

## 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 12<sup>th</sup> 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 25m<sup>2</sup> GFA) to the proposed increased floor area (741.29m<sup>2</sup> 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 161.9m<sup>2</sup> 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 417.75m<sup>2</sup> GLFA will increase to 490.6m<sup>2</sup> 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 until 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

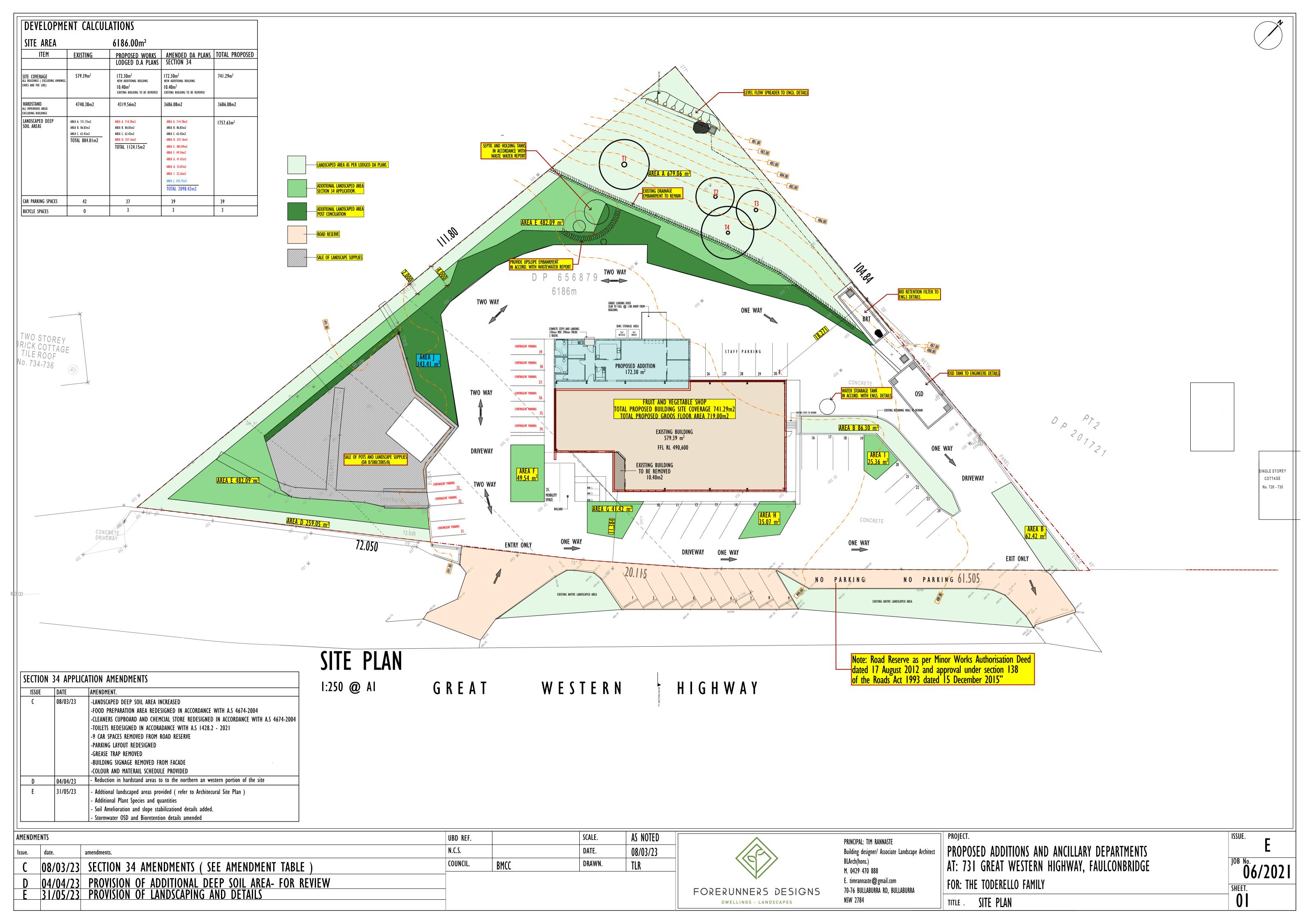
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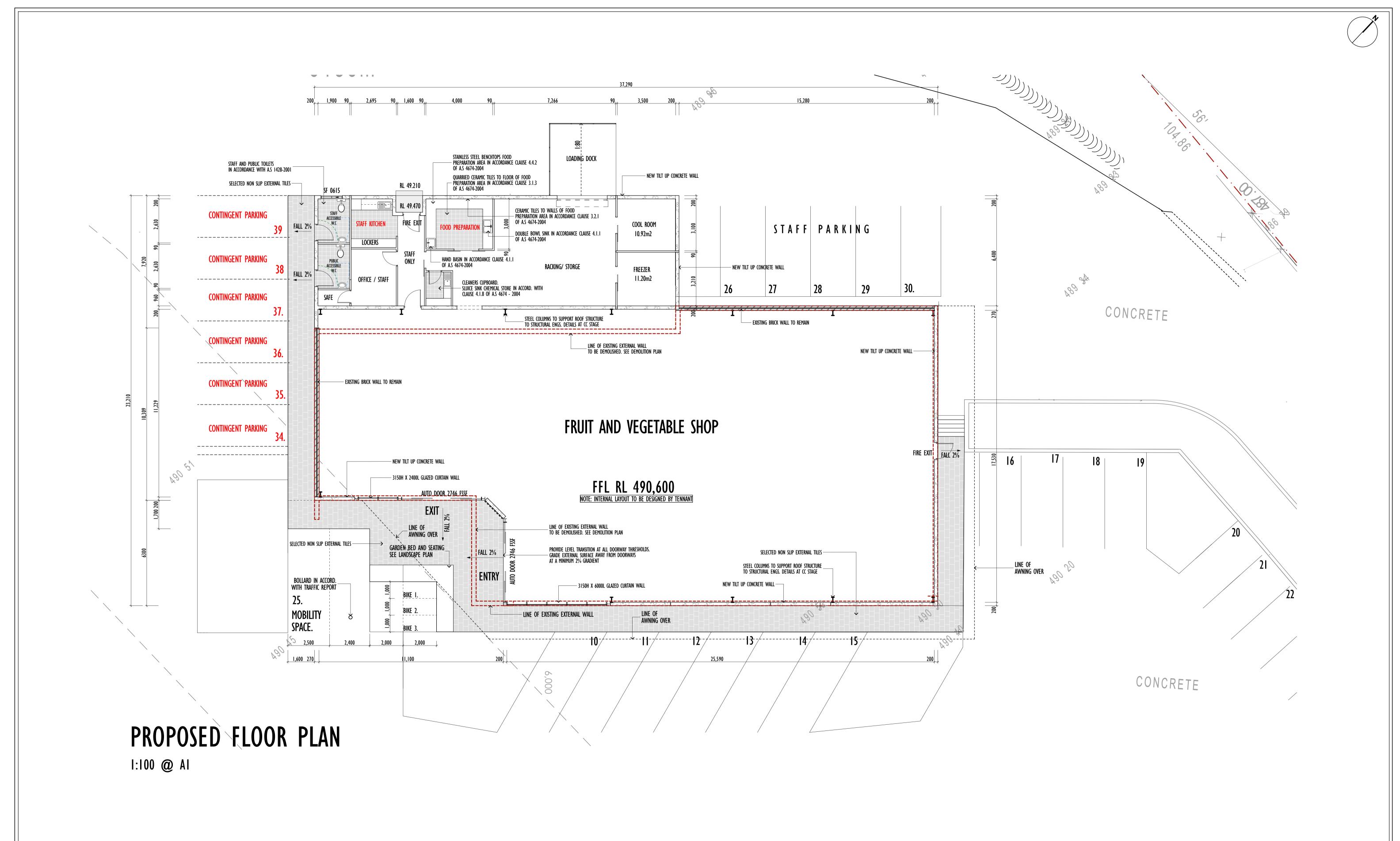
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Appendix A

