

Our Reference: RDC 09M531-1
Your Reference: MP 08_0100
Contact: Aleks Tancevski
Telephone: 8849 2313

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The Director
Urban Assessments
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Catherine Otto

**PROPOSED MIXED USE HOTEL, RESIDENTIAL AND RETAIL DEVELOPMENT
AT 33 CROSS STREET, DOUBLE BAY (FORMER STAMFORD PLAZA HOTEL)**

Dear Catherine,

I refer to the Department's letter dated 10 April 2009 (Ref: MP 08_0100) concerning the abovementioned development proposal which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with Part 3A of the Environmental Planning and Assessment Act, 1979 and Clause 104 of State Environmental Planning Policy (Infrastructure) 2007.

The RTA has assessed the proposed development and raises no objection to the proposed Mixed Use Hotel, Residential and Retail development as it is considered that the additional traffic generated as a result of this development will have a minimal impact on the surrounding road network. Therefore, the RTA provides the following comments to the Department of Planning for consideration in its determination of the development application:

1. The Traffic Report indicates that the servicing of the site will occur through the use of vehicles no larger than vans or low clearance small trucks due to the 2.1 metre clearance at the entrance to the retained basement car park. The report also indicates that larger trucks will service the site from the Cross Street frontage (between the existing cross-over's of the porte-cochere) for the occasional loading needs of larger trucks and for hotel guest/customer drop offs and pick ups. If a loading/service area cannot be provided on site then Council should consider providing a loading zone at the front of the site with the appropriate signage. However, there is no guarantee that this loading zone would be able to be used exclusively for the proposed development and may be used by other trucks making deliveries. Additionally, if the existing porte-cochere is to be removed then Council should also consider providing additional area at the front of the site to accommodate a hotel guest/customer drop off and pick up area.
2. A Traffic Management and Parking plan is to be submitted to the satisfaction of the Department of Planning to address the issue of a deficiency in on site car parking spaces and the on site provision for a loading/service area.

Roads and Traffic Authority ABN 64 480 155 255

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3. The proposed development will generate additional pedestrian movements in the immediate area. Consideration should be given to ensuring pedestrian safety.
4. The Department of Planning should ensure that a Pedestrian Management Plan showing likely pedestrian desire lines, footpath and pedestrian crossing provisions are submitted to Council's satisfaction. The footpath and pedestrian provisions should be designed to cater for pedestrian movements between the basement car park and pedestrian access to the building and retail area.
5. On site and on street parking arrangements must be to Woollahra Council's satisfaction.
6. The layout of the proposed car parking areas associated with the subject development, including driveways, aisle widths, grades, parking bay dimensions, sight distance requirements, and turn paths are to be in accordance with AS 2890.1-2004 and AS 2890.2-2002.
7. The car parking areas and entry/exit points need to be clearly delineated through line marking and signage to ensure smooth, safe traffic flow.
8. All vehicles are to enter and leave the site in a forward direction.
9. All vehicles should be wholly contained within the site before being required to stop.
10. Appropriate street lighting shall be provided at the driveway entry and exit in order to provide adequate visibility at night.
11. A demolition/construction traffic management plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Woollahra Council for approval prior to the issue of a Construction Certificate.
12. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

In accordance with Clause 104 (4) of State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of the Department of Planning's determination on the proposal (conditions of consent if approved) is forwarded to the RTA at the same time it is sent to the developer.

Any inquiries can be directed to the nominated Assistant Planner, Aleks Tancevski by telephone on 8849 2313, or facsimile 8849 2918.

Yours faithfully,



Ken Moon
Land Use Planning & Assessment Manager
Transport Planning, Sydney Region

7 May 2009