

Andrew Hartcher

From: Rosemary Croyden <r.croyden@tmgdev.com.au>
Sent: Wednesday, 14 March 2018 3:03 PM
To: Andrew Hartcher
Cc: Cameron Sargent; Robert Magid; Mahaffy, Kim
Subject: RE: Submission Details for company Pier One Developments (org_support) - Pier 2/3 Walsh Bay Arts and Cultural Precinct
Attachments: 2018-02-16 17765.02FA - Response to DPE - 16th February 2018.pdf

Dear Andrew,

Please find attached a counter response from McClaren Traffic.

We do not accept the response provided to our submission.

The responses, primarily, signify that Planning & Environment's assessment of WBACP's parking requirements does not involve Pier One but are only concerned with the Arts Precinct. The response under B15c notes:

"It is understood that Pier One is seeking more dedicated off-street parking in the area and submission to this SSDA is reflective of this intention."

We would like to counter DP&E response:

- B15b – The numbers stated for both Saturday 27 August and Wednesday 31 August 2016 are not detailed, i.e., what was the attendance of each of the mentioned theatres on each of those days and the event.
- A comparable study should be taken during the summer months when people would be more likely to go out.
- Attendees of large events at WBACP such as Writers' Festival and Biennale are known to have taken rooms at PO, thereby increasing the parking requirements of PO.
- The report quotes statistics for Uber in general. The bulk of Uber users to reach entertainment destinations usually do so to allow unrestricted alcohol consumption.
- B15c – states that PO patrons are not the same users of timed-street-parking. This statement does not take into account patrons of The Gantry, the bar, and wedding guests.

The study provided by the applicant's traffic and parking consultants is inadequate and short-sighted. We have, first-hand, noted the number of cars parked on Hickson Road on a Wednesday, 21 February 2018, evening at approximately 9 p.m. Hickson Road was full of parked cars and Pier One Sydney Harbour did not have any functions on that evening. These were purely patrons of the theatres and restaurants.

Therefore, we cannot support this Arts Precinct development at this stage.

Regards,
Rosemary Croyden

TMG

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