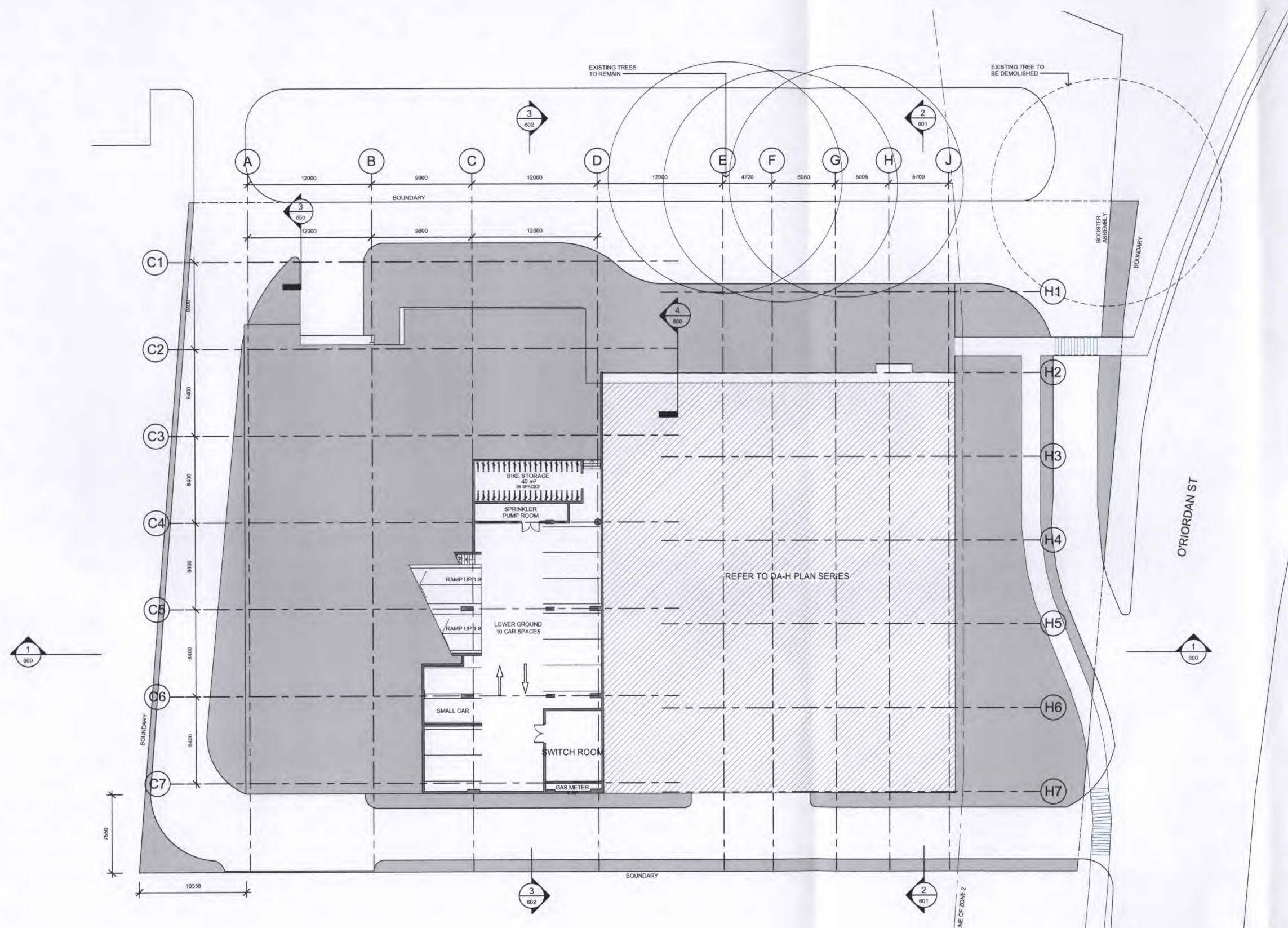


Client
CONNECT CORPORATE CENTRE
191 O'RIORDAN STREET,
MASCOT, NSW 2020

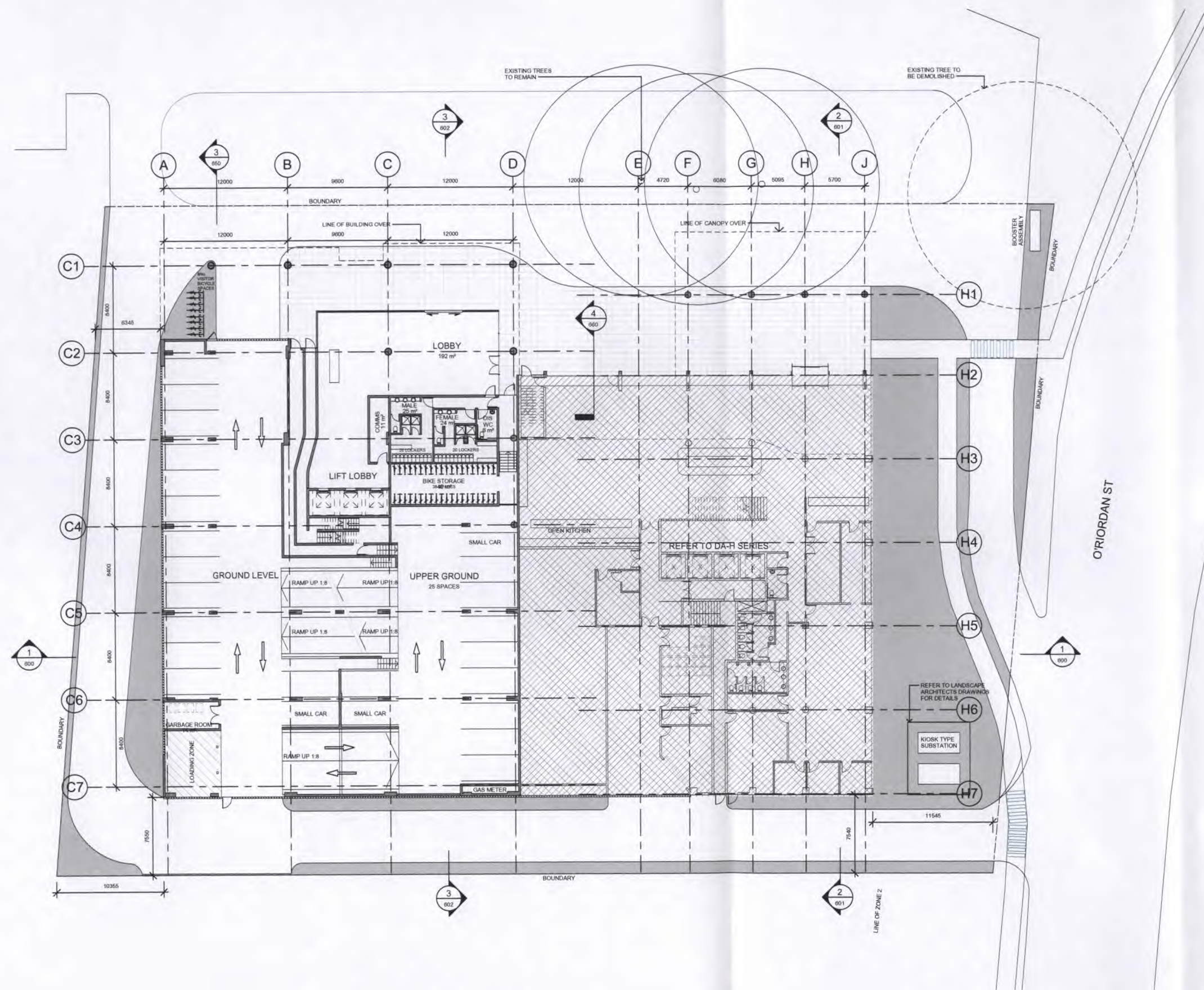
Title
COMMERCIAL LOWER GROUND FLOOR
PLAN

