

Your ref
Our ref 248547
File ref

ARUP

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28 September 2018

Dear Kylie

Sandstone Section 4.55 – Traffic Assessment

Introduction

This statement supports a State Significant Development (SSD 7484) Development Application (DA) for the adaptive reuse of The Sandstone Precinct at Bridge Street, Sydney for tourist and visitor accommodation.

Overview of Proposed Amendments

Since submission of the DA in November 2016 and subsequent Section 96, the applicant (Pontiac Land (Australia) Pty Ltd) has further refined the final project design, including changes to address matters raised by key stakeholders within their submissions on the DA and feedback received from the Design Review Panel. These amendments to the proposed development are being progressed under Clause 55 of the Environmental Planning and Assessment Regulation 2000.

The proposed key amendments include:

- Amendments to room layouts;
- Minor increase in hotel rooms; and
- Amended loading dock layout.

Conclusion

Arup has reviewed the proposed amendments (further described in detail within the report prepared by Ethos Urban) to the project and confirms that the conclusions within our original report Sandstone Precinct Traffic Impact Assessment dated 25 October 2016 submitted in support of the DA remain unchanged.

For completeness, and having regard to the amended proposal for which development consent is now sought, Arup concludes that:

- The amendments to the loading dock layout has improved the layout with 2 SRV and 1 Van/courier loading spaces;
- The design of the loading dock complies with AS2890.1:2002; and
- The transport impacts previously assessed remain unchanged.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J. Turner', is shown within a rectangular border.

James Turner
Senior Engineer

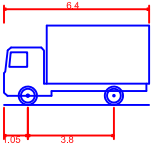
Enc Loading dock swept path diagrams



Legend

- Body Envelope
- 300mm Envelope
- 600mm Envelope
- Wheel Envelope

Design Vehicle(s)



SRV - Small Rigid Vehicle
Overall Length 6.400m
Overall Width 2.330m
Overall Body Height 3.500m
Min Body Ground Clearance 0.398m
Track Width 2.330m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 7.100m

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| A | 28/09/18 | JRT | AMH | AMH |
| For Information | | | | |
| Issue | Date | By | Chkd | Appd |

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Client

Essence

Job Title

Sandstone

Drawing Title

Turning Paths
Entry/exit

Scale at A3 1:250

Discipline Transport

Drawing Status

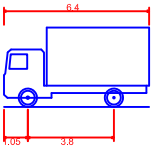
Draft

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| Job No | Drawing No | Issue |
| 601138-00 | SKT001 | A |



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Client

Essence

Job Title

Sandstone

Drawing Title

Turning Paths
Loading manoeuvring

Scale at A3
1:250

Discipline
Transport

Drawing Status

Draft

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| Job No 601138-00 | Drawing No SKT002 | Issue A |
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