

Sebastian Tauni

From: Majeed Tabrizi <majeed@tweedultima.com.au>
Sent: Tuesday, 13 May 2014 1:52 PM
To: Sebastian Tauni
Subject: FW: Tweed Ultima DA456-10-2003 Mod 6

Follow Up Flag: Follow up
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Hi Sebastian ;
Please attached find council's response to the parking issue .
Kind regards ;
Majeed

From: "lmcgavin@tweed.nsw.gov.au" <lmcgavin@tweed.nsw.gov.au>
Date: Tue, 13 May 2014 13:21:39 +1000
To: Brad Lane <Brad@daconsulting.com.au>, Ray Clark <rayc@tweed.nsw.gov.au>
Cc: Majeed Tabrizi <majeed@tweedultima.com.au>
Subject: RE: Tweed Ultima DA456-10-2003 Mod 6

Hi Brad,

Council prefers Option 2. This is on the basis that Stage 1 is operational and available when stage 2 complete and that an ongoing plan for management of the parking (ie. making it clear that parking for stage 2 is available in stage 1, stacked parking allocations etc.) is in place for the operation of the development.

Thanks

Lindsay

Lindsay McGavin | Manager Development Assessment
Development Assessment



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From: Brad Lane [mailto:Brad@daconsulting.com.au]
Sent: Wednesday, 7 May 2014 4:41 PM
To: Ray Clark; Lindsay McGavin
Cc: majeed@tweedultima.com.au
Subject: Tweed Ultima DA456-10-2003 Mod 6

Hi Ray and Lindsay, further to our meeting this afternoon we confirm the two options discussed, which may address Council's concerns in relation to the car parking arrangements for Tweed Ultima Stage 2.

Option 1 is to remove four of the "tandem" spaces from the ground floor car parking area within the proposed Stage 2 Building. The shortfall created by this could be addressed by utilising the available surplus of commercial car parking spaces which are located in the already constructed basement of Stage 1. Council has also indicated that they require 1 additional "residential" space to be provided in the proposed Stage 2 Building and that this may be achieved by converting one

of the "commercial" spaces to "residential" and providing the additional commercial space from the surplus in Stage 1. This proposal would provide a total of 25 commercial car parking spaces (including 5 spaces in the Stage 1 basement) and 1 additional residential space.

Option 2 is to leave all of the tandems spaces as they are in the within the proposed Stage 2 Building and provide 1 additional "residential" space in the proposed Stage 2 Building (by converting one of the proposed commercial spaces to res) as well as an additional 5 spaces from the available surplus in Stage 1. This proposal would provide a total of 29 commercial car parking spaces (including 5 spaces in the Stage 1 basement) and 1 additional residential space.

As Council would be aware in the basement car park of Stage 1 (part of the same consent) there are a total of 263 spaces. 55 of those spaces are allocated to the non-accommodation uses in the development. The approved uses within the non-accommodation tenancies of Stage 1 have a car parking demand of 42.2934 spaces (refer to **Table 1** below). Accordingly there are presently 12.71 surplus spaces (unallocated) within the Stage 1 basement for non-accommodation uses within the Tweed Ultima Development. Following the implementation of either Option 1 or Option 2 above a surplus of 7.71 spaces would remain.

In both options, an additional residential space would be provided, as requested.

The applicant would prefer that Option 2 be implemented. This is for the reason that it will optimise the number of on-site car parking spaces, providing 29 spaces rather than the required 25 spaces.

Could you please consider the above options and come back to me with your comments.

