



28th August 2019

General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2059

Attention: Neal McCarry

Dear Neal,

Planning Proposal for 23-35 Atchison Street, St Leonards

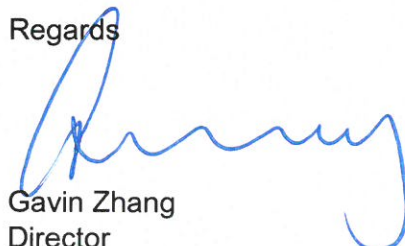
We, Tildoon Pty Ltd as TWT Property Group Pty Ltd are the owners of 23-35 Atchison Street, St Leonards that is subject to a current Planning Proposal that has recently received Gateway determination.

As part of the proposal, TWT Property Global are committed to providing vehicular access to the adjoining property at 21 Atchison St, St Leonards from the proposed car park on our site. This will facilitate the orderly and economic development of an underground car park at 21 Atchison Street, St Leonards as part of any future redevelopment of that site.

This vehicular access will be facilitated by providing a right-of-way and break out panels but not limited to on our proposed underground car park as detailed in the enclosed Annexure A - concept diagrams included as part of traffic consultant report. This arrangement will be provided through further consultation with Council, future owner/s of 21 Atchison Street, St Leonards and will be detailed as part of any future development application and/or documentations for our subject site.

Please do not hesitate to contact our planning consultant, Mr Tony Polvere, directly on 0403 242 926 if you wish to discuss this matter further.

Regards



Gavin Zhang
Director



Annexure A

Traffic Consultant report and advice – ttp transport planning dated 28th August 2019

Our Ref: 15018

28 August 2019

TWT Global
Level 5
55 Chandos Street
St Leonards NSW 2065

Attention: Mr Gavin Zhang

Dear Gavin,

RE: 21 ATCHISON STREET, ST LEONARDS - SITE ACCESS OPPORTUNITIES

As requested, The Transport Planning Partnership (TPPP) has considered the potential vehicle access arrangements for the lot described as 21 Atchison Street, St Leonards.

The purpose of the following is to set out potential options for vehicle access to be maintained to 21 Atchison Street, should it and its surrounding lots be redeveloped.

Background

21 Atchison Street is currently a 1-2 level building occupied by an arts supply retailer. The lot benefits from dual street frontage, namely to Atchison Street at the front of the site and to Albany Lane at the rear.

Vehicle access to 21 Atchison Street is currently provided via a double width driveway at Albany Lane (see Photo 1).

Albany Lane is two way service lane providing rear property vehicle access to lots that front onto Atchison Street and Albany Street. Driveways for these lots to Atchison Street and Albany Street are generally restricted to enhance pedestrian amenity.

Recent developments with rear frontages to Albany Lane have been developed with vehicle access from driveways accessing Albany Lane. Thus it is considered that Albany Lane currently and will continue to function as a rear lane for vehicle access to individual properties.

Photo 1 – 21 Atchison Street Existing Vehicle Access (Albany Lane)