**Revised Plans** 







AMENDM	1ENTS		UBD REF.		SCALE.	AS NOTED
Issue.	date.	amendments.	N.C.S.		DATE.	08/03/23
С	08/03/23	SECTION 34 AMENDMENTS ( SEE AMENDMENT TABLE )	COUNCIL.	BMCC	DRAWN.	TLR
D	04/04/23					
E	31/05/23	PROVISION OF LANDSCAPING AND DETAILS				

FORERUNNERS DESIGNS

DWELLINGS - LANDSCAPES

PRINCIPAL: TIM RANNASTE
Building designer/ Associate Landscape Architect
BLArch(hons.)
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70-76 BULLABURRA RD, BULLABURRA
NSW 2784

PROPOSED ADDITIONS AND ANCILLARY DEPARTMENTS AT: 731 GREAT WESTERN HIGHWAY, FAULCONBRIDGE FOR: THE TODERELLO FAMILY

TITLE . FLOOR PLAN

ISSUE. **E**JOB No. **06/2021** 

SHEET.

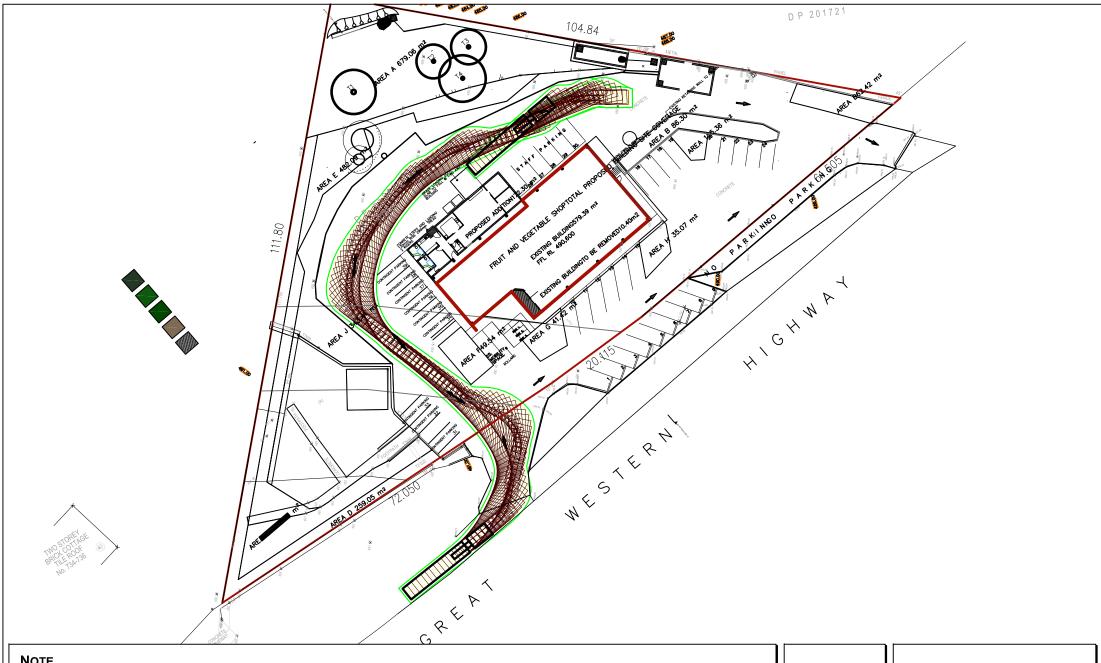
EXTERNAL FINISHE	ES SCHEDULE					HEBEL PANEL OVER CURTYAIN WALL	ALUMINIUM ( T	IMBER LOOK ) VERTICAL SLATS APET				
COLOUR / MATERIAL	ITEM Rendered and Painted	GENERAL LOCATION  Hebel Parapet Walls over	SUPPLIER CSR / TAUBMANS			3150H X 2400L GLAZED CURTAIN WALL	TO ENTRY PAR	TISOH X 600UL GLAZED CURTAIN WALL  HEBEL PANEL OVER CURTYAIN WALL	TILT UP CONCRETE PANELS	TILT UP CONCRETE PANELS		
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	Hebel Panels  Metal window and door	with horizontal joint  Enternal walls	Bradnams or approved equal	Paint Colour: Taubmans 'Dark Moon T167-6' or similar Colour: Monument					METAL FASCIA TO AWNING SOFFIT LINED WITH TIMBER LOOK	K METAL CLADDIG		
THE RESERVE TO SERVE THE PROPERTY OF THE PROPE	Irames				8011ard in accordance /	пн						
	Timber Look Metal Slats		Knotwood or approved equal	50mm x 50mm Batten Profile "KEB5050F-6050"  50mm x 50mm Batten Profile "KEB5050F-6050"	SOUTH EAST ELEVATION					LINE OF ROOF BEYOND PARAPET		
