

Annexure 4

Completion Date: 11 March 2019

REFERRAL RESPONSE – TECHNICAL SERVICES

FILE NO: Development Applications/ 438/2015/2
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Modifications to the approved stage 1 concept proposal which includes building envelopes, indicative uses, vehicle access and car parking and the heritage interpretation strategy
FROM: Mr R Lam
TO: Mr M Moratelli

1. ISSUES

- None

2. DOCUMENTATION

I refer to the following documents received for this report:

- Architectural Drawings by Cottee Parker Architects Pty Ltd.
- Traffic Impact Assessment Report (Ref 0410r01v4 S4.55 TIA White City Development; Issue IV) by Ason Group dated 18 December 2018.

3. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a. Flooding & Overland Flow comments

Council's Drainage Engineer has determined that the development proposal is generally satisfactory subject to the following conditions:

- A permanent flood risk management plan is to be installed in a frequented area of the basement carpark.*
- A permanent flood risk management plan is to be installed in an area frequented by the facility staff.*
- A permanent flood risk management plan is to be installed in a frequented area of the ground level carpark.*
- A flood warning system is to be installed monitor water levels in the adjacent stormwater channel. The system is to be designed to warn occupants when water in the channel is rising quickly so flood affected areas can be evacuated. The warning system is to be developed in consultation with Council, BOM, Sydney water and the SES.*

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- e) A flood evacuation plan is to be developed in consultation with Council and the SES.*
- f) Permanent brass plaques are to be fixed in prominent outdoor area indicating the 1% AEP level (4m AHD) and the PMF level (6.5m AHD).*
- g) All fences traversing the over land flow paths are to be designed to be flow through.*
- h) All fences and walls are to be designed to be structurally stable during flood events.*
- i) The proposed below ground car park is to be protected by a physical threshold set at or above the flood planning level of 4.3m AHD.*
- j) Emergency self-powered lighting, indicating the safe exits is to be installed in the car parking area.*
- k) The underground parking area is to be tanked.*
- l) Install a permanent signage is to be in above ground parking area indicating the 1% flood level of AEP level (4m AHD) and the PMF level (6.5m AHD) stating "This is subject to flooding".*
- m) All habitual floors have to be above or protected from flooding to the flood planning level of 4.5m AHD.*
- n) Flood compatible materials are to be used for all flood exposed construction below the flood planning level of 4.5m AHD.*
- o) All electrical wiring and fixed electrical equipment is to be located above or waterproofed to the flood planning level of 4.5 m AHD.*

b. Traffic comments

Council's Traffic Section in principle raises no objections to the proposal. However it requires further details to be provided to address DCP requirement of on-site bicycle and motorbike parking provision:

- a) On-site bicycle parking and associated trip-end facilities are to be provided as per the minimum rate stipulated by DCP Clause E1.6.2.*
- b) On-site motorbike parking is to be provided as per the minimum rate stipulated by DCP Clause E1.7.1.*
- c) The design of the bicycle and motorbike parking are to comply with DCP Clause E1.6.2 and E1.7.1.*
- d) A reduced parking provision may be accepted if the applicant can demonstrate that the accumulative parking demand is below the DCP minimum requirement.*
- e) Architectural plans are to clearly indicate the updated parking provision.*

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4. RECOMMENDATION

Council's Development Engineer has determined that the Section 4.55 application is satisfactory, subject to the following modification to the original conditions:

Condition B.11 is to be modified to read:

B.11 Future development application(s) shall provide on-site car parking in relation to the peak demand of the whole facility in accordance with the car parking rates set out in Woollahra DCP 2015 and the RTA (RMS) Guide to Traffic Generating Development to the satisfaction of Council.

Provision shall also be made for adequate loading and unloading facilities for service vehicles, suitably sized and designed for the proposed use.

A reduced parking provision may be accepted if the applicant can demonstrate that the accumulative parking demand is below the DCP minimum requirement.

Architectural plans are to clearly indicate the updated parking provision.

Condition B.12 is to be modified to read:

B.12 Future development application(s) shall include an appropriate amount of bicycle and motorbike parking spaces addressing the following:

- a) On-site bicycle parking and associated trip-end facilities are to be provided as per the minimum rate stipulated by DCP Clause E1.6.2.
- b) On-site motorbike parking is to be provided as per the minimum rate stipulated by DCP Clause E1.7.1.
- c) The design of the bicycle and motorbike parking are to comply with DCP Clause E1.6.2 and E1.7.1.

Condition B.16 is to be modified to read:

B.16 Future development application(s) shall include a Flood Risk Management Plan prepared by a suitably qualified civil engineer showing the following flood protection measures:

- a) A permanent flood risk management plan is to be installed in a frequented area of the basement carpark.
- b) A permanent flood risk management plan is to be installed in an area frequented by the facility staff.
- c) A permanent flood risk management plan is to be installed in a frequented area of the ground level carpark.
- d) A flood warning system is to be installed monitor water levels in the adjacent stormwater channel. The system is to be designed to warn occupants when water in the channel is rising quickly so flood affected areas can be evacuated. The warning system is to be developed in consultation with Council, BOM, Sydney water and the SES.

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- e) A flood evacuation plan is to be developed in consultation with Council and the SES.
- f) Permanent brass plaques are to be fixed in prominent outdoor area indicating the 1% AEP level (4m AHD) and the PMF level (6.5m AHD).
- g) All fences traversing the over land flow paths are to be designed to be flow through.
- h) All fences and walls are to be designed to be structurally stable during flood events.
- i) The proposed below ground car park is to be protected by a physical threshold set at or above the flood planning level of 4.3m AHD.
- j) Emergency self-powered lighting, indicating the safe exits is to be installed in the car parking area.
- k) The underground parking area is to be tanked.
- l) Install a permanent signage is to be in above ground parking area indicating the 1% flood level of AEP level (4m AHD) and the PMF level (6.5m AHD) stating "This is subject to flooding".
- m) All habitual floors have to be above or protected from flooding to the flood planning level of 4.5m AHD.
- n) Flood compatible materials are to be used for all flood exposed construction below the flood planning level of 4.5m AHD.
- o) All electrical wiring and fixed electrical equipment is to be located above or waterproofed to the flood planning level of 4.5 m AHD.