Drawing No. DA-C099	Issue C
Scale 1:200@ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions
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Issue	Description	Date
1	CLIENT REVIEW	28.03.2014
2	DESIGN REVIEW PANEL	31.03.2014
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A	DEVELOPMENT APPLICATION	02.05.2014
B	TENDER ISSUE	30.05.2014
C	ISSUE FOR INFORMATION	06.06.2014



TENDER



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Client



Project

CONNECT CORPORATE CENTRE

191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL GROUND FLOOR PLAN

Drawing No. DA-C100	Issue C
Scale 1:200@ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Issue	Description	Date
1	CLIENT REVIEW	28.03.2014
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A	DEVELOPMENT APPLICATION	02.05.2014
B	TENDER ISSUE	30.05.2014
C	ISSUE FOR INFORMATION	08.08.2014

TENDER



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Client



Project

CONNECT CORPORATE CENTRE

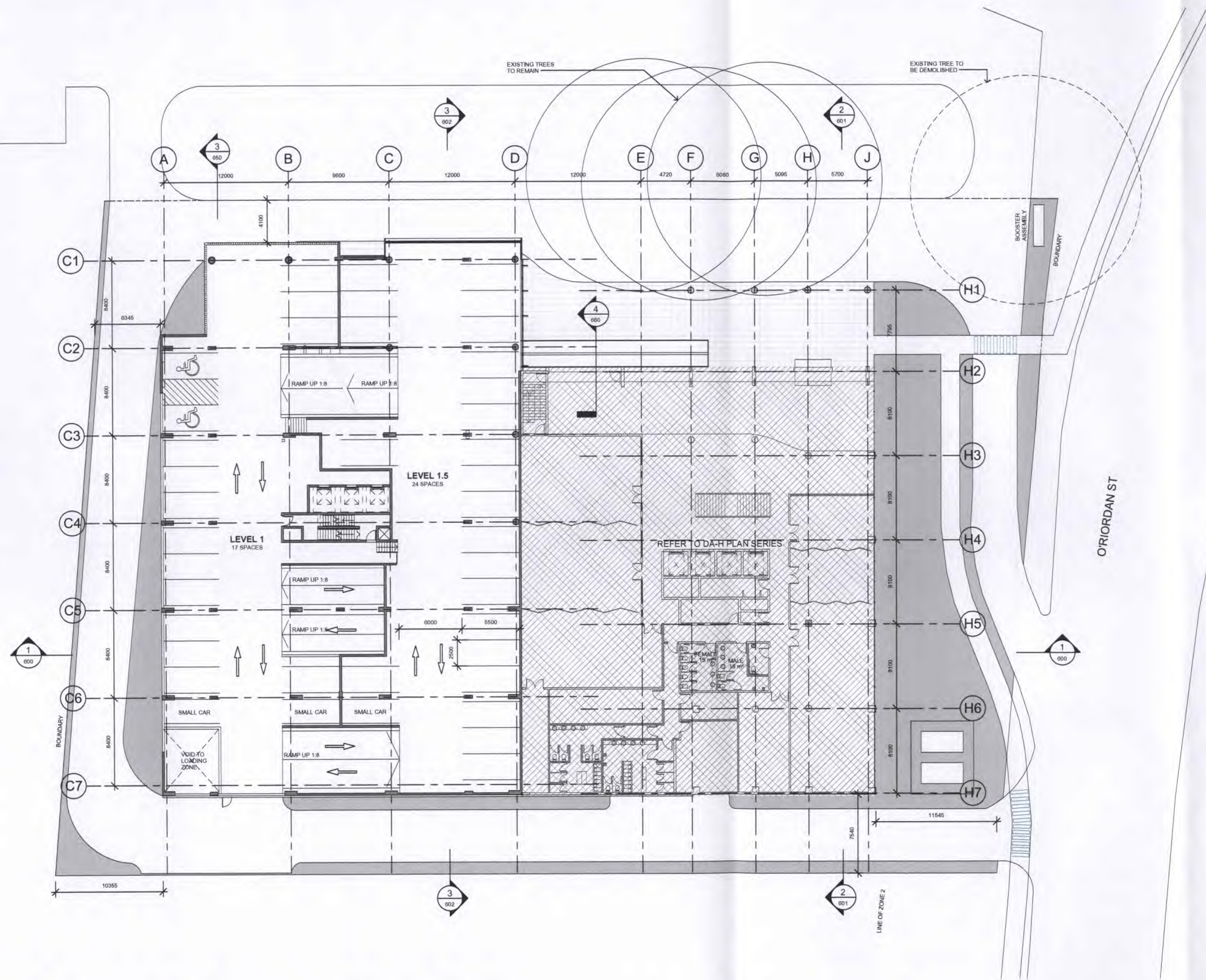
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL FLOOR PLAN LEVEL 1

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Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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ST\dwgfiles\Revit\1322_GOODMAN.rvt
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A	DEVELOPMENT APPLICATION	02.05.2014
B	TENDER ISSUE	30.05.2014
C	ISSUE FOR INFORMATION	08.08.2014

