

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES



A division of Monvale Pty Ltd ACN 060 653 125
ABN 44 060 653 125

10 June 2015

Ref: 12082 Rev B

Mr Jack Taylor
Jack Taylor Architects Pty Limited

E: jack@jtas.com.au

Dear Mr Taylor

Proposed Development 22 – 26 Albert Street, Freshwater

Consent has been granted (DA 2012/1235) for a redevelopment of the subject site for a mixed use development comprising:

Retail Market	931.3m ²
Specialty Shops	333m ²
Total	1,264.3m²
23 Residential Apartments	
Resident Parking	26 spaces
Visitor Parking	5 spaces
Retail Parking	57 spaces
Total	88 spaces

The S96 Application proposes minor modifications as follows:

Retail Market	1,080m ²
Specialty Shops	235.6m ²
Total	1,315.6m²
24 Residential Apartments	
Resident Parking	27 spaces
Visitor Parking	5 spaces
Retail Parking	58 spaces
Motorcycle Parking	5 spaces

Transportation, Traffic and Design Consultants

Thus it is proposed to provide one additional apartment (i.e. three bed changed to one bed and two bed) and the retail floor space is increased by 51.3m².

The proposed parking in relation to residents and visitors is compliant with the proposed 27 resident spaces (one additional) and five visitor spaces with visitors also able to use the retail spaces.

For the Development Application the proposed retail floor space was assessed to require 55 spaces although 57 were proposed and this will now increase to 58 spaces. The three spaces more than the previously assessed need will be more than adequate for the proposed additional 51.3m² particularly as five motorcycle spaces are also added.

Any additional traffic generation resultant to the additional apartment and 51.3m² of additional retail floor space would be entirely imperceptible from that of the previously approved development. This is particularly the case as there will now only be two specialty shops rather than the three in the approved scheme.

The design of the car park, access and service vehicle areas largely reflect that of the previously approved scheme and the design complies with the requirements of AS2890.1, 2890.2 and 2890.6.

It is my assessment that the proposed S96 development scheme will:

- not have any adverse traffic implications
- have a suitable and appropriate parking provision
- have vehicle access, internal available parking and servicing arrangements which account with the requirements of the Australian Standards

It is recommended that the design incorporate a small external LED warning sign to indicate when a vehicle is standing in the loading dock so that any other potential arriving service vehicle will not enter the driveway.

Yours faithfully



Ross Nettle
Director
Transport and Traffic Planning Associates



02 BASEMENT 1 PLAN
SCALE: 1:200

S96 APPLICATION SCHEDULE OF MODIFICATION

S96 02

BASEMENT 2:

1. RETAIL, LIFT, RELOCATION, RETAIL, LIFT, ADDED TO COMPENSATE FOR REMOVAL OF MOVING WALK ON BASEMENT LEVEL 1, CAR PARKING, PLANT ROOM & STORAGE RE-ARRANGED AS A RESULT, APPROVED STORAGE AREA WAS 57.7m² AND PROPOSED STORAGE AREA IS 67.2m², ROLL UP SHUTTER AND MESH BARRIER ADDED TO SECURE RESIDENTIAL AREA FROM THE PLANNING, ADDITIONAL TROLLEY BAY, ALSO ADDED, NO CHANGE TO RESIDENTIAL PARKING SPACE NUMBERS, 1. RETAIL PARKING SPACE AND 3 ADDITIONAL MOTOR CYCLE SPACE HAS BEEN ADDED TO THIS LEVEL, ADDITIONAL REEL PARKING ADDED TO CAR PARKING W/IN AND ON LEVEL 1.
2. FSS RELATED TO THE NORTH WESTERN CORNER OF SITE TO ALLOW UNDER SOUTH WESTERN CORNER OF THE CARPARK TO EXT. CLOSER TO THE STREET, EXISTING FSS SPACER CONVERTED TO RESIDENTIAL STORAGE (ADDITIONAL 22M² OF STORAGE, UNDER SOUTH WESTERN CORNER DEDICATED JUST WAS NOT NEEDED).

BASEMENT 1.

