MCLAREN TRAFFIC ENGINEERING

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232 Postal: P.O Box 66 Sutherland NSW 1499

Telephone: (02) 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

13 June 2025 Reference: 250500.02DA

Aliro
Level 38
Gateway
1 Macquarie Place
Sydney NSW 2000
Attention: Andrew Whiteman

LETTER OF ADVICE FOR MIXED USE DEVELOPMENT AT 13 ENDEAVOUR ROAD, CARINGBAH

Dear Andrew,

Reference is made to your request to provide a Letter of Advice in relation to the proposed child care centre which forms part of DA23/0721 and as such should be read in conjunction with the Masterplan Traffic& Parking Impact Assessment Report and Childcare Plan of Management. This letter of advice relates to an outline of the car parking requirements for the child care centre, servicing and loading, car park design, with all other assessment of the child care centre already carried out under DA23/0721 as part of the Masterplan Traffic and Parking Impact Assessment Report.

The proposed plans for the child care centre are reproduced in **Annexure A** for reference.



1 PARKING ASSESSMENT

1.1 Council Parking Policy

To determine the Council provision of car parking for the site, reference will be made to *Sutherland Shire Council's Development Control Plan 2015 – Chapter 36 – Roads, Vehicular Access, Traffic, Parking and Bicycles* which outlines the following requirements:

Child Care Centre

1 space per 4 children

A summary of the Council car parking requirements is provided in **Table 1** below.

TABLE 1: COUNCIL CAR PARKING POLICY

Land Use	Scale	Rate	Car Parking Required	Car Parking Provided
Child Care Centre	68 children	1 space per 4 children	17	17

As shown above the Council requires the provision of 17 spaces for the child care centre, with 17 spaces provided. The car parking spaces are located directly along the frontage of the building, providing for the safest form of access, with the transport of children from car parking spaces not having to cross any car park aisles.

1.2 Accessible Car Parking

Sutherland Shire Council does not outline car parking rates for people with disabilities applicable to child care centre developments. As such, reference is made to Section D4D6 of the Building Code of Australia (BCA) as part of the National Construction Code 2022 (NCC) which categorises a child care centre as a Class 9b building and therefore requires the provision of car parking for people with disabilities at a rate of:

Class 9b 1 accessible space for every 50 carparking spaces or part thereof.

In accordance with the BCA requirements, one (1) car parking space for people with disabilities is to be provided. The proposed car parking layout details the provision of two (2) car parking space designed in accordance with AS2890.6:2022, exceeding the BCA requirements.



1.3 Bicycle Parking Requirements

Reference is made to Sutherland Shire Council's Development Control Plan 2015 – Chapter 36 – Vehicular Access, Traffic, Parking and Bicycles which state "Bicycle parking spaces must be provided at the rate of 1 space per 10 car parking spaces for the first 200 car spaces, then 1 space per 20 parking spaces thereafter".

Based upon the above, the proposal would require the provision of two (2) bicycle spaces. The proposal provides four (4) bicycle spaces, exceeding this requirement, located adjacent to Tenant 1 of Building 5.

1.4 Servicing & Loading

The child care centre would require service facilities of a van, typically for food deliveries. It is expected that all deliveries will be undertaken within the proposed car parking area outside peak drop off / pick up times, under a plan of management if necessary. A van (standard B99 design vehicle) or similar can be accommodated within the car parking area, utilising vacant visitor spaces. This is common practice for child care centres and will not noticeably affect operation of the site. It is reiterated that deliveries and other arrivals of similar nature are low in frequency and can be easily managed.

The site will be serviced by a private waste contractor from the vacant visitor spaces outside the peak child care centre pick-up and drop-off periods. It is expected that the design vehicle will be similar to a 6.4m length Small Rigid Vehicle.

1.5 Vehicle Access & Parking / Loading

Whilst the car parking layout has already been assessment as part of the Masterplan Traffic & Parking Impact Assessment Report, an outline of the parking for the child care centre has the assessed again and complies with AS2890.1:2004 with the following characteristics:

- Child Care Centre parking, providing 2.6m wide spaces by 5.4m long spaces (applies to both staff and visitor spaces);
- EV car parking space with dimensions of 2.4m in width by 5.4m in length (for use by staff);
- Disabled car parking spaces with minimum dimensions of 2.6m in width by 5.4m in length, with associated shared space with minimum dimensions of 2.4m in width.

Whilst the plans have been assessed to comply with the relevant standards, it is usual and expected that a design certificate be required at the Construction Certificate stage to account for any changes following the development application.

