

12 July 2017

The General Manager
Ryde City Council
PO Box 23
RYDE
NSW 2112

Dear Sir,

VEHICULAR ACCESS AND PARKING ASSESSMENT
ASSOCIATED WITH
SECTION 96 APPLICATION
MIXED USE DEVELOPMENT
SHEPHERDS BAY – STAGES 2 & 3

Ryde City Council has issued a draft modified Consent for LDA2015/0018 for the subject mixed use development. Draft Condition 30 of the consent makes reference to a requirement prior to the release of the Construction Certificate for the following:

*30. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).*

(a) To facilitate vehicle access and sight distance at the corner located on Basement Level adjoining a waste bin room (opposite the Fire Sprinkler Room), the wall of the bin room must provide a splay of minimum 2m by 2m dimensions on the corner and centreline linemarking on both approach directions to the corner, to ensure there is separation of conflicting vehicle flows.

In the event that the splay cannot be provided due to construction of significant structural elements in this region (verified by a Structural Engineer), the walls of the waste bin room must be visually permeable in the region of the splay so as to maximise drivers sight distance to approaching traffic.

(b) All retail and visitor parking aisles greater than 6 bays long and with no through access (dead end) must provide vehicle turning bay at the end of the aisle to enable vehicles to turn around should every space in the aisle be occupied. Vehicle turning bays may have the same dimensions as a single parking space and be sufficiently marked to clearly indicate the space is intended for use as a vehicle turning bay.

- (c) The visitor spaces located in the same parking aisle as the car share spaces must be relocated to adjoin the main vehicle access aisle. This is to prevent the need for a turning bay at the end of this aisle.*
- (d) Should the pedestrian access from the retail floor area to the basement garage be open to the public, a linemarked pedestrian path of travel must be implemented to the first parking module. The linemarking is to ensure there is a clear demarcation between vehicle and pedestrians in the vicinity of the base of the ramp.*
- (e) With reference to the condition "Parking Allocation", the Basement Level parking area is to reconfigure the boom gate access so as to accommodate the reallocation of parking.*

This Practice has been retained by Shepherds Bay Urban Development Pty. Ltd. to address the abovementioned draft Consent Condition as follows:

Comment

Condition 30(a) - It is understood that modifications to the corner of the waste bin room to provide a 2m x 2m splay cannot be undertaken due to the location of the structural column and garbage chutes. Further it is understood that the walls of the waste bin room cannot be made permeable due to fire safety reasons. In light of these structural design reasons, in addressing Council's concerns regarding the blind spot created by the corner of the waste bin room affecting visibility of approaching vehicles in the opposite direction, it has been previously recommended to Council by City Plan Services that the provision of a convex mirror be considered to improve sight distance at that location. This Practice supports such measures upon review of the plans and recommends that the convex mirror should be installed directly opposite the waste bin room and adjacent to the fire sprinkler room.

In addition to the above, it is recommended that a centreline marking is also proposed to be implemented to provide effective separation between two vehicles travelling in opposing directions in accordance with draft Consent Condition 30(a).

Condition 30 (b, c, d and e) – It is understood that the current off-street parking area design is able to be modified to comply with the design requirements specified within parts b, c, d and e of draft Consent Condition 30. Please refer to the amended Section 96 plans to be submitted by Turner under a separate cover.

It would be appreciated if the information contained within this correspondence could be incorporated in Council's assessment of the subject application.

Yours faithfully,



David Thompson
Principal
Transport Planner