

Relevant Information for Local Planning Panel

FILE: D/2017/1701 **DATE:** 19 November 2018

TO: Local Planning Panel Members

FROM: Graham Jahn, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 3 – 55A Leichhardt Street, Glebe

Recommendation

That the Local Planning Panel note the information contained in this memo. The information provided does not alter the officer's recommendation following the deferral.

Background

On 16 November 2018, the applicant sent an email to Council officers (Attachment A) outlining their proposal to provide additional information in support of their request that the development application be further deferred. If the application is further deferred, the applicant is proposing to provide an additional report by their traffic consultant by Friday 21 December 2018. The earliest it could then be reconsidered by the panel is the second meeting date (tentative) of the Local Planning Panel on or about 20 February 2019. This is because there are only 2-3 working days from 21 December to 31 December 2018 (due to two weekends and Christmas public holidays) to complete a report for the first meeting date of the Local Planning Panel which is on or about January 30 2019 (tentative). The additional information that the applicant has indicated that they would be willing to provide, together with a response by Council officers is outlined below:

Further Surveys

Conduct parking surveys on Friday and Saturday nights, and Saturday and Sunday daytime over a two week period. The surveys would be provided across the following streets:

- (i) End of Glebe Point Road;
- (ii) Forsyth Street;
- (iii) Cook Street;
- (iv) Leichhardt Street;

- (v) Oxley Street; and
- (vi) Stewart Street.

On 20 November 2018 Nathan Fisher, an objector, submitted a parking study taken during the period 16 -18 November 2018, supported by photographic evidence. This tabulates parking availability on surrounding streets between 6pm and 10pm. The study area was 450m-500m walk distance from the site. This indicates about 25 spaces vacant spaces on Friday evening between 7pm and 7.45pm, and a diminishing number after 8pm; and lesser amounts on Saturday and Sunday evening. It also suggests other findings at other times. This is provided at Attachment B.

Council officer response

During the assessment of the development application the applicant was requested by the City to provide a survey of parking. An area within a reasonable walking distance (300m) was specified, and included Leichhardt Street, Oxley Street, Stewart Street and part of Cook Street as shown in red in Figure 1 below. The applicant completed surveys across Friday and Saturday nights, and Saturday and Sunday daytime over a two week period. It is the view of Council officers that the surveys that were previously submitted are indicative of the availability of parking within this area and further surveys of these streets, and further afield, are not suitable or required.

The proposal is to extend the survey. Forsyth Street and Glebe Point Road have not previously been surveyed. The end of Forsyth Street is approximately a 400m walk to the south, and the end of Glebe Point Road is approximately a 500m walk to the west. These streets are shown in orange in Figure 1 below. It is noted that both of these areas are outside what would normally be considered a reasonable walking distance to a discretionary destination (as compared to commuting) and the availability of parking within these areas is not likely to be sufficient to justify an additional increase in the patron capacity of the premises.

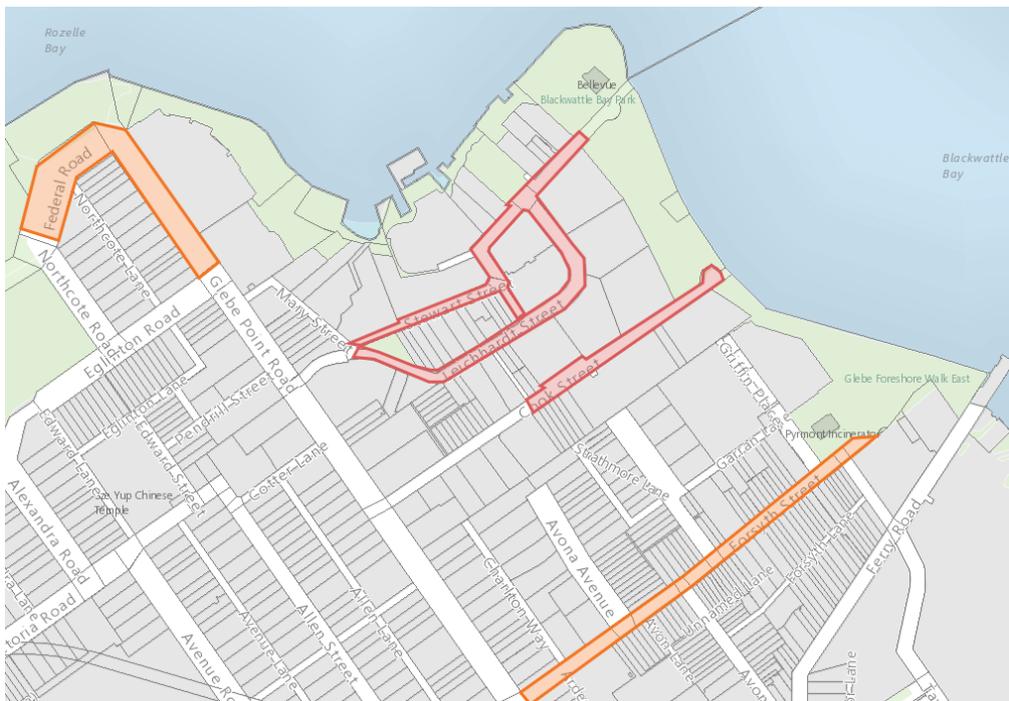


Figure 1: Proposed parking survey streets

Additional information – Survey travel modes

It was also suggested that a survey be conducted for customer travel mode at the following premises:

- (i) the Boathouse (Friday and Saturday evenings); and
- (ii) Bellevue Cottage (Saturday and Sunday daytime).

Council officer response

During the assessment of the development application the applicant submitted a survey of 26 patrons visiting the Boathouse restaurant between 6.30pm and 8.30pm on a Friday evening. The survey showed that 15% of the surveyed patrons drove to the site. This was considered inadequate data being 21.6% of patrons. Additional surveys of patrons of the Boathouse restaurant would provide greater certainty of the percentage of patrons who may drive to the site during night time operations.

Bellevue Cottage (the subject site) has recently commenced operating under the existing development consent for the site. Accurate surveys of all patrons of the new restaurant during daytime operations, as with any business, would be useful for understanding daytime travel modes.

Prepared by: Matthew Girvan, Senior Planner

Attachments

Attachment A. Applicant's correspondence dated 16 November 2018

Attachment B. Submitter's Parking Survey

Approved



GRAHAM JAHN AM

Director City Planning, Development and
Transport