



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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03 June 2023
Ref: 23011 Rev E

Ms. Brydie Hand

Associate
Holding Redlich
Level 65, 25 Martin Place,
Sydney NSW 2000 Australia

E: Brydie.Hand@holdingredlich.com

Dear Brydie,

**Proposed Alterations and Additions
731 Great Western Highway, Faulconbridge**

In preparing this report, I confirm that I have read and agree to be bound by Part 31 Division 2 of the Uniform Civil Procedure Rules 2005 and the Expert Witness Code of Conduct being Schedule 7 to the Uniform Civil Procedure Rules 2005. Similarly, I have read the joint expert report policy of the NSW Land & Environment Court which commenced 12th June 2015.

I understand that DA X/431/2022 was submitted to Council and as a result of non determination, an appeal (Case N° 2022/321227) was lodged with the Land and Environment Court. The development plans have been revised and in particular to remove the proposed additional 9 parking spaces in the road reserve so that the parking in the road reserve remains as existing in accordance with the approved plans under Section 138 of the Roads Act.

This statement largely supersedes the Traffic Report which accompanied the Development Application and it is understood that the proposal involves alterations and additions with retention of the existing use on the site as per the revised plans which are reproduced in part in Appendix A.

The Statement of Facts and Contentions dated 14.12.2022 included Contention N°2 which relates to the objection by TfNSW to the proposed provision of 9 additional parking spaces within the road reserve of the Great Western Highway (i.e. reflecting the existing approval and provision of 9 parking spaces in this road reserve).

Application of Council's DCP parking provision criteria (i.e. 1 space per 25m² GFA) to the proposed increased floor area (741.29m² total) indicates a provision of 30 spaces and it was proposed to provide a total of 30 spaces (including the 9 existing spaces within the road reserve).

TRAFFIC ASSESSMENT

The proposed additional floorspace which comprises 161.9m² will not be retail floorspace, but will be used for storage, cool rooms, office, kitchen and amenities albeit that the existing retail floorspace of some 417.75m² GLFA will increase to 490.6m² GLFA.

However, this increase in the retail floor area will not result in a pro-rata increase in patronage or traffic generation and it is assessed that any increased traffic generation will only be of the order of 10-15%. Such a minor increase in traffic movements will have no perceptible or adverse traffic or safety impact due to:

- site access movements being restricted to left turn IN/OUT only
- the existing extensive left turn deceleration lane and the suitable sight distances available.

PARKING ASSESSMENT

The proposed parking provision exceeds that required by Council's DCP criteria by a significant margin.

Application of the DCP criteria for the provision of bicycle parking indicates a requirement for 3 spaces and it is proposed to provide these spaces at the front entrance.

ACCESS, INTERNAL CIRCULATION AND SERVICING

Access

The existing approved separate ingress and egress driveways will be retained and these have proved to be entirely satisfactory and safe.

Internal Circulation

The design of the parking area and internal circulation arrangements complies with the requirements of AS 2890.1 and 6.

Servicing

Deliveries and refuse removal movements are largely undertaken by trucks up to HRV.

However, there are occasions when a 19m semi-trailer is used for deliveries and these will either stand in the rear hard stand area to be unloaded by fork lifts or will stand in the loading dock area.

Details of the access, turning and standing for this truck are provided in Appendix B demonstrating the satisfactory provisions for this occasional delivery truck.

Provision is made with a 4.1m wide manoeuvring area each side of the truck and this replicates the arrangements made in all Bunnings unloading areas.

CONCLUSION

Assessment of the revised plans and the Statement of Facts and Contentions has concluded that:

- adequate parking will be provided without any increase in the approved number of spaces located within the road reserve and the approved spaces can also be readily relocated within the site if required in the future
- there will be no adverse traffic implications
- the design of the vehicle access, internal circulation and servicing arrangements will comply with the relevant design standards.