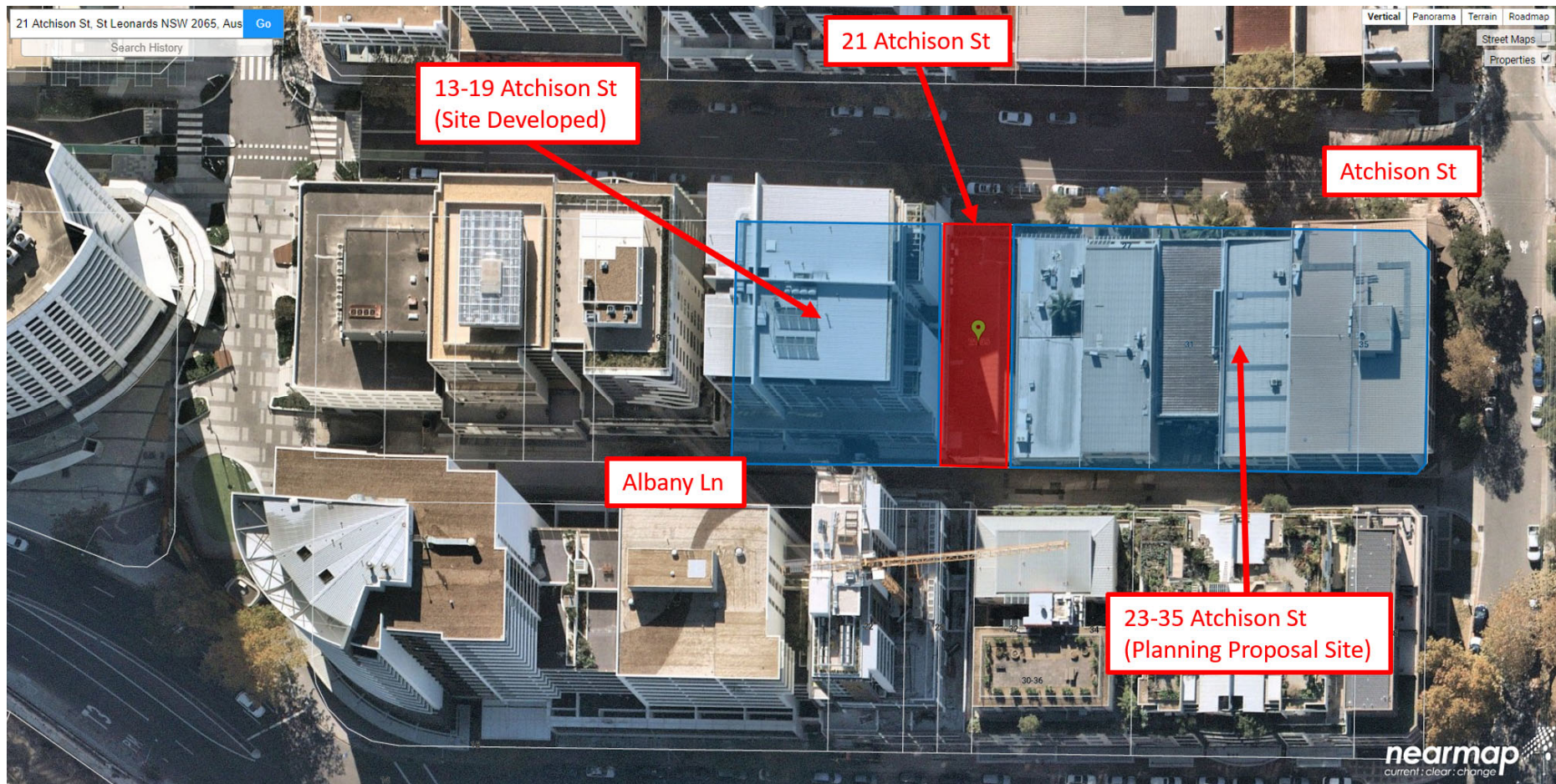
Surrounding Sites

Adjacent to 21 Atchison Street on the north side of the site (13-19 Atchison Street) is a relatively new mixed use development which is unlikely to be redeveloped in the near future. On site parking and loading facilities for 13-19 Atchison Street are accessed via a vehicle driveway at Albany Lane.

A Planning Proposal has been lodged for the site at 23-35 Atchison Street. The Planning Proposal is for a mixed use (retail, commercial, residential) development. Vehicle access to proposed on site parking and loading is via Albany Lane. This approach is consistent with other recent developments with rear lane frontages to Albany Lane.

The location of 21 Atchison Street relative to these adjacent neighbours are shown in Figure 1.