TENDER



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Client



Project

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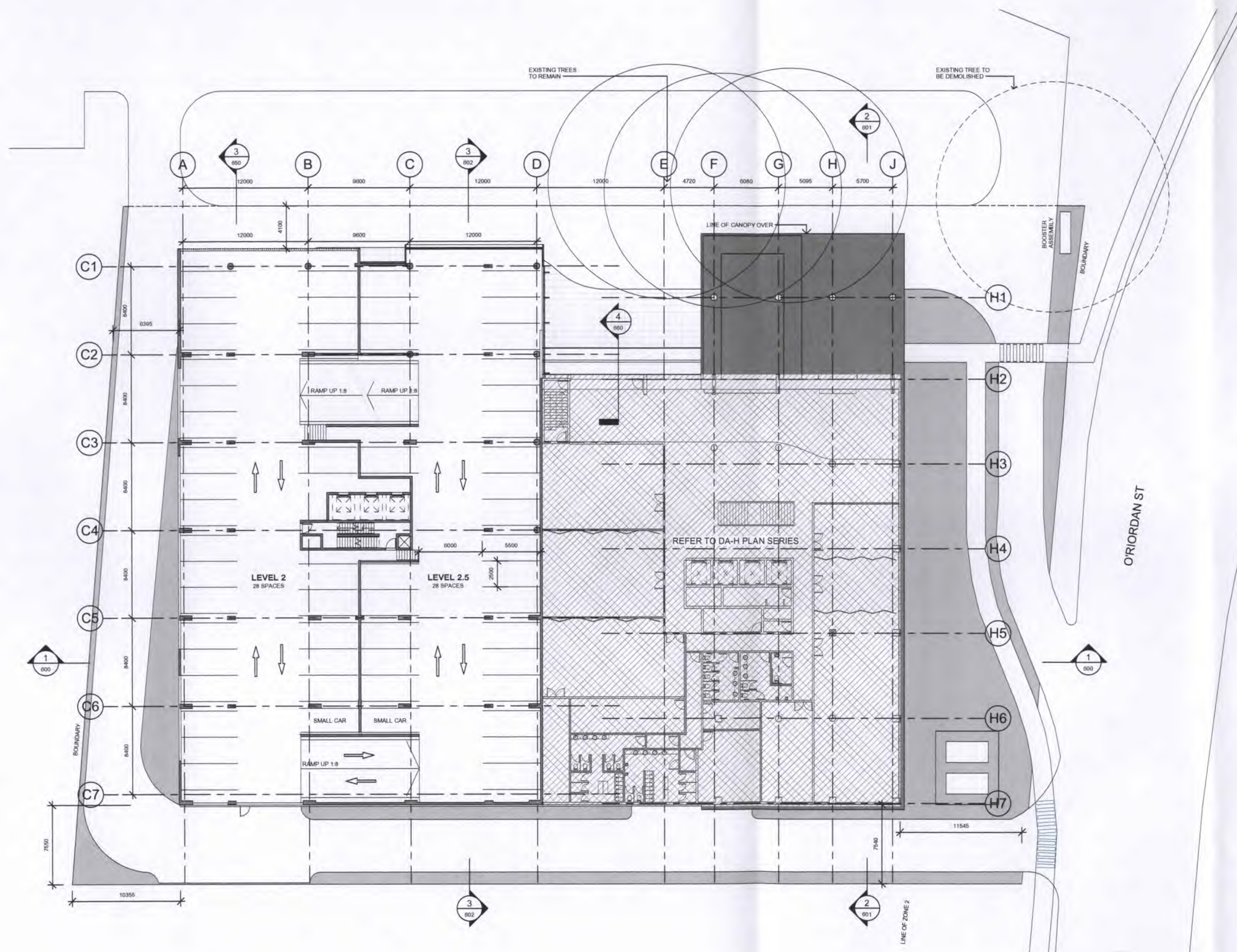
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL FLOOR PLAN LEVEL 2

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Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Issue	Description	Date
1	CLIENT REVIEW	26.03.2014
2	DESIGN REVIEW PANEL	31.03.2014
3	FOR INFORMATION	08.04.2014
4	DESIGN REVIEW PANEL UPDATED DRAWINGS	17.04.2014
A	DEVELOPMENT APPLICATION	02.05.2014
B	TENDER ISSUE	30.05.2014
C	ISSUE FOR INFORMATION	08.08.2014

TENDER



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Client



Project

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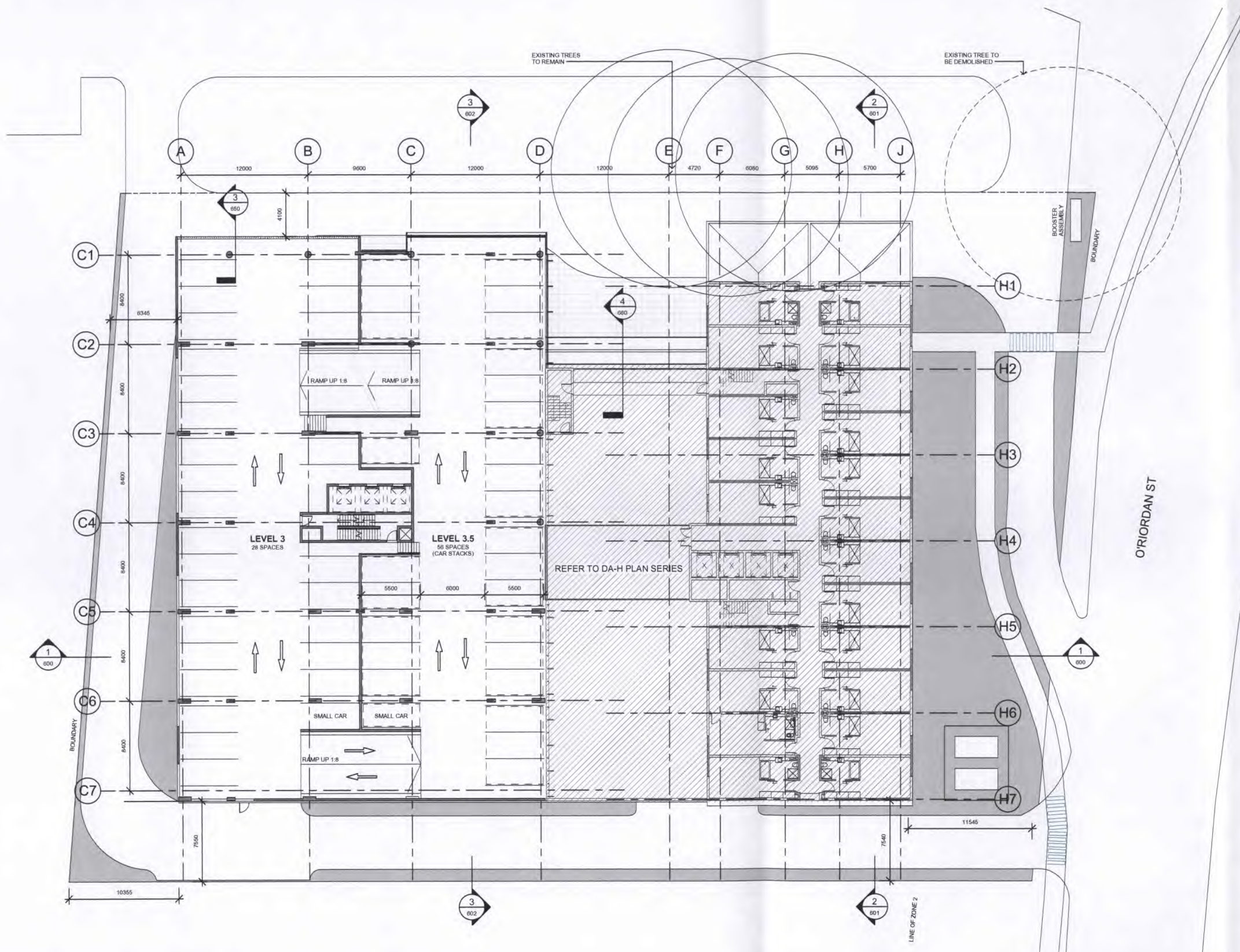
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL FLOOR PLAN LEVEL 3

