



PO Box 134 Paddington NSW 2021

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4th November 2021

Att: Clare Constanzo
Northern Beaches Council

Re: DA 2021/1094 - 7 Hayes St, Balgowlah
PLAN OF MANAGEMENT & TRAFFIC/PARKING RESPONSES

Further to the Request for Information letter received from council dated 13th October 2021, as well as the virtual meeting with Council officers including Clare Constanzo (Planning Assessing Officer), Joseph Di Cristo (Development Engineer) and Leila Kazemnezhad (Traffic Engineer) on 25th October 2021, below outlines relevant 'Plan of Management' information relating to the above mentioned Development Application.

1. On-Site Parking & Loading Dock

- Re-submission of plans now address what was discussed in our virtual meeting, now addressing Council's on-site parking requirements, including 3 external parking spaces and 2 internal staff parking spaces (tandem);
- Re-submission of plans now include a re-sized loading dock which complies with contemporary standards; and
- One of the 3 external parking spaces is for staff and will be marked as 'Rear to Wall' or 'Rear to Kerb' in Space 3 to ensure the adequate swept paths can be achieved, whilst maintaining the 1 on-street parking space between driveways.

2. Dimensions & Swept Paths

- Survey plan has been provided as discuss in the virtual meeting;
- Swept paths have been indicted on re-submitted plans, including a reverse in situation for Car Space 3;
- Swept paths indicate that the 3 car spaces on site can be achieved whilst avoiding the sewer manhole, with Car Space 3 having the reverse in situation per above;
- One existing on-street car space can be retained with a dimension of 6.3m, as outlined in the swept paths provided;

- Wings on the new layback have been provided at 600mm wing and are dimensioned on the plan. All others are existing and unchanged; and
- Parking spaces and driveway crossings are all now dimensioned.

3. Plan of Management

- A 14 year lease has been executed with The Salvation Army as discussed;
- The Salvation Army will operate with 2-3 staff, a significant reduction from the 12 staff who were working on the premises when it was purchased by ourselves. The 12 staff were the least number of staff that had been working at the premises since the prior owner had owned and operated his family business out of there since the 1960's. The 12 staff remaining when we purchased the building were 'skeleton staff' as the operation was winding down for closure as the owner was retiring. As such there will be a significant reduction in staff car parking requirements for the site from that of existing;
- There will be approximately 2 patrons on site at any one time;
- There will be small rigid truck or light commercial vehicles loading/unloading for 30-60 minutes no more than 3 times per week; and
- Operating hours are to be 9am to 5pm Monday to Saturday. Closed Sunday.

Kind Regards



Jen Humphry