Figure 1 – Site Location Relative to Neighbouring Properties



Base Plan Source: www.nearmap.com

Potential Option for Vehicle Access & Basement Car Parking to 21 Atchison Street St Leonards

Following the preparation of the St Leonards / Crows Nest Planning Study, the North Sydney DCP 2013 was amended in 2015, adopting reduced maximum on site parking provision rates for new development within Precincts 2 & 3 to reflect the precinct's close proximity to high frequency, good quality public transport service offered by the St Leonards transport interchange. For Precinct 2 & 3 only maximum parking rates are prescribed. No minimum parking rates apply to Precinct 2 & 3.

21 Atchison Street is located within Precinct 2 & 3. Under the provisions of the North Sydney DCP 2013, redevelopment of the site at 21 Atchison Street could occur without any on site parking provisions.

Notwithstanding the above, should redevelopment of 21 Atchison Street occur with on site parking provided, the following is a description of a number of vehicle access options to parking on the site.

1. Retain Existing Access

The site currently benefits from direct vehicle access via a driveway at Albany Lane.

Redevelopment of adjacent sites such as 23-35 Atchison Street would not limit nor restrict the site's existing vehicle access arrangements.

It is considered that Albany Lane will continue to function as a rear service lane facilitating vehicle access to 21 Atchison Street and neighbouring properties.

2. Use of Mechanical Parking Solutions

21 Atchison Street has a frontage to Albany Lane of approximately 10 metres. This frontage width would be more than sufficient to accommodate a combined entry / exit driveway of approximately 6 metres.

It is noted that the site is currently serviced by a double width (6 metre) driveway at Albany Lane.

Given a lot width of approximately 10 metres and length of 35 metres, it is considered the site dimensions could accommodate the following:

- Vehicle ramp to basement level;
- Vehicle turntable;
- Vehicle stackers; and / or
- Mechanical parking systems.

The use of mechanical parking systems is increasing as solution to deliver parking in an efficient spatial manner and overcome traditional non mechanical vehicle circulation arrangements.

3. Potential RoW Access Across 23-35 Atchison Street Site

It is considered that through the detail design stage of the development of 23-35 Atchison Street, future provisions could be made to form a physical vehicle connection between the 23-35 Atchison Street and 21 Atchison Street.

Under an amenable RoW arrangement, vehicles could access car parking spaces located on 21 Atchison Street via the proposed vehicle access for 23-35 Atchison Street located on Albany Lane.

Given the extent of parking that could be provided as part of development for 21 and 23-35 Atchison Street under the LEP / DCP parking controls, the provision of a combined entry / exit driveway (6 metres) would be sufficient to accommodate the likely traffic demands of both developments.

It is considered that a basement connection could be provided between the two sites via a breakthrough portal incorporated into the design.