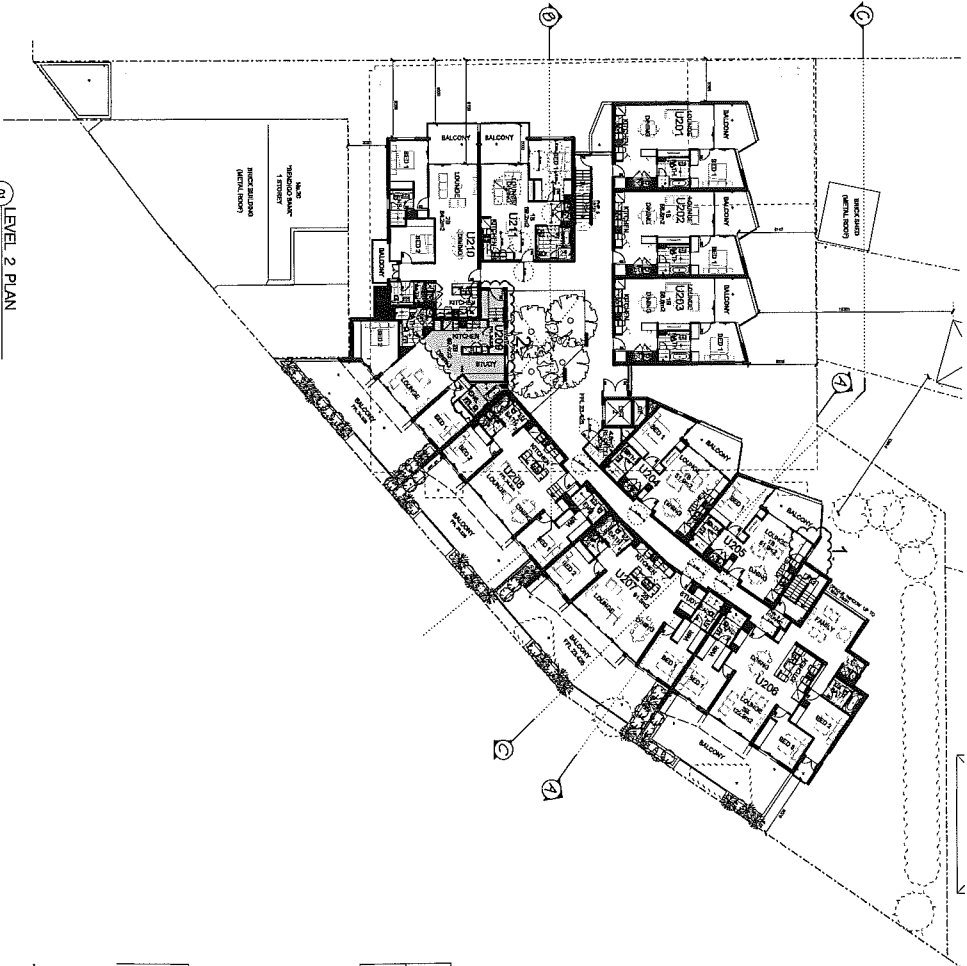
1. RETAIL LIFT RELOCATED, ADDITIONAL RETAIL LIFT ADDED TO COMPENSATE FOR REMOVAL OF PARKING WALK ON BASINMENT LEVEL, 1 CAR PARKING & PLANT ROOM REARRANGED AS A RESULT, NUMBERS TO WHERE RETAIL LIFT ORIGINALLY WAS, ACCESSIBLE, MOVING WALK MOVED TO BE CLOSER TO THE MOVING WALK REMOVED.
2. F33 RELOCATED FROM NORTH WESTERN CORNER OF SITE TO ABOVE UNDER SOUTH WESTERN CORNER OF THE CARPARK TO EXIT CLOSER TO THE STREET, PLANTROOM ADDED.
3. MOVING WALK REMOVED, EXTENT OF BASINMENT LEVEL, 1 REDUCED, PLANTROOM MOVED TO WHERE RETAIL LOBBY ORIGINALLY WAS.

S96 04

1. HIGH LEVEL WINDOW ADDED TO STUDY NOOK IN UNIT 205 ON NORTH EASTERN WALL.

2. STUDY AND KITCHEN SWAPPED TO CREATE A STUDY WITH ACCESS TO NATURAL LIGHT. ADDITIONAL FIRE RATED WINDOW CREATED TO PROVIDE NATURAL LIGHT TO KITCHEN. 2 STORAGE CUPBOARDS ADDED NEAR ENTRY.