In addition to the above, safety is important when considering the design of parking for child care centres. The following has been considered / recommended to be provided as part of the design of the child care centre car parking layout:

- Provision of a 1.5m wide footpath at the rear of all parking spaces, providing for direct access to the centre without having to cross any parking aisles.
- Provision of internal and external wayfinding signage will be displayed within the estate to
 promote parking along the frontage of the child care centre and to ensure visitors to the centre
 head directly to the centre without travelling to different locations within the estate. The same



directional wayfinding will be provided to other buildings on the site, ensuring that where possible vehicles are not to travel past the child care centre.

- Parents will be regularly reminding to park within the allocated child care centre parking spaces and not to park anywhere else within the estate, unless permitted to do so;
- Allocation of a minimum of eight (8) parent spaces to be linemarked and signposted accordingly to ensure they are available when required by parents.
- Within the induction package for parents, details will be provided for the vehicular access routes to and from the centre which will be limited to the following to avoid mixing visitors with commercial vehicles:
 - From the roundabout intersection of Captain Cook Drive / Ganons Road;
 - Left turn entry / left turn exit movement from the north-western site driveway.
- Traffic calming devices such as road humps will be utilised near the child care centre to reduce vehicle speeds within the circulation roadway which will be designed during the construction certificate stage relevant to the child care centre;
- Repeating internal speed limit signage will also be utilised on the approach to the child care centre car parking area to enforce and reduce vehicle speeds in and around the child care centre parking area.
- Priority is recommended to be given to placements within the child care centre to staff that work within the industrial precinct to reduce traffic within the precinct.



2 **CONCLUSION**

The subject Mixed Use Development at 13 Endeavour Road, Caringbah (as depicted in **Annexure A**) has been assessed in regards to its traffic and parking impacts. The following outcomes of this letter in conjunction with the Masterplan Traffic & Parking Impact Assessment are relevant to note:

- a) The proposal requires the provision of 17 car parking spaces based upon the Council's DCP requirements. The plans indicate the provision of 17 car parking spaces, complying with Council's requirements.
- b) The car parking layout for the centre was assessed as part of this letter and the Masterplan Traffic & Parking Impact Assessment which complies with the relevant standards, namely AS2890.1:2004.
- c) The traffic generation associated with the proposal is in the order of **54** vehicle trips in the AM peak hour period and 48 vehicle trips during the PM peak hour periods. This impact of the development has already been assessed as part of the Masterplan Traffic and Parking Impact Assessment Report.
- d) The site will be serviced by a private waste contractor from the vacant visitor spaces outside the peak child care centre pick-up and drop-off periods. It is expected that the design vehicle will be similar to a 6.4m length Small Rigid Vehicle.

Please contact the undersigned on 9521 7199 should you require further information or assistance.

Yours faithfully, M°Laren Traffic Engineering Matthew McCarthy Associate Traffic Engineer

Bachelor of Civil Engineering
Masters of Engineering Science
Accredited Level 3 Road Safety Auditor
RMS Accredited Traffic Management Plan Designer

musifly



ANNEXURE A: PLANS



NOTES

- ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL DISABLED PARKING SPACES IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 (5.4m x 2.4m)
- SITE STORMWATER DRAINAGE IN ACCORDANCE WITH LOCAL AUTHORITY & COUNCIL REQUIREMENTS
- ALL RELATIVE LEVELS ARE SHOWN TO A.H.D. (Australian Height Datum) LEVELS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FURTHER CIVIL DETAIL DESIGN. THESE MIGHT VARY +/- 1000 mm
- EXTENT OF RETAINING WALLS SHOWN AS INDICATIVE ONLY SUBJECT TO CIVIL REVIEW
- GROSS LETTABLE AREA (GLA) IS THE TOTAL FLOOR AREA OF A BUILDING, MEASURED FROM THE OUTSIDE OF EXTERNAL WALLS OR THE CENTRE OF PARTY WALLS AND INCLUDES ALL ROOFED AREAS
- 5% OF CARPARKING SPACES PROVIDED TO BE DEDICATED AS CAR
- 5% OF CARPARKING SPACES PROVIDED TO BE DEDICATED AS ELECTRICAL VEHICLE BAYS

WAREHOUSE 3D WAREHOUSE 3E 698 m² WAREHOUSE 3F 763 m² OFFICE 126 m² OFFICE 127 m² **OFFICE OFFICE** 127 m² **OFFICE** 127 m² **OFFICE** 126 m² TOTAL AREA 4,900 m² **BUILDING 4** WAREHOUSE GROUND LEVEL 4,249 m² WAREHOUSE LEVEL 1 2,972 m² **OFFICE** GROUND LEVEL 884 m²

