

# M<sup>C</sup>LAREN TRAFFIC ENGINEERING

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Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

10<sup>th</sup> February 2014

Ref: 2010/166.F012A.CM/hc

Bluestone Property Solutions Pty Ltd  
Suite 1, Lvl 6, 71 Macquarie Street  
SYDNEY NSW 2000

Attention: Matt Crews

## WOOLOOWARE BAY TOWN CENTRE PROPOSED INCREASED CLUB DECKING

Dear Matt,

Reference is made to your request to provide traffic and parking advice on the proposed amendment to the previously submitted plans to increase the club decking from the existing proposal of 900m<sup>2</sup> to approximately 1,055m<sup>2</sup>.

We have previously addressed this area of the proposed development previously in our letter dated 13<sup>th</sup> August 2012 (ref 2010/166.L05 CM/sm). We reiterate that patrons to licensed premises are more inclined to make travel arrangements by public transport or car pooling which is typical for this type of use. Additionally, it should be noted that the patrons that use these external areas are largely attracted by other enclosed (GFA) areas of the licensed premises such that their parking requirements have already been included. Thus this underlines the usual dual use/ancillary outcome for these external areas.

In conclusion, the proposed slight increase from the previous proposed 900m<sup>2</sup> to the current proposed 1,055m<sup>2</sup>, representing an increase of 155m<sup>2</sup> or 17%, will not impact on the car parking demand of the Club and inherently the supply of parking for other users.

Please contact the undersigned should you require further information or assistance.

Yours faithfully

M<sup>C</sup>LAREN TRAFFIC ENGINEERING



Craig M<sup>C</sup>Laren

Director

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RMS Accredited Level 3 Road Safety Auditor

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