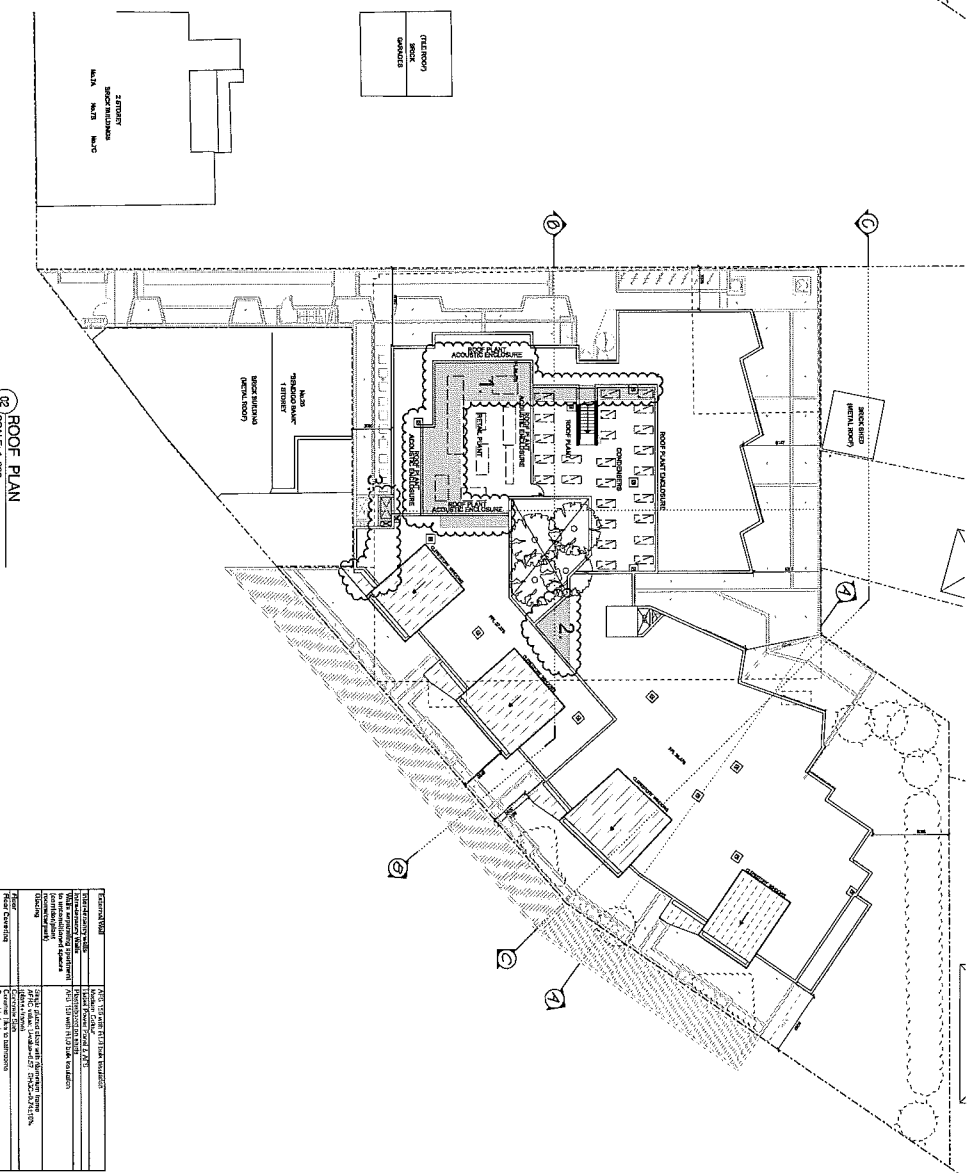
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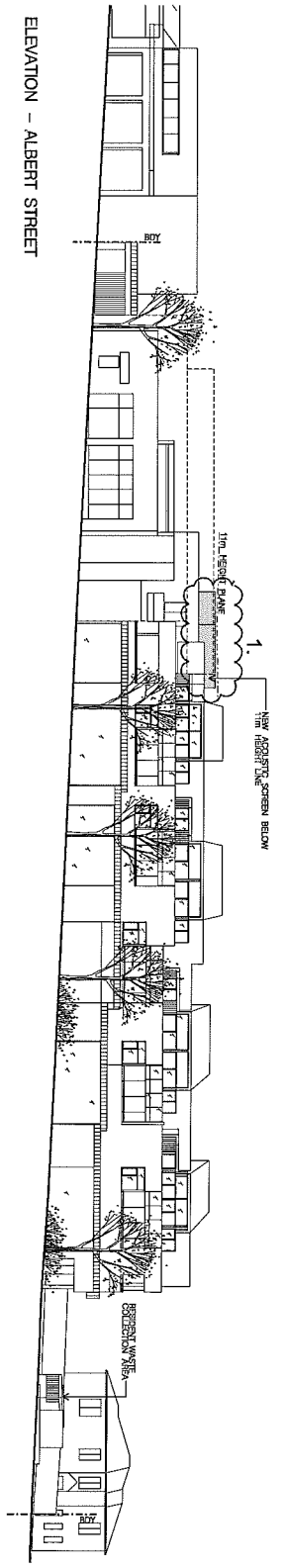