DEVELOPMENT ANALYSIS

649 m²

676 m²

USE

BUILDING 3

WAREHOUSE 3A

WAREHOUSE 3B

WAREHOUSE 3C

MEZZANINE			
OFFICE MEZZANINE		EVEL 1	937 m²
TOTAL AREA			9,042 m ²
	0014		
BUILDING 5 BL	OCK	. 1	
WAREHOUSE	5A	1,	071 m²
WAREHOUSE	5B	3,	048 m²
WAREHOUSE	5C	2.	164 m²

WAREHOUSE	5B	3,048 m ²
WAREHOUSE	5C	2,164 m ²
OFFICE	5A	333 m²
OFFICE	5B	431 m²
OFFICE	5C	403 m ²
TOTAL AREA	7,450 m ²	
BLIII DING 5 BI	OCK	2

BUILDING	5 BLOCK	2
WAREHO	USE 5D	2,732 m ²
WAREHO	USE 5E	2,023 m ²
OFFICE	5D	424 m²
OFFICE	5E	391 m²
TOTAL AF	REA	5,570 m ²

BUILDING 5 COMMERCIAL

CHILDCARE	641 m²	
CHILDCARE OUT	578 m²	
COMMERCIAL	552 m²	
TOTAL AREA		1,883 m²
BUILDING 6		
WAREHOUSE	6A	892 m²
WAREHOUSE WAREHOUSE	6A 6B	892 m² 1,688 m²

ESTATE MANAGOFFICE	GER	27 m²
TOTAL AREA		2,942 m²
BUILDING 7		
WAREHOUSE	7A	698 m
WAREHOUSE	7B	647 m
WAREHOUSE	7C	644 m
WAREHOUSE	7D	696 m
WAREHOUSE	7E	647 m
WAREHOUSE	7F	644 m
OFFICE	7A	117 m
OFFICE	7B	118 m
OFFICE	7C	117 m
OFFICE	7D	110 m
OFFICE	7E	118 m
OFFICE	7F	117 m
TOTAL AREA		4,673 m
BUILDING 8		
WAREHOUSE	8A	1.076 m

SITE COVERAGE	
TOTAL SITE AREA	123,898 r
BUILDING 3 - 8 FOOTPRINT	31,901 ו
BUILDING 1 & 2 FOOTPRINT APPROX.	27,878 ו
SITE COVERAGE APPROX.	48.25
LANDSCAPING	13.90

— • — ESTATE BOUNDARY

LEGEND

 FORESHORE LINE BOUNDARY
 TRANSMISSION EASEMENT
 LANDSCAPE SETBACK
 BUILDING SETBACK
COUNCIL LAND DEDICATION
2.5 m BICYCLE & PEDESTRIAN SHARED PAT
PEDESTRIAN CONCRETE FOOTPATH



MAINTENANCE ACCESS TRACK & PEDESTRIAN





PROPOSED TREE

PYLON SIGN RETAINING WALL OUTDOOR AREA

RAIN WATER TANK

WASTE AREA MAIN SWITCH BOARD

PARCEL LOCKERS **BOOM GATE**

RAISED PEDESTRAIN CROSSING DELIVERY PARKING BAY

SHARED PARKING BAY (5%) **ELECTRICAL VEHICLE BAY (5%)**

ESTATE MANAGER OFFICE

No.	DATE:	REVISION:	BY:	CHK:
P23	07.05.2025	FOR INFORMATION	AS	AS
P24	29.05.2025	FOR INFORMATION	AS	JF
P25	05.06.2025	FOR REVISION	AS	JF
P26	06.06.2025	ISSUE FOR APPROVAL	AS	JF
G	12.06.2025	COUNCIL CONDITIONS RESPONSE	AS	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development





LEVEL 1

BUILDING 4

PARKING ALLOCATION SHOWN AS INDICATIVE ONLY

RAMP TO GROUND FLOOR

		CARS	BICYCLE
Building 1A		 - 52	-
Building 1B		- 81	-
Building 1C		– 10	-
Building 1D		- 35	-
Building 1E		 - 12	-
Building 2		 – 12	-
Building 3		- 24	12
Building 4		- 121	64
Building 5	Block 1	- 48	12
Building 5	Block 2	- 13	8
Building 5	Childcare	 - 17	4
Building 5	Commercial	- 19	8
Building 6		 - 38	8
Building 7		- 61	12
Building 8		 - 16	4
TOTAL		559	132
MOTORBIKI	ES		20

