

Memorandum

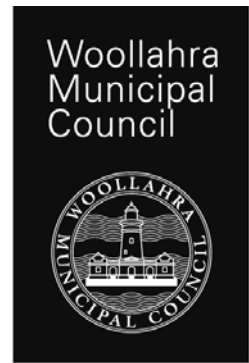
Date 15 March 2017

File No. DA307/2015/5
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To Sydney Central Planning Panel

From Mr D Sargent

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The purpose of this memorandum is to address the late correspondence provided by the applicant with regard to re-instating vehicular to Woods Avenue for the purpose of servicing and deliveries.

The original development consent relied on all vehicle access being obtained from Ocean Street. Vehicle traffic in Woods Avenue was a major concern for residents in Woods Avenue.

The closure of the crossover to Woods Avenue and implementation of a Plan of Management preventing any pick-up and drop-off from Woods Avenue formed part of the grounds on which Council supported the original application, in order to reduce impacts from the redevelopment on residents.

Re-instatement of a crossover and loading bay from Woods Avenue will re-introduce additional vehicle movements to Woods Avenue and may encourage pick-up and drop-off of children from the child care centre, which is contrary to the intent of the original consent.

Conditions have been imposed, including amendments to the Plan of Management, to restrict access to Woods Avenue for pick-up and drop-off from the child care centre. The burden of monitoring compliance with these conditions will be more difficult if vehicle access is permitted from Woods Avenue. It is more practical in this instance to discourage access through design.

While it may be more convenient that service deliveries for the child care centre occur from Woods Avenue, it is not essential to the operation of this use.

With regard to the manoeuvring of residents' vehicles, Woods Avenue has a width of approximately 8.6m from kerb to kerb. There is a 'no parking' zone across the entire frontage of subject site. Even allowing for parking on the eastern side of Woods Avenue, a width of approximately 6.1m is sufficient to allow vehicles to turn around at the termination of the road.

Reliance on a loading bay on private property for vehicle manoeuvring is not a desirable outcome and should not form grounds for supporting the loading bay.

On the basis of the above considerations, Council does not support re-instatement of a driveway crossover to Woods Avenue and provision of a loading bay at the eastern boundary of the site.

Council staff has no objection to the amendments to the conditions of consent proposed by the Woollahra Councillors in the correspondence dated 27 February 2017, regarding the removal of Trees 33 and 35 subject to the replacement planting proposed in the amended Landscape Plan.

A handwritten signature in dark ink, appearing to read 'Dylan Sargent', written in a cursive style.

Dylan Sargent
Assessment Officer