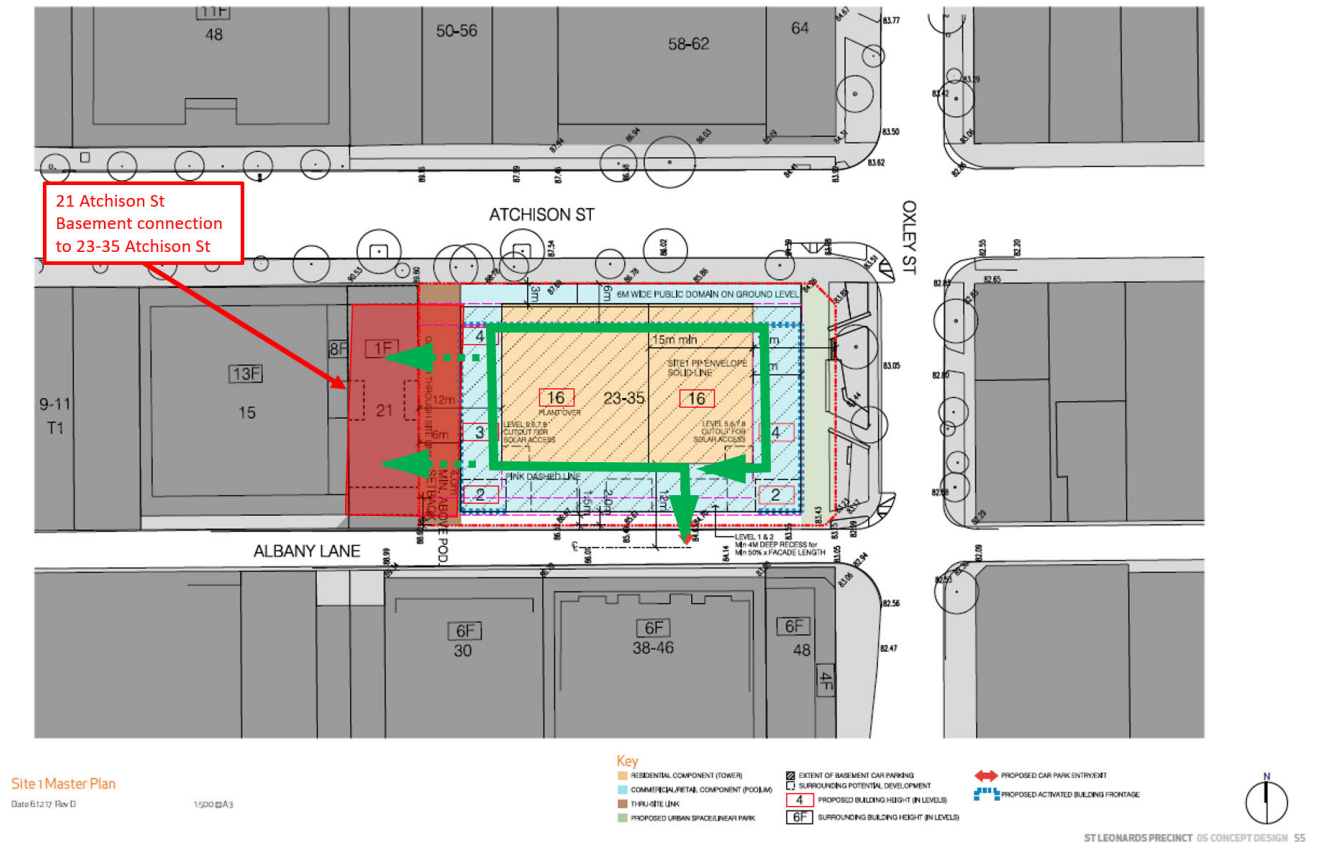
By aligning the parking levels between the two sites, vehicle connections between the sites can be provided at the same level grade.

It is envisaged that the circulation ramps descending into the car park and ascending from the car park could be provided within the 23-35 Atchison Street site.

In essence a combined parking facility under a combined lot of 21-35 Atchison Street could be designed with a shared access located on Albany Lane. Furthermore, it is considered feasible that provisions for future connections between 21 and 23-35 Atchison Street can be incorporated into the design such that development of 23-35 Atchison Street could proceed ahead of 21 Atchison Street.

A conceptual sketch showing how this future connection could be provided is presented in Figure 2.

Figure 2 – Basement Access between 21 & 23-35 Atchison Street



Summary and Conclusion


It is considered that future vehicle access to 21 Atchison Street St Leonards can be maintained with or without future redevelopment of neighbouring sites.

21 Atchison Street is currently serviced via a driveway at Albany Lane. Development of adjacent neighbours would not impinge on this existing arrangement.

Should redevelopment of 21 Atchison Street occur, vehicle access can be provided to the site via retention of existing arrangements, installation of mechanical parking systems or via an agreement with 23-35 Atchison Street to accommodate provisions for a RoW through site to access 21 Atchison Street basement parking.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

A handwritten signature in black ink, which appears to read 'Jason Rudd', is positioned above the printed name.

Jason Rudd
Director