

REFERRAL RESPONSE – TRAFFIC

FILE NO: Development Applications: 489/2024/1
ADDRESS: 33 Cross Street DOUBLE BAY
PROPOSAL: Demolition of an existing building and construction of a new mixed-use building above an existing 2 level basement.
FROM: Ms E Fang
TO: Mr B McIntyre

I refer to the memo from the Planning Department dated 16 April 2025 requesting comments in relation to the above.

1. ISSUES

Nil.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Traffic Response to Council's RFI, unreferenced, prepared by JMT Consulting, dated 8 April 2025.
- Operational Management Plan, Rev 8, unreferenced, prepared by National Facilities Management, dated 15 April 2025.
- Revised Architectural Plans, Rev B, referenced 224055.00, prepared by COX Architecture, dated 24 March 2025.

3. ASSESSMENT

Parking Provision

The parking provision for the proposed development has been previously assessed in accordance with Council's *DCP 2015 Chapter E1 Parking and Access*, which identifies an undersupply of hotel parking.

It is noted that the proposed provision equals to one space for every 4 hotel rooms, which complies with the minimum recommended rate in TfNSW's Guideline in 2002. Reference is also made to the existing operations of the current site, which identifies a low parking demand from the hotel use. It is also noted that guests will be informed of limited parking opportunities onsite and can book the parking before arrival, which is considered acceptable to manage the parking demand.

In addition, it is noted that one (1) accessible parking has been provided for the hotel use, which complies with NCC's minimum requirement and is deemed satisfactory.

It is acknowledged that the site is in vicinity to public transport services and public car parks, which can assist with reducing the long-term parking demand from staff. A preliminary Green Travel Plan (GTP) has been provided, noting a more detailed GTP will be submitted before operation which is considered acceptable. Should the development be approved, conditions will be imposed to ensure a satisfactory Green Travel Plan and Travel Access Guidance be developed and implemented during the ongoing use of the site.

Vehicular Access

The vehicular access to the basement has been previously assessed and is deemed satisfactory.

It is indicated that the largest vehicle attending the site to utilise the loading dock will be 6.4m SRV which is considered satisfactory for the proposed turntable with a 7.0m of clearance. The proposed width of 3.5m is deemed satisfactory for ingress/egress movements.

Car Share

Whilst Council's DCP requires car share services should be accessible to the general public, which is in line with TfNSW's requirements for the car share spaces to be accessible at all times, it is acknowledged that these requirements are intended for commercial car share scheme. It is also noted that the car share parking is not proposed to compensate for undersupply of parking but rather would be managed privately similar to pool car scheme, which is considered acceptable. The Operational Plan of Management and the architectural drawings however should be updated to note that these spaces are for pool vehicle parking to avoid confusion with car share scheme.

4. RECOMMENDATION

Council's Traffic Engineer has reviewed the application and recommend that the development is satisfactory, subject to the following conditions:

A. GENERAL CONDITIONS

A.5 Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
2446	Traffic Impact Assessment	JMT Consulting	30 October 2024
Unreferenced	Traffic Response to Council's Request for Information	JMT Consulting	8 April 2025
Unreferenced	Operational Management Plan, Rev 8	National Facilities Management	15 April 2025

Notes:

Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.

These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. BEFORE DEMOLITION WORK COMMENCES

B.20 Construction Traffic Management Plan

Before any site work commences, and as a result of the site constraints, limited space and access, a Construction Traffic Management Plan (CTMP) is to be submitted to Council for approval. Also, due to lack of on-street parking a Work Zone may be required during construction.

An application for the CTMP must be submitted for approval, and all associated application fees must be paid.

The CTMP must be submitted as a self-contained document that outlines the nature of the construction project and as applicable, include the following information:

- a) Detail the scope of the works to be completed including details of the various stages, e.g. demolition, excavation, construction etc. and the duration of each stage.
- b) Identify local traffic routes to be used by construction vehicles.
- c) Identify ways to manage construction works to address impacts on local traffic routes.
- d) Identify other developments that may be occurring in the area and identify ways to minimise the cumulative traffic impact of these developments. Should other developments be occurring in close proximity (500m or in the same street) to the subject site, the developer/builder is to liaise fortnightly with the other developers/builders undertaking work in the area in order to minimise the cumulative traffic and parking impacts of the developments.
- e) Detail how construction workers will travel to and from the site and parking arrangements for those that drive.
- f) Identify any proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access, or reversing manoeuvres onto a public road, and provide Traffic Guidance Schemes (TGSs) prepared by an accredited SafeWork NSW Control Work Training Card holder to manage these temporary changes.
- g) Detail the size (including dimensions), numbers and frequency of arrival of the construction vehicles that will service the site for each stage of works.
- h) Provide for the standing of vehicles during construction.
- i) If construction vehicles are to be accommodated on the site, provide a scaled drawing showing where these vehicles will stand and the vehicle swept path to show that these vehicles can access and egress the site in a forward direction (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
- j) If trucks are to be accommodated on Council property, provide a scaled drawing showing the location of any proposed Works Zone (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
- k) Show the location of any site sheds and any anticipated use of cranes and concrete pumps and identify the relevant permits that will be required.

- l) If a crane/s are to be accommodated on site, detail how the crane/s will be erected and removed, including the location, number and size of vehicles involved in the erection/removal of the crane/s, the duration of the operation and the proposed day and times, any full or partial road closures required to erect or remove the crane/s and appropriate Traffic Guidance Schemes (TGSs) prepared by an approved SafeWork NSW Control Work Training Card holder.
- m) Make provision for all materials, plant, etc. to be stored within the development site at all times during construction.
- n) State that any oversized vehicles proposed to operate on Council property (including Council approved Works Zones) will attain a Permit to Stand Plant on each occasion (Note: oversized vehicles are vehicles longer than 7.5m or heavier than 4.5T.)
- o) Show the location of any proposed excavation and estimated volumes.
- p) When demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work must only be undertaken between the hours of 9.30am and 2.30pm, in order to minimise disruption to the traffic network during school pick up and drop off times.
- q) Show the location of all Tree Protection (Exclusion) zones (Note: storage of building materials or access through Reserve will not be permitted without prior approval by Council).

Notes:

A minimum of eight weeks will be required for assessment. Site work must not commence until the Construction Traffic Management Plan is approved. Failure to comply with this condition may result in fines and proceedings to stop work. Council and NSW Police approval is required prior to a partial or full temporary road closure. If you are seeking a partial or full temporary road closure you must comply with the relevant conditions of this consent and you must also gain the approval of the Eastern Suburbs Police Area Command.

If you partial or full close a road without compliance with Council and NSW Police requirements Council Rangers or the Police can issue Penalty Infringement Notices or Court Attendance Notices leading to prosecution.

Traffic Supervisors at the Eastern Suburbs Police Area Command can be contacted on eastsubtraffic@police.nsw.gov

Condition Reason: To facilitate the efficient operation of construction projects, minimise traffic disruption, and protect the public, and the surrounding environment, during site works and construction.

(Autotext 20B)

B.21 Works (Construction) Zone – Approval and Implementation

If the Construction Management Plan relies upon a Works Zone, before any site work commences, a Works Zone application must be made.

If the works zone is approved, all fees for the Works Zone must be paid before it can be installed.

All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council's Rangers and NSW Police before commencement of any site work. Signs are not erected until full payment of Works Zone fees is made.

Notes:

A minimum of four to six weeks must be allowed (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under clause 20 of the Transport Administration (General) Regulation 2018 to exercise those functions delegated by Transport for New South Wales under section 31(3) of the Transport Administration Act 1988. The enforcement of the Works Zone is at the discretion of Council's Rangers and the NSW Police Service. Any breach of the Works Zone must be reported to either Council or the NSW Police Service.

Condition Reason: To facilitate the efficient operation of construction projects and to minimise traffic disruption.

C. ON COMPLETION OF REMEDIATION WORK

Nil.

D. BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

D.4 Modification of Details of the Development (section 4.17(1)(g) of the Act

Before the issue of any construction certificate, the approved plans and the construction certificate plans and specification required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulations, must detail the following amendments:

- a) The vehicular access to the loading dock ~~should~~**must** be reduced to 3.5m in width at the property boundary.
- b) ~~Annotation for the car share parking spaces should be updated to 'pool car parking' to be consistent with the proposed operation of private car pool scheme.~~
Annotation 'CAR SHARE' for the two parking spaces on Basement Level 1 must be updated to 'POOL CAR PARKING' to achieve consistency with the operation of private car-pool scheme.

Notes:

Clause 20 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate subject to this condition unless the Principal Certifier is satisfied that the condition has been complied with.

Clause 19 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate that is inconsistent with this consent.