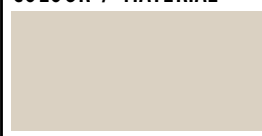


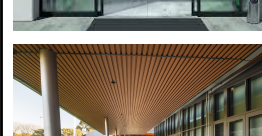

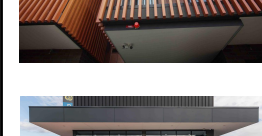
Yours faithfully

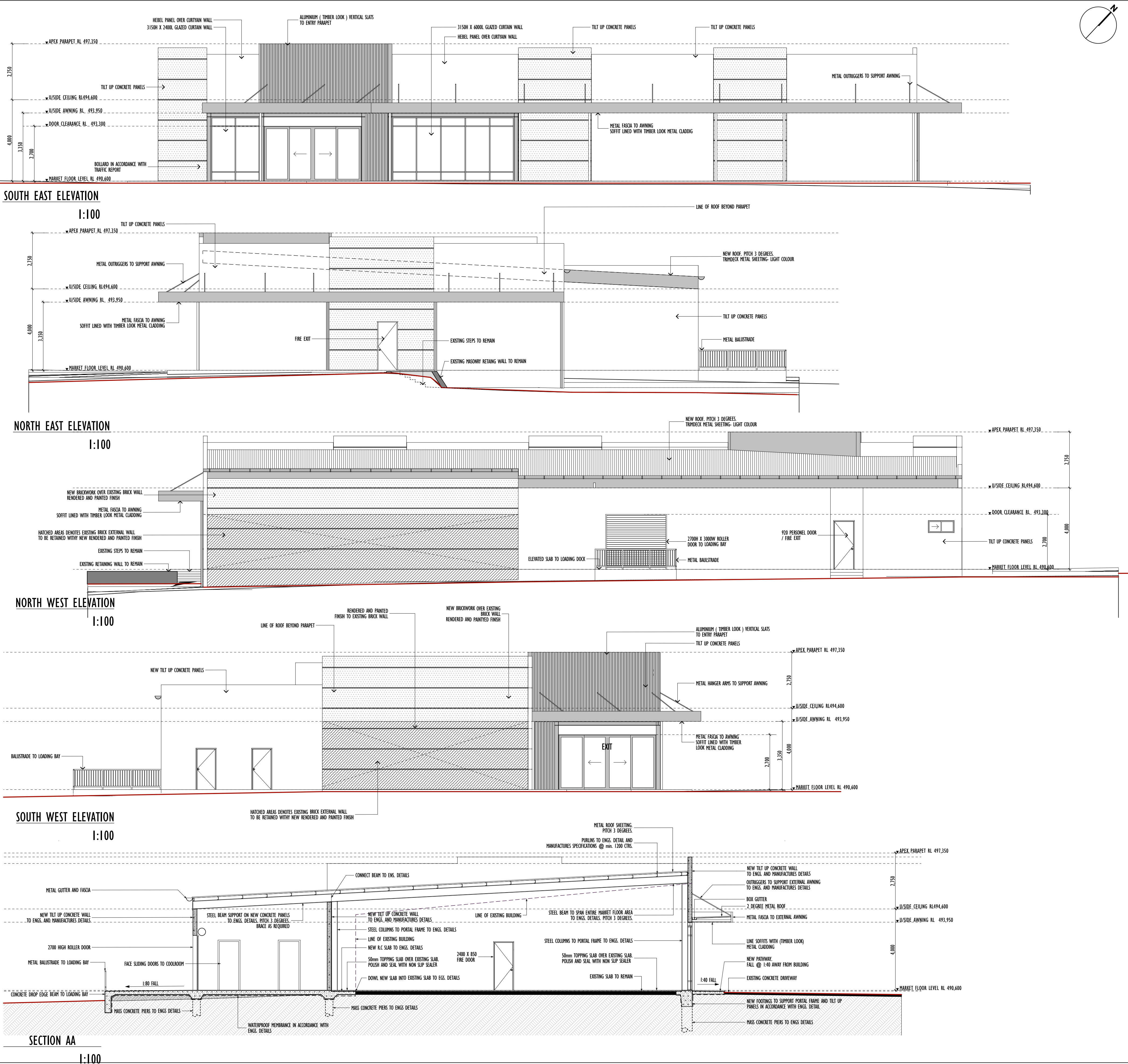



Ross Nettle
Director
Transport and Traffic Planning Associates

Appendix A

Revised Plans

EXTERNAL FINISHES SCHEDULE				
COLOUR / MATERIAL	ITEM	GENERAL LOCATION	SUPPLIER	DESCRIPTION
	Rendered and Painted Hebel Panels	Hebel Parapet Walls over Lower Glazed Elements. External walls	CSR / TAUBMANS	75mm Hebel Power Panel [®] - Recommended skim coat Paint Colour: Taubmans 'Canvas Cloth T15 43.2' or similar
	Rendered and Painted Hebel Panels	Tilt Up concrete panels with horizontal joint	CSR / TAUBMANS	RECOMMENDED RENDER SKIM COAT Paint Colour: Taubmans 'Dark Moon T167-6' or similar
	Metal window and door frames	External walls	Bradnams or approved equal	Colour: Monument
	Timber Look Metal Slats	Awning soffits	Knotwood or approved equal	50mm x 50mm Batten Profile "KEB50SOF-6050"
	Vertical Metal Slats	Entry Parapet	Knotwood or approved equal	50mm x 50mm Batten Profile "KEB50SOF-6050"
	Metal roof Sheeting Fascias and Gutters	Roofs, Fascias and gutters throughout	Colourbond or approved equal	Trim Deck roof sheeting Metal Fascias Colour: Monument



AMENDMENTS			UBD REF.		SCALE.	AS NOTED	 FORERUNNERS DESIGNS DWELLINGS - LANDSCAPES	PRINCIPAL: TIM RANNASTE Building designer/ Associate Landscape Architect BLArch(hons.) M. 0429 470 888 E. timrannaste@gmail.com 70-76 BULLABURRA RD, BULLABURRA NSW 2784	PROJECT. PROPOSED ADDITIONS AND ANCILLARY DEPARTMENTS AT: 731 GREAT WESTERN HIGHWAY, FAULCONBRIDGE FOR: THE TODERELLO FAMILY TITLE . ELEVATIONS	ISSUE. E JOB No. 06/2021 SHEET. 06
Issue.	date.	amendments.	N.C.S.		DATE.	08/03/23				
C	08/03/23	SECTION 34 AMENDMENTS (SEE AMENDMENT TABLE)	COUNCIL.	BMCC	DRAWN.	TLR				
D	04/04/23	PROVISION OF ADDITIONAL DEEP SOIL AREA- FOR REVIEW								
E	31/05/23	PROVISION OF LANDSCAPING AND DETAILS								

Appendix B

Turning Path Assessment