TABLE 1 – NON-ACCOMMODATION USES CAR PARKING ASSESSMENT BY LOT AND DEPOSITED PLAN NUMBER				
LOT AND DEPOSITED PLAN NUMBER	USE & AREA	CURRENT RATES AS PER APPROVALS	[CAR SPACES REQUIRED IF NEW TDCP 2008 SECTION B2 APPLIED]	CAR SPACES REQUIRED
Lot 1 SP 80159	Originally Shop 174m ² but DA10/0708 changed this is an office with an extra GFA of 45m ² = GFA 219m ²	219 / 40 x 0.8 = 4.38 <u>Total = 4.38</u>	219 / 70 = 3.13 <u>Total = 3.13</u>	<u>4.38</u>
Lot 2 SP 80159	Originally Shop 1.653 credit but changed to Hair Salon 114m ² DA08/0856 (one basin)	1.14 x 3.5 x 0.7 = 2.796 1.14 x 0.5 x 0.8 = 0.456 <u>Total = 3.249</u>	No special rate for hair salon N/A	<u>3.249</u>
Lot 3 SP 80159	Shop as per original DA 125m ²	1.25 x 3.5 x 0.3 = 1.3125 1.25 x 0.5 x 0.8 = 0.5 <u>Total = 1.8125</u>	125/40 = 3.125	<u>1.8125</u>
Part Lot 4 SP 80159	Originally Shop 51.25m ² (with credit of 0.7431) then changed to Beauty Salon 51.25m ² DA08/0104 (one consulting room and 8.7m ² retail space)	<u>Retail</u> 0.087 x 4.4 x 0.7 = 0.4089 0.087 x 1 x 0.8 = 0.1566 <u>Consulting Room</u> 2 x 1 room x 0.7 = 1.4 1.5 x 1 x 0.8 = 1.2 <u>Total = 3.3221</u>	No special rate for hair salon N/A	<u>3.221</u>
Part Lot 4 SP 80159	Originally Shop 99.44m ² with credit of 1.44188 then changed to Café & Gallery 99.44m ² DA08/0105 (25m ² café, 5.125m ² dining, and 74.44m ² gallery) DA13/0190 outdoor balustrade – no impact car parking	<u>Cafe</u> 5.125/7 x 0.7 = 0.51249 2 x 0.8 = 1.6 <u>Gallery</u> 0.5635 x 2 x 0.7 = 0.7889 As per café above <u>Total = 2.23078</u>	No special rate for hair salon N/A	<u>2.23078</u>
Lot 5 SP 80159 (developed into Lots 10-12 in SP 80551 but no subsequent DA's)	Originally Shop 370m ² with credit of 1.4935 then changed to commercial 370m ² DA08/0067	370/40 x 0.8 = 7.4 <u>Total = 7.4</u>	370/70 = 5.286 <u>Total = 5.286</u>	<u>7.4</u>
Lot 6 SP 80159	Originally Shop with 5.365 credit then changed to Sales Office 103m ² DA08/0144	103/40 x 0.8 = 2.06 <u>Total = 2.06</u>	103/70 = 1.471 <u>Total = 1.471</u>	<u>2.06</u>

TABLE 1 – NON-ACCOMMODATION USES CAR PARKING ASSESSMENT BY LOT AND DEPOSITED PLAN NUMBER				
LOT AND DEPOSITED PLAN NUMBER	USE & AREA	CURRENT RATES AS PER APPROVALS	[CAR SPACES REQUIRED IF NEW TDCP 2008 SECTION B2 APPLIED]	CAR SPACES REQUIRED
Lot 7 SP 80159	Conference centre as per original approval 584m ²	Nil	No special rate for hair salon N/A	Nil
Lot 8 SP 80159 (Initially developed into Lots 13 and 14 in SP 80776 but then Lots 13 and 14 were amalgamated into Lot 15 in SP 83660 - no subsequent DA's over any of these)	Gym & Spa as per original approval 376m ² + 4 staff	$3.76 \times 6 \times 0.3 = 6.768$ $4 \times 0.5 \times 0.8 = 1.6$ <u>Total = 8.368</u>	No special rate for gym N/A	<u>8.368</u>
	Gym Expansion 224m ² MOD-48-5-2007	DoP state 8 spaces required <u>Total = 8</u>		<u>8</u>
Lot 9 SP 80159	Originally shop/flexi unit as per original DA 110m ² credit of 1.595 spaces DA13/0190 office fit out	$110/70 = 1.5714$ <u>Total = 1.5714</u>	$110/70 = 1.5714$ <u>Total = 1.5714</u>	<u>1.5714</u>
TOTALS NON - ACCOMMODATION		<u>42.2934</u>	<u>[40.83]</u>	<u>42.2934</u>

Regards

BRAD LANE
Senior Town Planner

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