

# MEMORANDUM

**To:** Sydney North Planning Panel  
**From:** Sandra Bailey Senior Coordinator Major Development  
**Date:** 26 July 2017  
**Subject:** Stages 2 and 3 MOD2017/80 - 2017SNH043

I refer to the modified conditions contained in Attachment 1 of the Council Assessment Report.

At the time of finalising the report, the applicant did not agree with Council's wording of condition 30 despite the Council and the applicant's Traffic Engineer being in agreement. The applicant has subsequently provided a further letter in respect of condition 30. Council and the applicant have now agreed to the following wording:

**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).

With respect to this, the following revision(s) must be undertaken;

- 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), a convex mirror shall be installed diagonally opposite the bin room and centreline marking on both approach directions to the corner, to ensure there is separation of conflicting vehicle flows.
- b) All retail and visitor parking and car share parking aisles must be reviewed to ensure compliance with the provisions of AS2890.1-2004. Any vehicle turning bays must have the required dimensions and be sufficiently marked to clearly indicate the space is intended for use as a vehicle turning bay. Certification is to be provided with the Construction Certificate by an appropriately qualified traffic engineer confirming that the plans comply with AS2890.
- c) 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 line marking is to ensure there is a clear demarcation between vehicle and pedestrians in the vicinity of the base of the ramp.
- d) With reference to the condition "*Parking Allocation*" (condition 124), the boom gate access must accommodate any re-allocation of parking.

These amendment(s) must be clearly marked on the plans submitted with the application for the relevant Construction Certificate.

It is recommended that the SNPP approve the Section 96 application subject to the conditions in attachment 1 with the exception of condition 30. Condition 30 should be amended to read as detailed above.