	Vertical Metal Slats  Metal roof Sheeting	Entry Parapet  Roofs, Fascias and gutters throughout	Knotwood or approved equal	Trim Deck roof sheeting	_ ADEY DARADET RI 107 350	CRETE PANELS				LINE OF KOOF BETOND PAKAPET		
	Fascais and Gutters		approved equal	Metal Fascias Colour: Monument	SSZ <sup>2</sup> Metal outriggers to su	PORT AWNING				NEW ROOF. PITCH 3 DEGREES. TRIMDECK METAL SHEETING- LIGHT COLOUR		
										TILT UP CONCRETE PANELS		
					SOFFIT LINED WITH TIMBER LOOK M	TAL CLADDING	FIRE EXIT ———	EXISTING STEPS TO REMAIN		METAL BALUSTRADE		
					▼ MARKET_FLOOR_LEVEL_RL_490,600			EXISTING MASONRY RETAING WALL TO REMAIN				
					NORTH EAST ELEVATION	<u>-</u>		<u></u>		NEW ROOF. PITCH 3 DEGREES. TRIMDECK METAL SHEETING- LIGHT COLOUR	<b></b>	APEX_PARAPET_RL_497,350
					1:100							2,750
					NEW BRICKWORK OVER EXISTING BRICK WA RENDERED AND PAINTED FINISH METAL FASCIA TO AWNIN SOFFIT LINED WITH TIMBER LOOK METAL CLADDIN							
					HATCHED AREAS DENOTES EXISTING BRICK EXTERNAL WALL TO BE RETAINED WITHY NEW RENDERED AND PAINTED FINSI  EXISTING STEPS TO REMA  EXISTING RETAINING WALL TO REMA				ELEVATED SLAB TO LOADING DOCK	2700H X 3000W ROLLER	<b>←</b>	TILT UP CONCRETE PANELS & S
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								CONNECT BEAM TO ENS. DETAILS		NEW TILT UP CONCRETE WALL TO ENGS. AND MANUFACTURES DETAILS		
					METAL GUTTER AND FASCIA  NEW TILT UP CONCRETE WALL		TON NEW CONCRETE PANELS	Thew tilt of concrete wall line of existing rilling of	STEEL BEAM TO SPAN ENTIRE MARKET FLOOK AREA	METAL FACGA TO EVERDIAL AVAILABLE		