Drawing No. DA-C103	Issue C
Scale 1:200@ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Issue	Description	Date
1	CLIENT REVIEW	28.03.2014
2	DESIGN REVIEW PANEL	31.03.2014
3	FOR INFORMATION	08.04.2014
4	DESIGN REVIEW PANEL UPDATED DRAWINGS	17.04.2014
A	DEVELOPMENT APPLICATION	02.08.2014
B	TENDER ISSUE	30.08.2014
C	ISSUE FOR INFORMATION	08.09.2014

TENDER



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Client



Project

CONNECT CORPORATE CENTRE

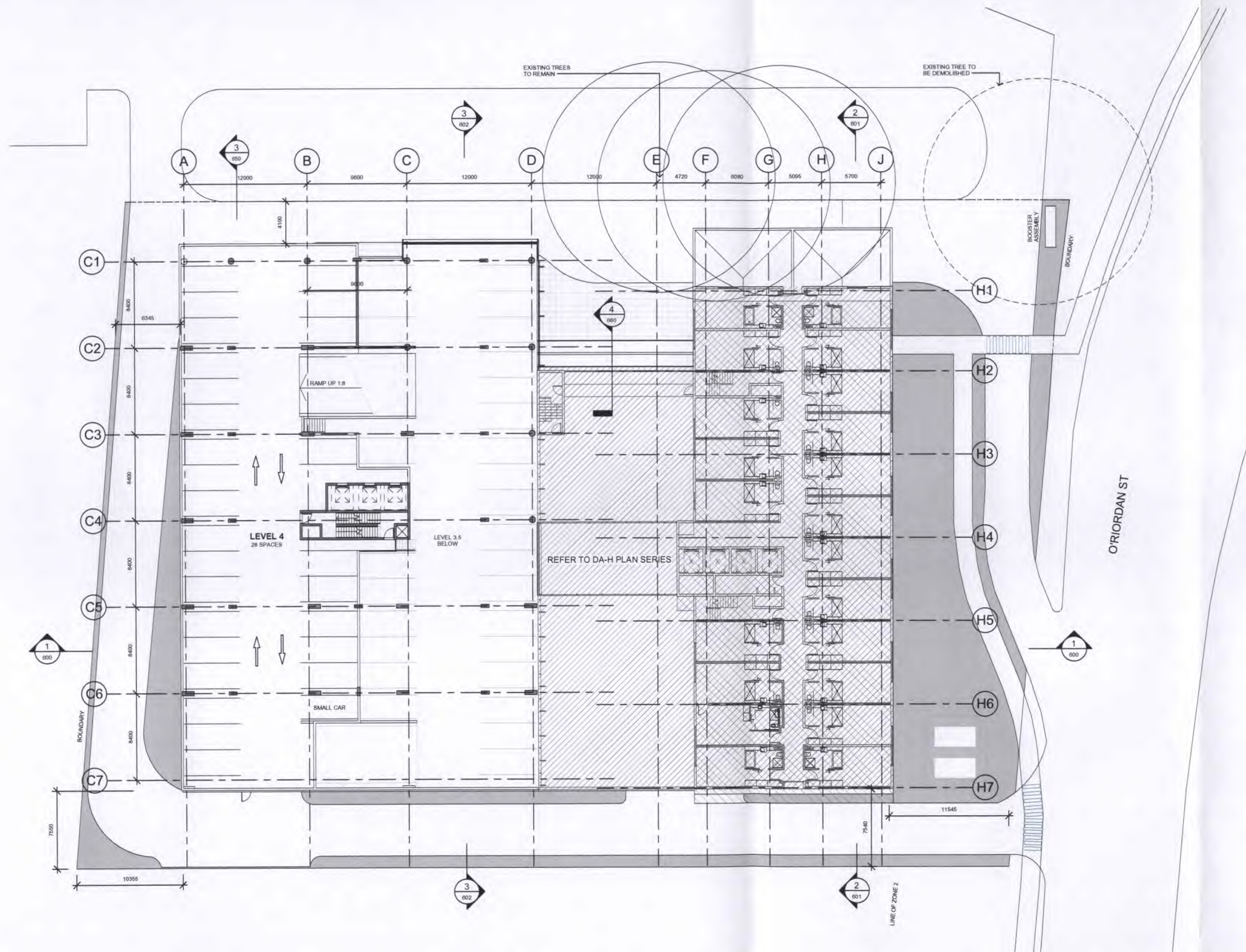
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL FLOOR PLAN LEVEL 4

Drawing No. DA-C104	Issue C
Scale 1:200@ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions
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Attachment 2



Reference: 14.093101v1

8 August 2014

McKenzie Group
Level 6, 189 Kent Street
SYDNEY NSW 2000

traffix
traffic & transport planners

suite 3.08
level 3 46a macleay street
potts point nsw 2011
po box 1061
potts point nsw 1335
t: +61 2 8324 8700
f: +61 2 9380 4481
w: www.traffix.com.au
director graham pindar
acn: 065132961
abn: 66065132961

Attention: Matthew O'Donnell, Director Planning

Re: Commercial and Hotel, 191-203 O'Riordan Street, Mascot
Response to Council regarding parking provision and arrangement

Dear Matthew,

TRAFFIX has been instructed by Goodman Pty Ltd to provide traffic, transport and parking advice with regard to the proposed mixed commercial and hotel development at 191-203 O'Riordan Street, Mascot, Botany. In this regard, TRAFFIX submitted a traffic impact assessment, dated 1 May 2014 (TRAFFIX 2014 TIA) in support of a Development Application (DA) for the commercial and hotel development.

It is understood that Council has queried the volume of hotel guest car parking and whether it is sufficient the anticipated parking demand generated by hotel guests. In response, the parking provision for hotel guests has been increased to satisfy Council's request and the car parking arrangement modified to provide the additional car parking spaces.

The remainder of this letter provides details of the amended parking provision quantum and the design modifications that have been made to the car parking arrangement.

Car Parking Provision

Firstly, the original proposal submitted at DA provided the following:

- 211 total parking spaces on-site, consisting of:
 - 141 commercial development parking spaces, comprising:
 - 137 spaces for general use (including 2 disabled spaces);
 - 4 spaces (standard car spaces) for courier vans;



- 70 hotel development parking spaces, comprising:
 - 59 spaces for guest (including 4 disabled spaces);
 - 9 spaces for hotel staff; and
 - 2 spaces for courier vans.

The TRAFFIX 2014 TIA forecast hotel guest car parking demand – for the 231-room hotel – at 1 space per 4.5 rooms based on available RMS data. The TIA analysis therefore assessed the hotel as requiring a minimum of 52 parking spaces to accommodate its forecast demand. In response, the scheme provided 59 guest parking spaces, thereby exceeding the anticipated demand. It remains TRAFFIX position that the rate of 1 per 4.5 rooms reflects the parking demand that the future hotel would generate and that the proposed provision of 59 guest parking spaces satisfactorily accommodates this future demand.