Condition Reason: To require design changes and/or further information to be provided to address specific issues identified during the assessment under section 4.15 of the Act.

D.13 Road and Public Domain Works

Before the issue of any construction certificate, a separate application under Section 138 of the Roads Act 1993 is to be made to, and be approved by Council, for the following infrastructure works. The infrastructure works must be carried out at the applicant's expense:

- a) The removal of the existing vehicular crossing including layback and gutter and the construction of a new 3.5 metres wide vehicular crossing for the loading dock in

accordance with Council's Crossing Specification, standard driveway drawing RF2_D and to the satisfaction of Council's Assets Engineers. The new vehicular crossing must be constructed at a right angle to the street kerb in plain concrete where the centreline of the new crossing must align with the centreline of the internal driveway at the property boundary. Design longitudinal surface profiles along each side/edge for the proposed driveway, starting from the road centreline to the parking slab must be submitted for assessment.

- b) A yellow epoxy zebra crossing be provided at both vehicle access points to minimise any conflicts and to improve pedestrian safety;
- c) **Other conditions imposed by Development Engineers.**

Condition Reason: To ensure the design of the road, footpaths, driveway crossings and public stormwater drainage works are detailed and approved under section 138 of the Roads Act 1993 and to ensure the works are completed to Council's satisfaction.

D.45 Parking Facilities

Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3: Parking Facilities - Bicycle Parking Facilities, AS 2890.6: Parking facilities - Off-street parking for people with disabilities, AS/NZS 2890.1: Parking Facilities - Off-Street Car Parking and AS 2890.2: Off-Street Parking: Commercial Vehicle Facilities respectively.

The plans must satisfy the following requirement(s):

- a) A 2m x 2.5m driveway sightline splay be provided, clear of sight obstruction, along both sides of the driveway for the loading dock to ensure visibility between vehicles leaving the loading dock and pedestrians on the frontage road footpath. This should be clearly depicted on the architectural plans.
- b) Sight distance requirements must comply with Clause 3.2.4 and Figure 3.3 of AS2890.1:2004.
- c) Concrete median island be provided for the northern driveway to allow separate and independent operations for ingress and egress traffic.
- d) 'STOP' sign and line marking be provided, wholly within the site, for vehicles exiting the site from both driveways.
- e) Signage and/or line marking be provided to ensure compliant allocation of parking spaces to retail and residential uses. A minimum of ten (10) parking spaces must be allocated for staff parking to minimise parking pressure on surrounding streets.
- f) Signage and line marking be provided within the basement car park to clearly guide the traffic flow to allow efficient movements. Convex mirrors should be provided at turning points to assist with visibility and avoid traffic conflicts.
- g) Yellow epoxy zebra crossing be provided within the basement car park to allow pedestrians to walk safely to and from the parking spaces, trolley areas and the lift.
- h) Accessible parking space and the adjacent shared space must be designed to comply with parking configurations stipulated in AS 2890.6.
- i) **Other conditions imposed by Development Engineers.**

Access levels and grades must comply with access levels and grades required by Council under the Roads Act 1993.

The Principal Certifier has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.

Condition Reason: To ensure parking facilities are designed in accordance with the Australian Standard.

D.70 Woollahra Local Traffic Committee Approval

Before the issue of a construction certificate, the applicant is to liaise with Council's Traffic and Transport Department for any required adjustment of parking restrictions. This matter must be referred to the Woollahra Local Traffic Committee for review and approval.

Notes:

This process can take up to 8 weeks.

All works associated with the signage changes shall be carried out at the full cost to the applicant.

Condition Reason: To ensure the approval of the Woollahra Local Traffic Committee is obtained.

E. BEFORE BUILDING WORK COMMENCES

Nil.

F. DURING BUILDING WORK

F.3 Compliance with Construction Traffic Management Plan

While site work is being carried out, all development activities and traffic movements must be carried out in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times. A copy of the CTMP must be kept on-site at all times and made available to the Principal Certifier on request.

Notes:

Irrespective of the provisions of the Construction Traffic Management Plan the provisions of traffic and parking legislation prevails.

Condition Reason: To ensure compliance with the Construction Traffic Management Plan.

G. BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

G.XX Green Travel Plan and Travel Access Guide (Special Condition)

Before issue of an occupation certificate, to facilitate alternative transport modes and promote sustainable growth, a detailed Green Travel Plan (GTP) and Travel Access Guide (TAG) are to be submitted to Council for approval, and all associated application fees must be paid.

