

Reference No: 12S9018500

25 May 2017

Grocon Group
Level 4, Legion House
161 Castlereagh Street
SYDNEY NSW 2000

Attention: David Radford (Design Director)

Dear David

**RE: THE RIBBON, DARLING HARBOUR – SECTION 96 MOD #4 TOWER
TRAFFIC ASSESSMENT**

A range of modifications are being proposed as part of ongoing work associated with the Development Application (DA) approved 'The Ribbon' project in Darling Harbour. This letter addresses all traffic matters as they relate to Modification 4 (Mod #4) as part of a staged Section 96 application. Mod #4 specifically includes the following:

- increase in overall quantum of rooms
- change to the mix of hotel rooms and serviced apartments
- change to the number of accessible rooms.

This letter should be read in conjunction with the Transport Impact Assessment¹ submitted as part of the DA.

Mod #4 proposes to increase the number of hotel rooms from 402 rooms to 450 rooms, together with a corresponding decrease in serviced apartments from 159 units to 143 units.

A parking requirement comparison between the DA approved scheme and Mod #4 based on City of Sydney LEP 2012, is provided in Table 1.

¹ GTA Consultants, *The Ribbon Mixed Use Development*, 31 Wheat Road, Sydney Transport Impact Assessment dated 17 December 2015.

Table 1: LEP 2012 Car Parking Requirements

Land Use	Maximum Parking Rate	DA Approved Scheme		Mod #4 Scheme	
		Size	Maximum Parking Requirement	Size	Maximum Parking Requirement
Hotel	1 space for every 4 bedrooms up to 100 bedrooms, and	402 rooms	85 spaces	450 rooms	95 spaces
Serviced Apartments	1 space for every 5 bedrooms more than 100 bedrooms	159 apartments (including 267 bedrooms)	58 spaces	143 apartments (including 203 bedrooms)	46 spaces
Total			143 spaces		141 spaces

Table 1 indicates that Mod #4 requires two less parking spaces than the DA approved scheme for the hotel and serviced apartments components. This is a result of less a lower overall number of bedrooms through an increased in hotel rooms and a decrease/ reduced size of serviced apartments. With this in mind, Mod #4 proposes no change to the 170-space car stacker, which has always included capacity for the hotel function space. Based on the original assessment as part of the approved development, such a provision will remain below the overall LEP 2012 maximum car parking requirement.

A comparison of the traffic generated by the DA approved scheme and Mod #4 is provided in Table 2.

Table 2: Traffic Generation

Land Use	Peak Hour	Peak Hour Traffic Generation Rate	DA Approved Scheme		Mod #4 Scheme	
			Indicative No.	Peak Hour Movements	Indicative No.	Peak Hour Movements
Hotel	AM	0.17 movements per room	402 Hotel Rooms	68	450 Hotel Rooms	77
	PM	0.15 movements per room		60		68
Serviced Apartments	AM	0.15 movements per car space	58 car spaces[1]	9	46 car spaces[1]	7
	PM	0.12 movements per car space		7		6
TOTAL			AM	77	AM	84
			PM	67	PM	74

[1] Based on the maximum car parking provisions indicated in Table 1.

Table 2 indicates that Mod #4 results in seven additional vehicle movements during any peak hour, or one additional vehicle every nine minutes.

Thus, the additional traffic generated by Mod #4 is expected to have a negligible impact on the surrounding road network compared against the approved DA. This includes the key intersections of Harbour Street/ Bathurst Street to the south and Shelley Street/ Erskine Street to the north.

It is also noted that the two key intersections north of the site, being Shelley Street/ Erskine Street and Sussex Street/ Erskine Street will be assessed as part of Construction Certificate 2 (CC2)

documentation. In assessing this, a mode split survey of a similar operational hotel will be completed to confirm the traffic generating characteristics of the development.

Overall, Mod #4 is not expected to present any such notable traffic related impacts both on site operations or on the surrounding road network. Should the above modifications be granted approval, a detailed assessment and related documentation will be completed as part of CC2.

I trust the above provides the information you require. Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Sydney office on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS



Brett Maynard
Director