1. ROOF PLANT EXPANDED TO ACCOMMODATE RETAIL SERVICES AND MAX. 2M HEIGHT ACOUSTIC SCREEN ADDED TO PLANT AREA.

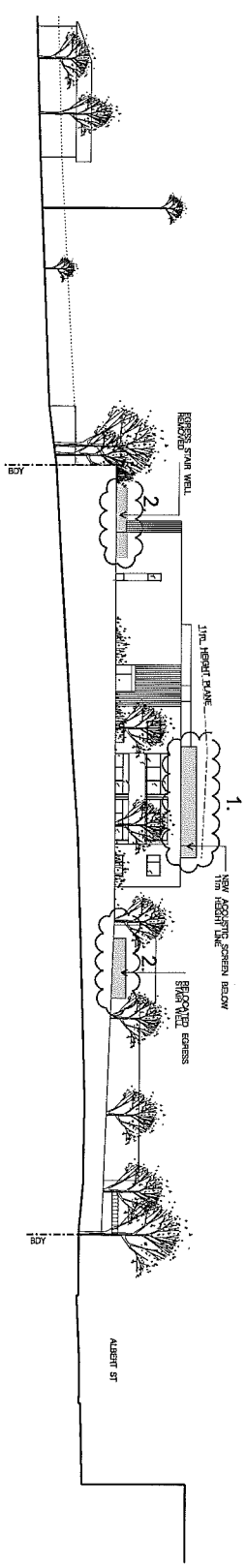
2. VOID REDUCED TO PROVIDE ADEQUATE HOODING OVER LOBBY.
3. RETAIL KITCHEN EXHAUST AND CAR PARK RISER ADDED & ROOF FORM AMENDED TO MATCH APPROVED ELEVATION

SCALE: 1:200

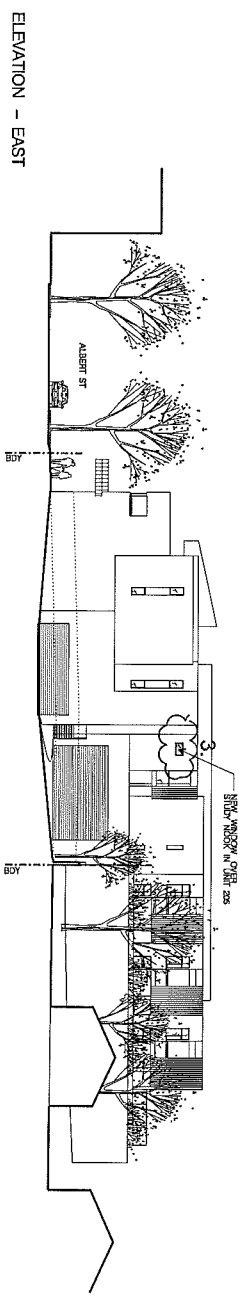
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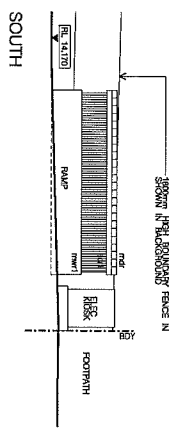
ELEVATION - ALBERT STREET



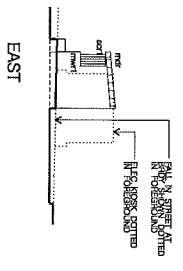
ELEVATION - WEST



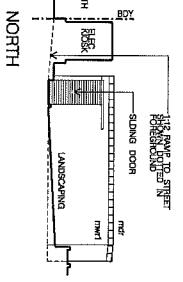
ELEVATION - EAST



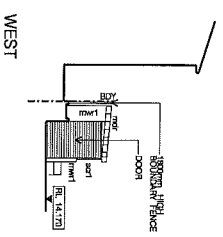
SOUTH



EAST



NORTH



WEST

ELEVATIONS - RESIDENTS WASTE COLLECTION AREA

S96 APPLICATION SCHEDULE OF MODIFICATION

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2. FSS RELOCATED TO BE CLOSER TO STREET.
3. HIGH LEVEL WINDOW ADDED TO STUDY NOOK IN UNIT 205 ON NORTH EASTERN WALL.

DESCRIPTION		DATE
1. ROOF PLANT EXPANDED TO ACCOMMODATE RETAIL SERVICES AND MAX. 2M HEIGHT ACROUSTIC SCREEN ADDED TO PLANT AREA.	2016	12/08/16
2. FSS RELOCATED TO BE CLOSER TO STREET.	2016	12/08/16
3. HIGH LEVEL WINDOW ADDED TO STUDY NOOK IN UNIT 205 ON NORTH EASTERN WALL.	2016	12/08/16