Notwithstanding the above, Council has requested that guest parking be provided in accordance with its DCP rate – for hotels within proximity of Mascot train station – of 1 space per 2.5 rooms. Application of this rate results in the following:

- 231 rooms @ 1 space per 2.5 rooms = 92 parking spaces

In summary, application of Council's DCP rate increases the hotel parking provision from the original proposed 59 spaces to 92 spaces, an increase of 33 parking spaces. In response, the scheme has been modified (see the following section) to provide the following in terms of parking:

- 244 total parking spaces on-site, consisting of:
 - 141 commercial development parking spaces, comprising:
 - 137 spaces for general use (including 2 disabled spaces);
 - 4 spaces for courier vans;
 - 103 hotel development parking spaces, comprising:
 - 92 spaces for guests;
 - 9 spaces for hotel staff; and
 - 2 spaces for courier vans.

Modification to Car Parking Arrangement

With reference the latest plans appended (at reduced scale) to this letter at Attachment 1 (and issued separately to Council at scale), the following modifications to the original DA plans have been made to accommodate the extra 33 parking spaces required:

- +1 spaces at lower ground level:
 - The comms room has been relocated and the sprinkler/pump room narrowed to provide 1 additional space;



- +4 spaces at Level 1.0:
 - At the northeast corner of the car park, the wall separating Level 1 from Level 1.5 has been moved to the east providing an area for 2 additional spaces (this area previously provided one parallel parking space);
 - Noting that all hotel guests will (including disabled users) have their car parked by the valet service, the two 2.4 metre wide 'shared areas' on Level 2 associated with the four hotel disabled parking spaces, have been converted to provide 2 additional parking spaces;
- +28 spaces at Level 3.5:
 - Level 3.5 previously provided 28 standard parking spaces. Through the use of mechanical car stackers, the storage capacity of this level has been doubled to 56 cars. It is noteworthy that Level 3.5 is half a floor lower than Level 4.0 with which it shares a ceiling. The additional half-floor of headroom clearance therefore provides an ideal location for car stackers.

Finally, the internal configuration of the modified car park arrangement has been designed in accordance with AS2890.1 (2004) Part 1: *Off-street car parking*. It is however envisaged that a condition of consent would be imposed requiring compliance with these standards and as such any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

In summary, the modified scheme responds to Council's request that hotel guest car parking be provided at a rate of 1 space per 2.5 rooms and the modified car parking arrangement has been designed in accordance with relevant Australian Standards. It is therefore concluded that the proposed-modified mixed-use development remains supportable on traffic planning grounds and will operate satisfactorily.

Should you have any queries, please contact the undersigned.

Yours faithfully,

traffix

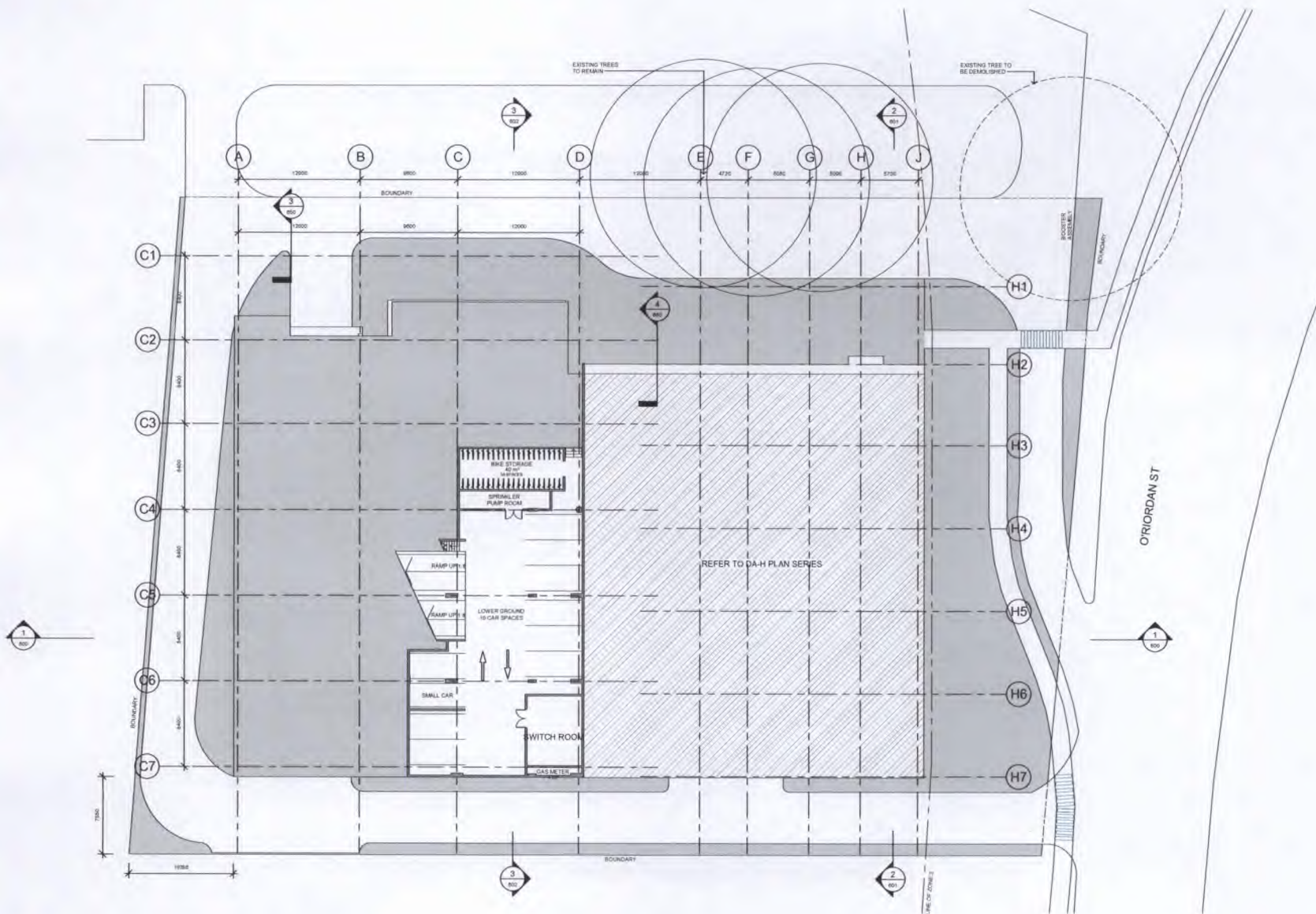
Piran Trethewey
Senior Engineer

Email: piran.trethewey@traffix.com.au

Attachment: 1) Reduced Plan



Attachment 1



Issue	Description	Date
1	CLIENT REVIEW	28/08/2024
2	DESIGN REVIEW PANEL FOR INFORMATION	31/08/2024
3	FOR INFORMATION	08/04/2024
4	DESIGN REVIEW PANEL UPDATED DRAWINGS	17/04/2024
5	DEVELOPMENT APPLICATION	01/05/2024
6	TENDER ISSUE	30/05/2024
7	VALUE FOR INFORMATION	08/06/2024

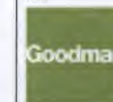
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Client



