

Reference: 07 036

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20 August 2010

Hamptons Planning PO Box 954 Edgecliff NSW 2027

Attention: Benjamin Cribb

Re: Adequacy Test for the d'Albora Marina, The Spit

Dear Ben.

We refer to the subject site and in particular the various responses from agencies, most notably the matters raised by Mosman Council. In this regard, we are in receipt of the amended plans prepared by Corben Architects including Issue Q Drawings DA01 and DA02; as well as Issue K Drawing DA03. We therefore confirm the following:

## **Existing Pathway Network**

The amended plans incorporate all pedestrian pathways and linkages and these include an 'indicative' shared footpath/cycle facility that traverses the foreshore to the south of the Marina which also connects to the existing footpath along Spit Road. It is also noted that improved pedestrian connectivity is provided through and around the site via the public boardwalk, which also connects to the other public footpaths.

## Servicing

The development is expected to generate the same level of servicing as presently occurs, with no increase in the size or frequency of trucks or other smaller vehicles. Nevertheless, the plans incorporate an improved manoeuvring area so that trucks no longer need to reverse out onto Spit Road and this is a significant safety improvement; within the context of the existing site constraints. It effectively can be used as a service vehicle lay-by area, clear of Spit Road, as well as for manoeuvring.

Please contact the undersigned should you have any gueries or require any further information regarding the above.

Yours faithfully,

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Graham Pindar

Director