GTP must be prepared in accordance with E1.12 of Council's DCP and provide information including but not limited to:

- Targets of plan;
- Strategies and measures to achieve proposed targets, including the operations of car-pool scheme demonstrated in the *Operational Management Plan*, prepared by National Facilities Management and dated 15 April 2025;
- The implementation of plan, including measures intended to take and representative responsible for implementing and enforcing the plan.

The TAG must be prepared in accordance with TfNSW's *Guide to Prepare Travel Access Guide* and must be submitted as a concise representation of all of the travel options to the site, highlighting key information about the most effective ways of accessing the site by sustainable modes of transport (public transport, walking or cycling, car share and/or car pool). A TAG must include the following information:

- Onsite car parking provision;
- End of trip facilities;
- Delivery and servicing arrangements.

Condition Reason: To facilitate sustainable development and maximise road safety and performance.

H. OCCUPATION AND ONGOING USE

H.21 Provision of Off-street Public and Visitor Parking

During the occupation and ongoing use, in compliance with AS2890.3: Parking Facilities - Bicycle Parking Facilities, AS 2890.6: Parking facilities - Off-street parking for people with disabilities and AS/NZS 2890.1: Parking Facilities - Off-Street Car Parking and AS 2890.2: Off-Street Parking: Commercial Vehicle Facilities, unimpeded public access to off-street parking must be maintained as follows:

Use	Number of spaces
Car parking (residential)	37 (including 3 accessible)
Car parking (hotel)	10 (including 1 accessible)
Car parking (retail)	61 (including 1 accessible)
Car parking (commercial)	30 (including 1 accessible)
Car parking (pool car)	2
Car parking (service/trades)	2
Bicycle parking (residential)	29
Bicycle parking (staff)	48
Bicycle parking (visitor)	12
Motorbike parking	15

Notes:

Where there is a potential for the trespass of private motor vehicles upon private parking servicing the owner of the site may seek to enter into a free parking area agreement with Council. Council may under such agreement enforce parking restrictions under section 650 of the Local Government Act 1993.

Further information can be obtained from Council's Compliance Team by calling 9391 7000 or from the Office of Local Government at www.olg.nsw.gov.au or call 4428 4100.

Condition Reason: To ensure adequate on-site parking is maintained.

H.23 Provision of Off-street Commercial Vehicle Facilities

During the occupation and ongoing use, in compliance with AS 2890.2: Parking facilities - Off-street commercial vehicle facilities, unimpeded access to off-street parking must be maintained as follows:

Use	Number of spaces
Loading Dock	1 (including a turntable with a minimum clearance of 7m)

All deliveries to and dispatch from the site, excluding retail sales, must occur within the curtilage of the development and within the commercial vehicle parking facilities required to be maintained by this condition.

Notes:

Where there is a potential for the trespass of private motor vehicles upon private parking servicing the owner of the site may seek to enter into a free parking area agreement with Council. Council may under such agreement enforce parking restrictions under section 650 of the Local Government Act 1993.

Further information can be obtained from Council's Compliance Team by calling 9391 7000 or from the Office of Local Government at www.olg.nsw.gov.au or call 4428 4100.

Condition Reason: To ensure that commercial vehicles use loading facilities within the site to reduce impacts on the neighbourhood including noise and parking impacts.

H.61 Parking Permits

During the occupation and ongoing use, future tenants and residents of the proposed development will not be eligible for resident or visitor parking permits.

Condition Reason: To minimise the impact of the development upon on street car parking.

H.63 Operation in Accordance with Green Travel Plan (GTP) and Travel Access Guide (TAG)

During the occupation and ongoing use:

- a) The operation and management of the premises shall be in accordance with the approved GTP/TAG. The implementation of GTP and TAG, including the operations of onsite car pool scheme, must be incorporated in the Operational Plan of Management.
- b) The TAG must be distributed to all future users of the site and must be included as part of induction for future staff and employees.
- b) The GTP/TAG cannot be altered without the written consent of Council.
- c) Monitoring annual reports must be submitted for a minimum of 5 years post occupation.

Condition Reason: To maximise road safety and performance.

I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil.

J. BEFORE SUBDIVISION WORK COMMENCES

Nil.

K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (subdivision works)

Nil.

L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (no subdivision works)

Nil.

M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil.

Ever Fang
Traffic & Transport Team Leader

11/06/2025
Completion Date