Project

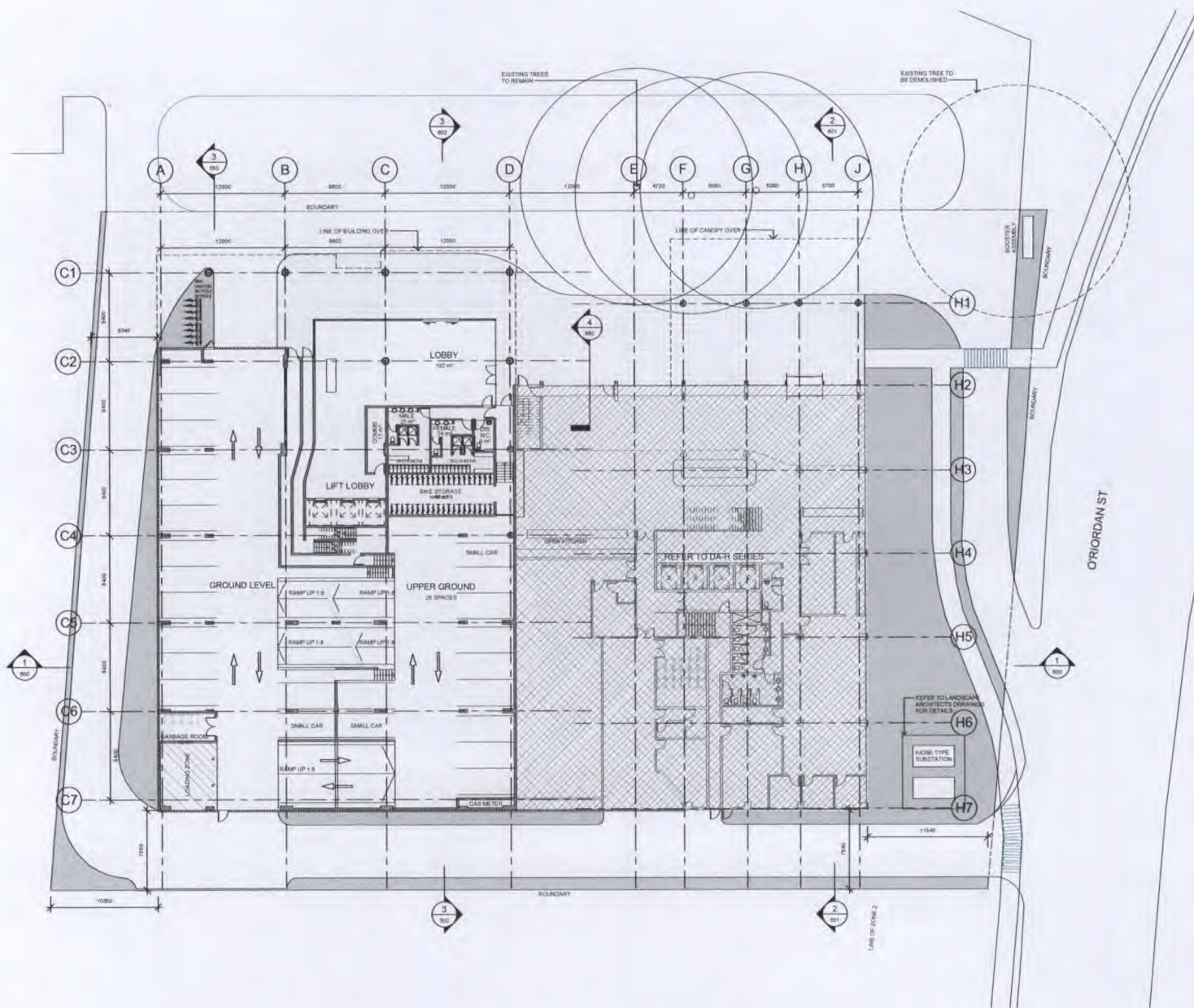
CONNECT CORPORATE CENTRE
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL LOWER GROUND FLOOR
PLAN

Drawing No.	Issue
DA-C099	C
Scale	Drawing Size
1:200@ A1	A1
Project No.	Date
1322	MAR 14
Drawn By	Issue
JH/DMcD	

CAD Reference
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Issue	Description	Date
1	CLIENT REVIEW	28/05/2014
2	DESIGN REVIEW PHASE	31/05/2014
3	FOR INFORMATION	06/06/2014
4	DESIGN REVIEW PHASE UPDATED DRAWING	17/04/2014
5	DESIGN REVIEW APPLICATION	02/05/2014
6	TECHNICAL	30/05/2014
7	FOR INFORMATION	08/06/2014

TENDER



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Client



Project

CONNECT CORPORATE CENTRE
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL GROUND FLOOR PLAN

Drawing No. DA-C100	Issue C
Scale 1: 200@ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Issue	Description	Date
1	CLIENT REVIEW	29/05/2014
2	DESIGN REVIEW PANEL	31/05/2014
3	FOR INFORMATION	06/04/2014
4	DESIGN REVIEW PANEL UPDATED DRAWINGS	17/04/2014
A	DEVELOPMENT APPLICATION	03/08/2014
B	TENDER ISSUE	30/06/2014
C	ISUE FOR INFORMATION	06/06/2014

TENDER



Client



Project

CONNECT CORPORATE CENTRE
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL FLOOR PLAN LEVEL 1

Drawing No. DA-C101	Issue C
Scale 1: 200@ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DMcD

CAD Reference
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Issue	Description	Date
1	CLIENT REVIEW	26.05.2014
2	DESIGN REVIEW PANEL	31.05.2014
3	FOR INFORMATION	08.04.2014
4	DESIGN REVIEW PANEL UPDATED DRIVEWAY	17.04.2014
5	DEVELOPMENT APPLICATION	02.05.2014
6	TENDER ISSUE	30.05.2014
7	ISSUE FOR INFORMATION	06.06.2014

TENDER



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Issue	Description	Date
1	CLIENT REVIEW	28/05/2024
2	DESIGN REVIEW PANEL	31/05/2024
3	FOR INFORMATION	30/05/2024
4	DESIGN REVIEW PANEL UPGRADED DRAINAGE	17/06/2024
5	DEVELOPMENT APPLICATION	02/09/2024
6	TENDER CALL	05/09/2024
7	ISSUE FOR INFORMATION	06/09/2024