					TO ENGS. AND MANUFACTURES DETAILS	TO EN	GS. DETAILS. PITCH 3. DEGREES	TO ENGS. AND MANUFACTURES DETAILS  STEEL COLUMNS TO PORTAL FRAME TO ENGS. DETAILS  LINE OF EXISTING BUILDING  NEW R.C SLAB TO ENGS. DETAILS	TO ENGS. DETAILS. PITCH 3 DEGREES.  STEEL COLUMNS TO PORTAL FRAME TO ENGS. DETAILS	LINE SOFFITS WITH (TIMBER LOOK)  METAL FASCIA TO EXTERNAL AWNING  LINE SOFFITS WITH (TIMBER LOOK)		
						NG DOORS TO COOLROOM		50mm TOPPING SLAB OVER EXISTING SLAB. POLISH AND SEAL WITH NON SLIP SEALER  DOWL NEW SLAB INTO EXISTING SLAB TO EGS. DETAILS	50mm TOPPING SLAB OVER EXISTING SLAB. POLISH AND SEAL WITH NON SLIP SEALER  EXISTING SLAB TO REMAIN	NEW PATHWAY.  FALL @ 1:40 AWAY FROM BUILDING  EXISTING CONCRETE DRIVEWAY	<u>* MARKET</u> <u>Flo</u> or level rl 490,600	
					CONCRETE DROP EDGE BEAM TO LOADING BAY	THE CONTRACTOR OF THE CONTRACT	WATERPROOF MEMBRANCE IN ACCORDANCE WI	MASS CONCRETE PIERS TO ENGS DETAILS TH		NEW FOOTINGS TO SUPPORT PORTAL FRAME AND TILT UP PANELS IN ACCORDANCE WITH ENGS. DETAIL  MASS CONCRETE PIERS TO ENGS DETAILS	======================================	
AMENDMENTS					SECTION AA  1:100  UBD REF.	SCALE.	AS NOTED	A		PROJECT.		ISSUE
Issue. date.	amendments.	21 AMENINMENTS / G	CE VWEND	MENT TADIE \	N.C.S.  COUNCIL.  BMCC	DATE.  DRAWN.	08/03/23 TLR		PRINCIPAL: TIM RANNASTE Building designer/ Associate Landscape Architect BLArch(hons.)			E
		34 AMENDMENTS (S N OF ADDITIONAL D N OF LANDSCAPING		AREA- FOR REVIEW	DITICL		ILN	FORERUNNERS DESIGNS  DWELLINGS - LANDSCAPES	M. 0429 470 888 E. timrannaste@gmail.com 70-76 BULLABURRA RD, BULLABURRA NSW 2784	FOR: THE TODERELLO FAMILY  TITLE . ELEVATIONS	IAULCUNDNIDUE	JOB No. 06/2021 SHEET. 06
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# Appendix B

