



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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Ref: 23116

Rev: B

M's Cassie Bailey

Generate Property Groups

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Dear Cassie,

Planning Proposal For 8 – 24 Kippax Street, Surry Hills Traffic and Parking Assessment

A Development Application has been prepared for “alterations and fit out” of the existing 9 level commercial building of some 8500 m² at the subject site to provide for occupation as the Sydney office for Canva. The Development Application works involve an increase in floorspace to 9819.7 m² including:

- provision of a rooftop terrace
- provision of bicycle and EOT facilities
- deletion of the existing on-site car parking

The Planning Proposal involves the proposed construction of 2 additional levels (ie total 11 levels) increasing the total floorspace to 10173 m² GFA while retaining the upgraded building as proposed in the Development Application.

PARKING

In accordance with the provisions of Councils LEP it is not proposed to provide any on-site car parking for the development. The site is located in close proximity to major public transport services including:

- Heavy Rail
- Light Rail
- Buses

Traffic Engineering | Traffic Signal Design | Road Safety Audit

These services interchange at the recently upgraded nearby Central Railway Station complex providing ready access to the Metropolitan Transport Network.

The Council's DCP requirement for the provision of bicycle facilities in as follows:

Bicycles

Staff	1 space per 150m ² (Class 2)
Visitor	1 space per 400m ² (Class 3)

EoT

- 1 personal locker for each bike space
- 1 shower and change cubicle for up to 10 bike spaces
- 2 shower and change cubicles for 11 to 20 bike spaces
- 2 additional shower and change cubicles for each additional bike spaces or part theory of.

Application of this criteria to the proposal 10173 m² would indicate the provision of:

- 94 bikes
- 94 lockers
- 7 shower/change rooms

It is proposed to a total of 94 bicycle spaces with a total of 10 showers and 131 lockers in satisfaction of the DCP requirements for the planning proposal.

TRAFFIC

As there will be no on-site parking provision the traffic movements generated by the proposed development will be limited to that of:

- Set down / pick up movements (Taxis, Uber etc)
- Service and delivery vehicles

While the Planning Proposal involves the provision of additional commercial floorspace the traffic movements generated will continue to be very similar to that of the circumstances with the proposed DA and that of the existing building (with its attendant on-site parking).

It is understood that the Canva use will involve some meetings/functions with visitors to the site however these essentially will not involve travel in the AM/PM peak periods and again will only involve minimal pick up/set down movements by motor vehicles.

SERVICING

The proposed additional floorspace under the Planning Proposal will not introduce any perceptible increased need for additional refuse removal or delivery vehicle movements particularly as the whole building will be occupied by Canva with significant elements of staff/visitor facilities which will be ancillary to the Commercial floor space.

As noted for the Development Application the removal of existing driveways on the site frontage will create additional kerb space for service/delivery vehicles while refuse will be collected using small contract vehicles stopping on the Sophia Sheet frontage.

MITIGATION MEASURES

There is no assessed need for any mitigation measures.

CONCLUSION

The assessment of the potential traffic and parking implications of the Planning Proposal for 8 - 24 Kippax Street, Surry Hills has concluded that:

- the car parking circumstances will be compliant with Councils "nil minimum" provision
- adequate and appropriate provision will be made for bicycles
- there will not be any adverse traffic implications
- the provisions for refuse removal and deliveries will be suitable and appropriate

Yours faithfully



Ross Nettle
Director
Transport and Traffic Planning Associates