TENDER



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Project

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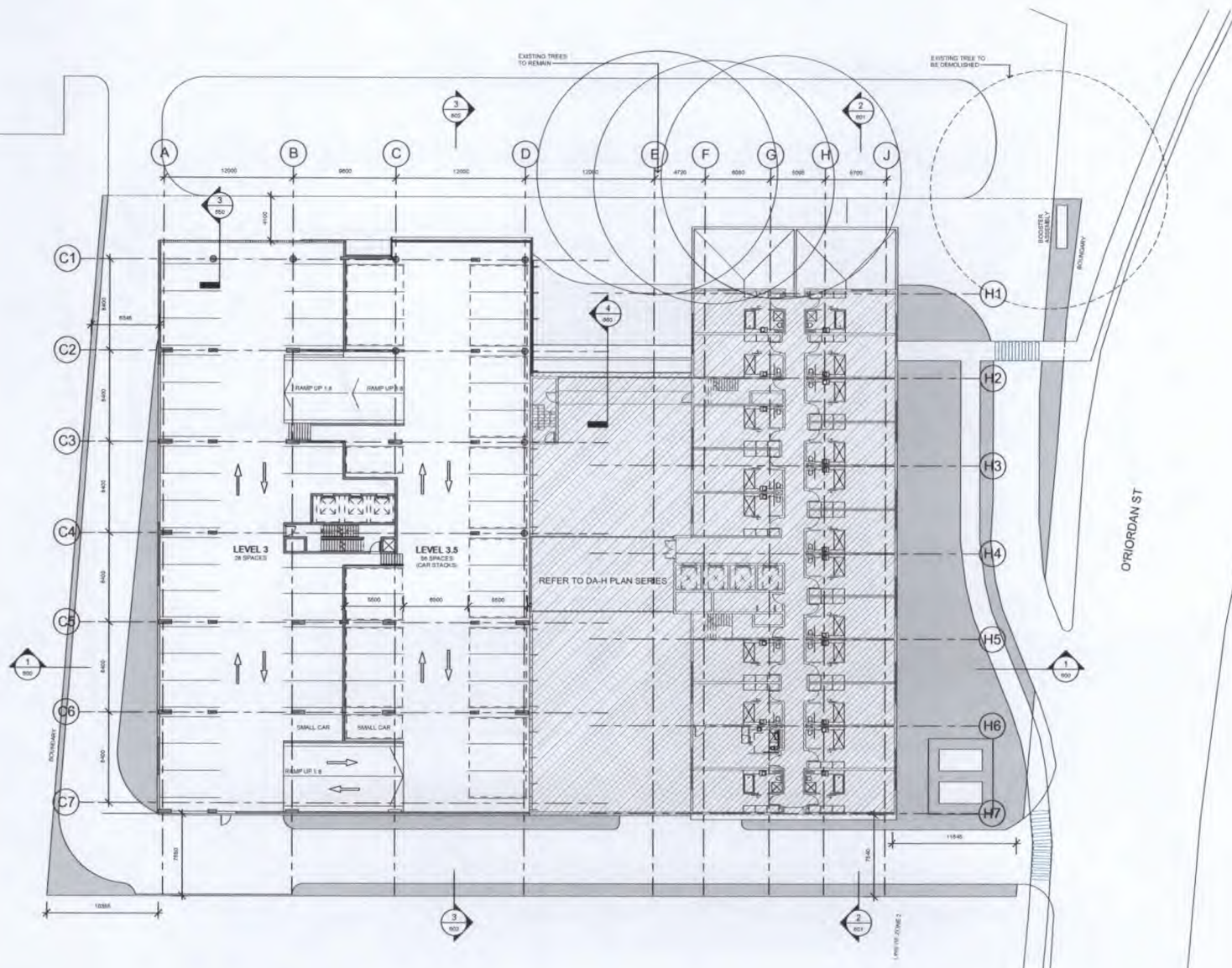
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MASCOT, NSW 2020

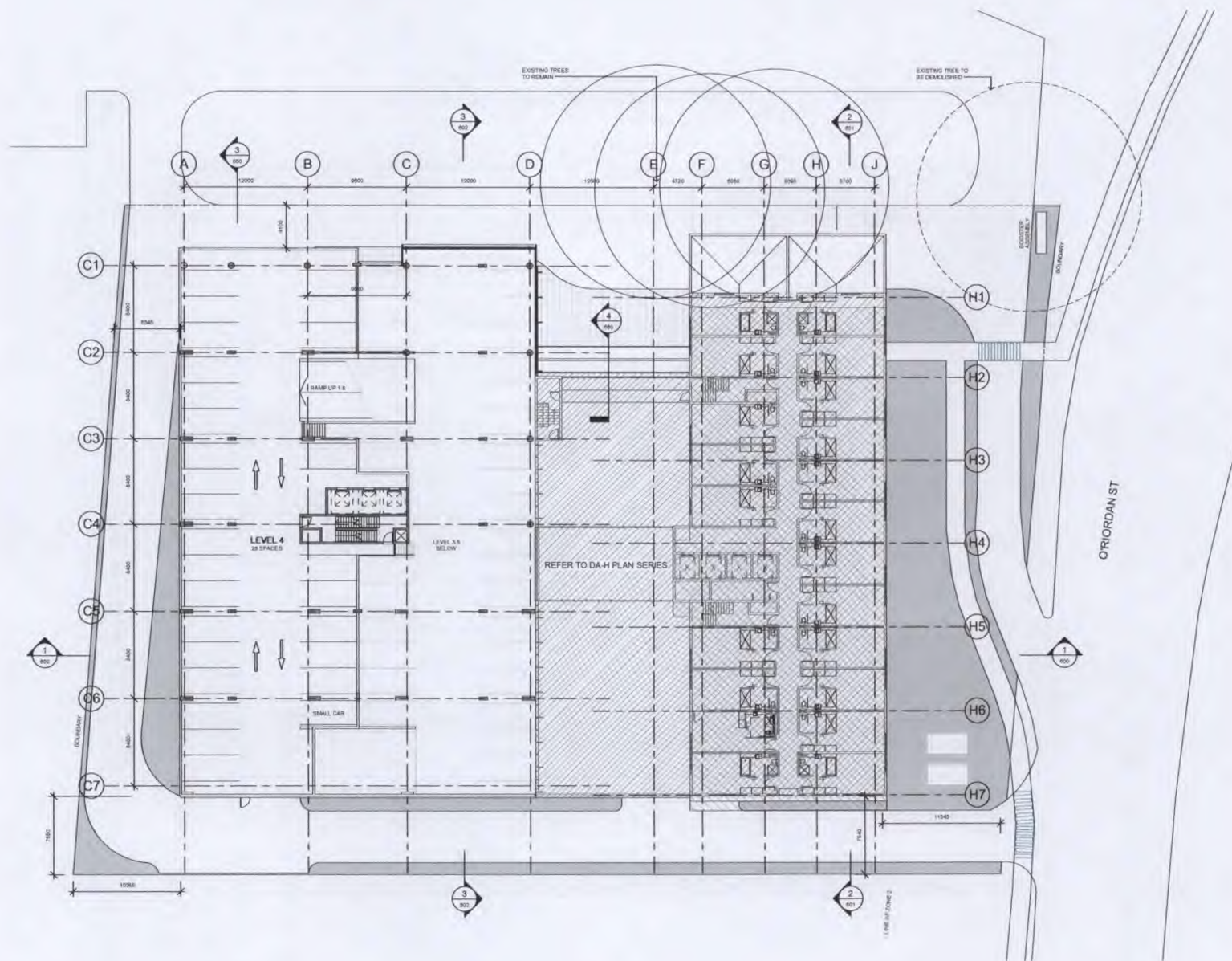
Title

COMMERCIAL FLOOR PLAN LEVEL 3

Drawing No. DA-C103	Issue C
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Project No. 1322	Drawn By JH/DMcD
Date MAR 14	

CAD Reference
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Issue	Description	Date
1	ISSUE FOR INFORMATION	20/05/2014
2	DESIGN REVIEW PANEL	11/06/2014
3	FOR INFORMATION	28/06/2014
4	DESIGN REVIEW PANEL UPDATED DRAWING	17/07/2014
5	ENVIRONMENT APPLICATION	07/08/2014
6	TRIGGER ISSUE	30/08/2014
7	ISSUE FOR INFORMATION	08/09/2014

