

MEMO



To Chair JRPP
C/O Planning Panel's Secretariat

From Luis Melim – Manager Development Services

CC Erika Pawley – A/-Director Planning & Development, RCC

Date 8 July 2016

Your Ref: 2015SYE130

Re: **Stage 13, Discovery Point - Amendment to Condition 39**

cc

Council Ref: DA-2016/99

Council and the applicant have agreed to an amendment to Condition 39 relating to the provision of public bicycle parking within the Discovery Point Concept Plan site.

We request that this condition be considered by the Panel members and imposed on the final consent, if the application is approved.

Amended Condition 39

- (a) Secure public bicycle parking must be provided within Discovery Point in accordance with the objectives and requirements of the Concept Plan approval. Such parking shall be provided within Stage 14 or an alternative location adjacent to, or in close proximity to, the pedestrian entrance to Wollie Creek Station to ensure that it is an easily accessible and visible location for users of the rail network (subject to approval from the relevant land owner(s)).

The required number of bicycle spaces must be based on a detailed analysis of expected demand for such facilities following completion of the bicycle network and all development in the locality. The bicycle parking must comply with the requirements of AS2890.3:1993 and other relevant Australian Standards, and should be roofed to satisfy the objectives of the Concept Plan.

The amount, location and design of the secure bicycle parking spaces must be provided to, and approved by, the Director of City Planning and Development at Rockdale City Council.

- (b) The bicycle parking required by (a) above must be provided prior to issue of the Occupation Certificate, unless:
- a separate development application has been approved for the delivery of this parking; and
 - a bond has been provided that would cover all costs associated with its provision. The bond will be refunded once bicycle parking has been provided. Alternatively, if the parking is not constructed within 12 months after issue of the Occupation Certificate for Building 13, the bond will be used to provide parking in accordance with the approved design.

Notes:

- The meaning of 'secure' may not require the provision of bicycle lockers or a lockable caged area. It may be possible to provide 'secure' bicycle parking if that parking is provided in a suitable location that is well lit and clearly visible from the public domain, etc.*
- The bicycle parking was originally required to be provided within Stage 13 under the Concept Plan, however was deleted given that the northern station entrance is no longer provided.*

Luis Melim
Manager Development Services