

An aerial photograph of a coastline, showing white sandy beaches and blue water. The text is overlaid on the image.

APPENDIX J.2

CAFE / CONVENIENCE STORE - CARPARKING

J.2. CAFÉ / CONVENIENCE STORE – CAR PARKING.

The SEE indicates that all the provisions for the proposed motel and residential components of the proposal are contained within the two basement levels.

The remaining tenancies are envisaged to be as follows.

Tenancy 1 Convenience store	65m2	0 Seats	3.25 parking spaces.
Tenancy 2 Café	83m2	52 Seats (Including outdoor)	17.3 parking spaces.
Tenancy 3 Café	70m2	48 Seats (Including outdoor)	16.0 parking spaces.

Note: (an allowance has been made for the provisions of kitchens and WC's in the café tenancies when calculating seat numbers) Under the council's car parking code requirements a provision of 37 spaces is required.

This is proposed to be provided via on street parking including the potential to increase street parking by the use of 90 degree configured parking to the eastern side of Ocean Parade.

Note: Approx 15 spaces are available to the immediate street frontages while additional spaces could be provided by formalising 90 degree parking to the eastern side of Ocean Parade.

The basis for this proposal is as follows.

- Patrons of cafes and restaurants will naturally seek parking in a convenient spot in the street or visibly accessible parking area. In this sense the alternative of providing basement parking is problematic in the sense that it is not easily accessible and would be subject to security arrangements that will make operation of the basement car park undesirable particularly as access is via the western laneway.
- Street parking is currently used as an appropriate provision for cafes, clubs/ hotels in the immediate vicinity.

D. Podium Height.

The proposed podium height is a result of providing a balance between the desire to reduce the impacts of basement excavation (water table impacts) and providing vehicular ramp access with appropriate clearances as well as maintaining a high degree of visual contact between the 'al fresco' or activated component of the podium and the street frontages.

While the general height difference is an average of 1.2m (RL 5.85 – RL 4.55) or seven steps between the podium and the street this level change is treated with the use of stepped planter beds and glass balustrades that provides an attractive connection/transition between these levels.

The transition between levels has also been made highly accessible with ramps and stairs, which form part of the integrated design.

Examples of the successful treatment of this situation is contained in the following photographic examples. In particular the treatment of 'al fresco' dining areas in the Darling park development along the Darling Harbour frontage in Sydney is an excellent example.

E. Shadow Diagrams for 12.00 noon 22 June.

The following shadow diagram indicates no detrimental effects on the surrounding area for this period.