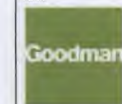
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1:500



Client



Project

CONNECT CORPORATE CENTRE

191 ORIORDAN STREET,
MASCOT, NSW 2020

Title

COMMERCIAL FLOOR PLAN LEVEL 4

Drawing No.	Issue
DA-C104	C
Scale	Drawing Size
1:200@ A1	A1
Project No.	Date
1322	MAR 14
Drawn By	
JH/DMcD	

CAD Reference
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3D\Drawings\Revit\1322 GOODMAN.rvt
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Attachment 3

07 August 2014

Attention: Elizabeth Chan

Mr Rodger Dowsett
Director – Planning and Development
Botany Bay Council
PO Box 331
Mascot NSW 1460

Re: DA 2014/095/01 – 185-191 O’Riordan Street, Mascot

Dear Ms Chan,

Thank you for your letter notifying Sydney Water of the development proposal referenced above. We have reviewed the proposal and provide the following comments for your consideration.

Stormwater

With reference to the following drawing regarding the proposed development at 185 – 191 O’Riordan Street, Mascot:

- DA-C100 Issue C dated 01.08.2014

Sydney Water has no objection to proceed with the development as per the above drawing subject to the following conditions, which need to be addressed prior to stamping the plans by Sydney Water for construction:

- Proponent is required to identify the exact location of the stormwater channel prior to commencement of work at the site and need to ensure all proposed structures are 1m away from the actual location of the stormwater channel. Depend on the actual location of the channel some changes may require. For the construction purpose, location of the easement position cannot be considered as location of the actual position of the channel.
- Details of the access arrangement across the stormwater channel is to be provided. Proponent should ensure that the access arrangement across the stormwater channel should not impede the overland flow through the site.

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au.

Yours sincerely,



Emma Whale
A/Manager, Growth Strategy

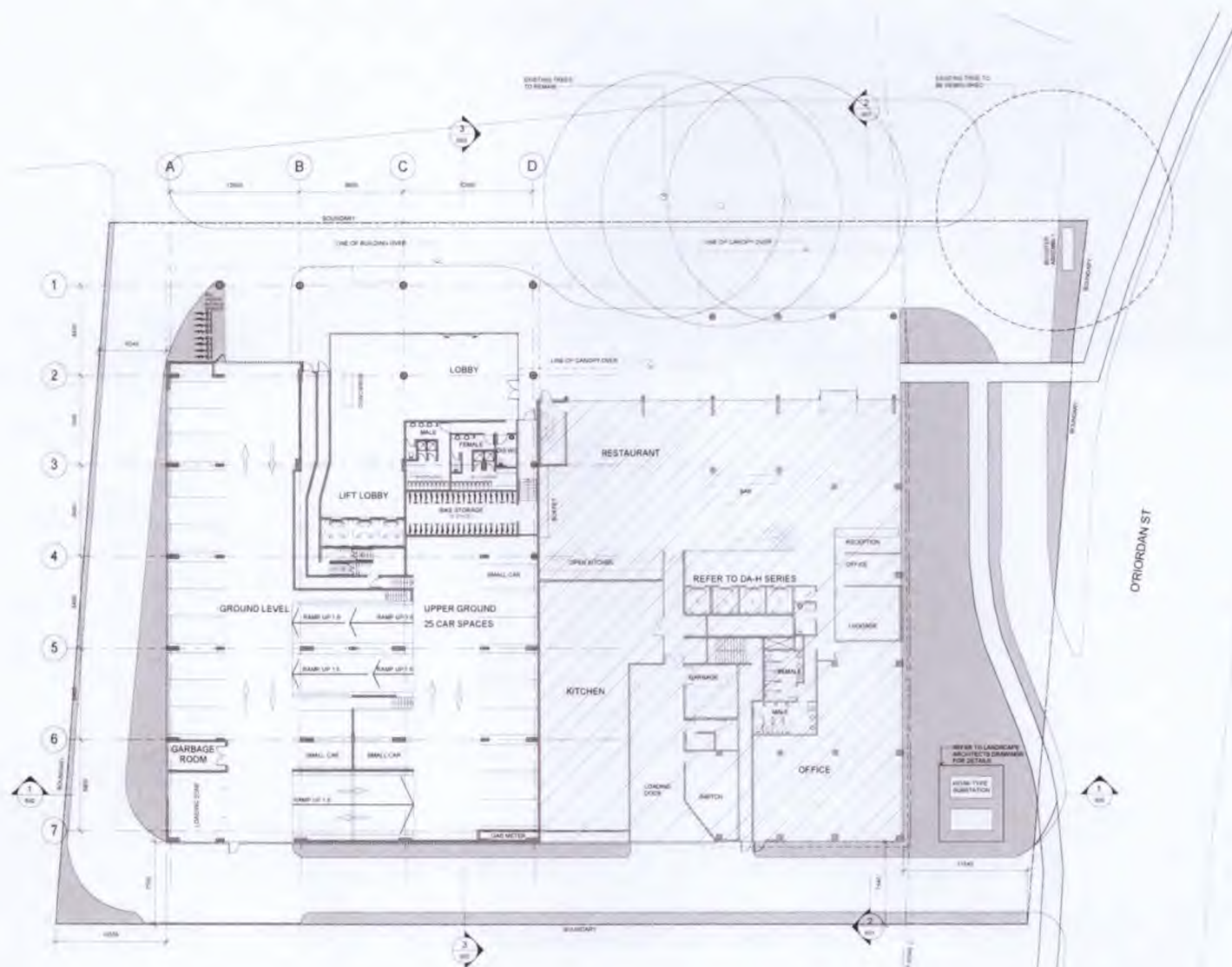
Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.



Item	Description	Date
1	CLASH REVIEW	24/03/24
2	REVISION BY JH/DM	17/03/24
3	100% DEVELOPMENT	28/04/24
4	REVISION BY JH/DM (UPPER GROUND)	17/04/24
5	REVISION BY JH/DM (OFFICE)	15/04/24
6	REVISION BY JH/DM	04/05/24
7	REVISION BY JH/DM	17/05/24

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION



Client
Goodman

Project
CONNECT CORPORATE CENTRE
191 O'RIORDAN STREET,
MASCOT, NSW 2020

Title
COMMERCIAL GROUND FLOOR PLAN

Drawing No. DA-C100	Issue C
Scale 1:200 @ A1	Drawing Size A1
Project No. 1322	Date MAR 14
	Drawn By JH/DM/DM

CAD Reference
1: WMK/GOODMAN/1322 Goodman Corporate Centre
2: WMK/GOODMAN/1322 GOODMAN/DA-C100
3: WMK/GOODMAN/1322 GOODMAN/DA-C100
4: WMK/GOODMAN/1322 GOODMAN/DA-C100
5: WMK/GOODMAN/1322 GOODMAN/DA-C100
6: WMK/GOODMAN/1322 GOODMAN/DA-C100
7: WMK/GOODMAN/1322 GOODMAN/DA-C100