

Our Ref: 16277

16 August 2021

URBNSurf
309 Melrose Drive
Tullamarine VIC 3043

Attention: Mr Jonathan Howell

Dear Jonathan,

**RE: URBNSURF SYDNEY SURF PARK (SSD-7942-MOD-1)
SECTION 4.55 MODIFICATION APPLICATION - TRAFFIC AND PARKING
RESPONSE TO SUBMISSIONS**

The following comments are provided regarding the traffic and parking assessment for the above proposed modification application in response to a request for further information from the Department of Planning, Industry and Environment (DPIE).

Specifically, the following comments address Item 3 of DPIE correspondence dated 20 July 2021.

Item 3 relates the potential traffic generation and parking demands associated with changed Gross floor Area (GFA) of the on-site building as represented in the modification application.

Modified Building GFA

GFA Item 3 of DPIE's correspondence has assumed that the GFA of the on-site building would increase by approximately 20% and thus queries whether there would be an increase in traffic and parking demands beyond that considered in Section 5.2.2 and 5.1.2 of the original traffic and parking assessment submitted with the EIS and approved development as a result of the increased GFA.

Detailed analysis by the project architects have determined that the proposed modifications will result in a 18% increase to the on-site building compared to the approved development.

The modified building GFA will facilitate an improved fitness offering for the surf school along with improved activities for those patrons had not actively participating in surf area.

Additionally, there are proposed changes to the multi-space area which will facilitate an improved offering to general uses of the Surf Park, corporate activities or other off peak uses.

Changes to Approved Traffic and Parking Demand

Notwithstanding the above proposed changes to building GFA, it would be simplistic to assume that peak traffic generation and parking demand of the Surf Park would have a basic linear relationship to changes in GFA of the proposed on-site building.

The traffic generation and parking demand for the proposed surf park development will vary significantly over the course of any particular day, week or even season.

With regard to traffic and parking, the proposed uses of the on-site building are very much considered to be ancillary to the primary use of the proposed development when operating at its peak demand, namely as a Surf Park.

It is noted that the capacity of the Surf Park and associated peak patronage levels as assessed in the EIS for the approved development are not changed by the proposed modification (MOD-1).

The EIS traffic and parking considered the implications of the peak activity of the Surf Park occurring simultaneously at peak operating conditions of the surrounding road network, namely:

- Weekday AM commuter peak hour
- Weekday PM commuter peak hour
- Weekend (Saturday) midday peak hour

Furthermore, the parking demand associated with the Surf Park has considered the potential overlapping of peak Surf Park sessions in a manner which is consistent with the arrival of patrons before and departure after a Surf Park session.

This assessment is very much considered to be a conservative 'worst case' assessment of peak demand for the Surf Park.

These assessment assumptions for the peak period operation of the Surf Park and the surrounding road network as presented and assessed in the EIS for the approved development have not changed as a result of the proposed modification (MOD-1) and changes to the on-site building GFA.

Summary

Based on the above comments, it is concluded that the assessment presented in the EIS remains valid and appropriate for consideration as part of the Modification application for the URNSURF Sydney Surf Park at Sydney Olympic Park.

It is noted that conditions of consent for the approved Surf Park on the site also remain valid and in particular the ongoing co-ordination between SOPA and the Surf Park operators and event management for the both the Surf Park and SOP.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

A handwritten signature in black ink, which appears to read 'Jason Rudd', is positioned above the printed name and title.

Jason Rudd
Director