**Turning Path Assessment** 





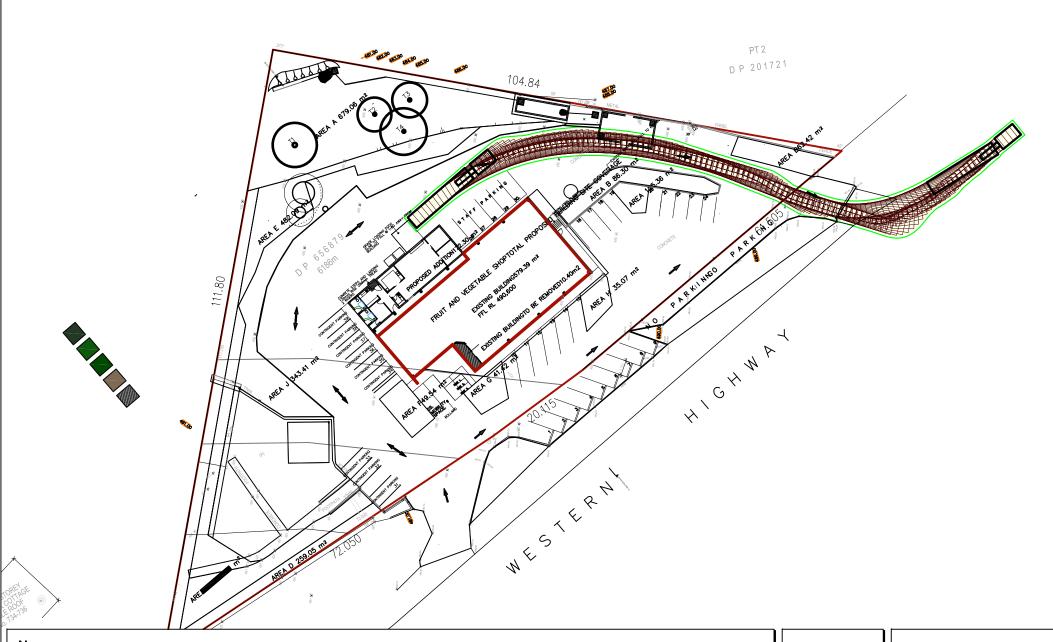
#### NOTE

This drawing has been prepared using vehicle modelling computer software AutoTrack V5.00a In conjunction with AutoCAD 2013. The vehicle used Is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.



**SWEPT PATH ANALYSIS OF A 19m ARTICULATED VEHICLE ENTERING THE SITE** 

SP<sub>1</sub>

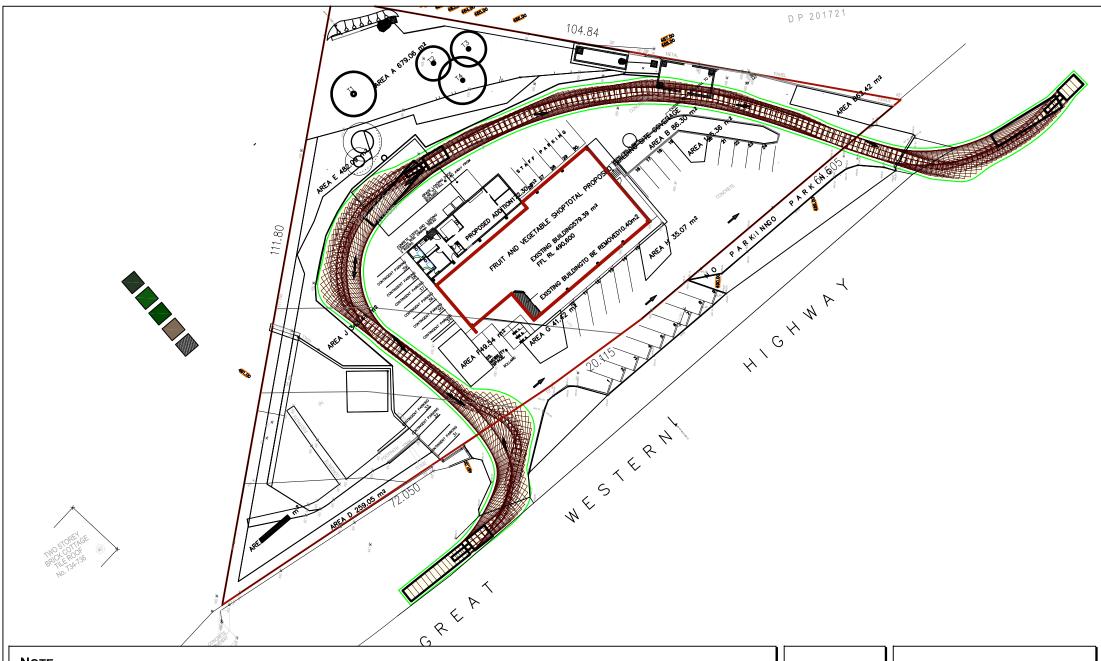


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SWEPT PATH ANALYSIS OF A 19m ARTICULATED VEHICLE EXITING THE SITE



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SWEPT PATH ANALYSIS OF A 19m ARTICULATED VEHICLE ACCESSING THE SITE

SP 3