A	liro	

TITLE:

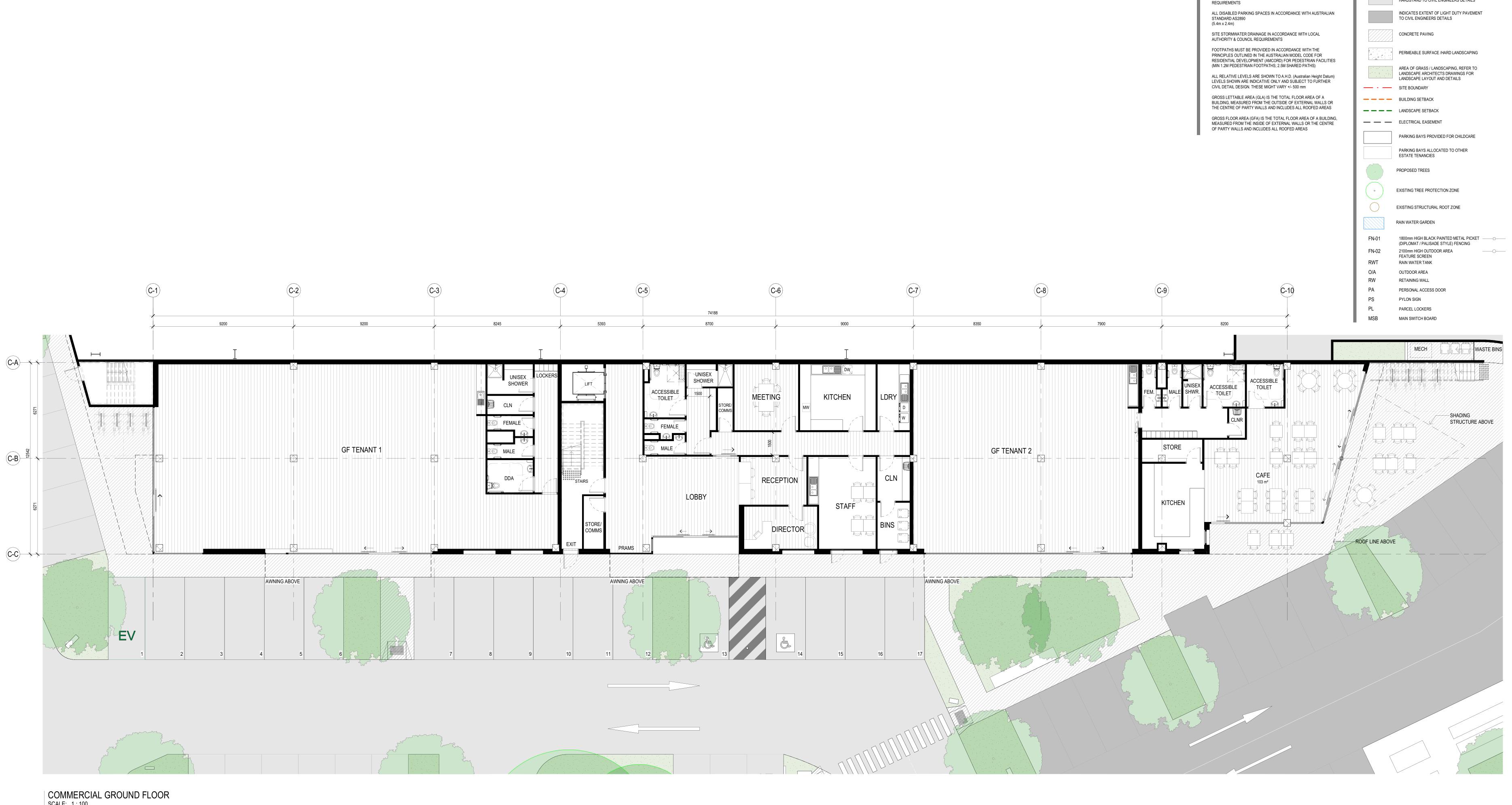
OFFICE

TOTAL AREA

GRAND TOTAL GFA

190 m² 1,266 m²

37,726 m²

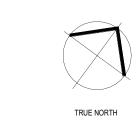


COMMERCIAL GROUND FLOOR SCALE: 1:100

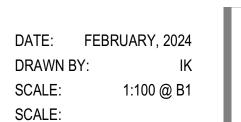
No. DATE: REVISION:
P7 25.09.2023 ISSUE FOR APPROVAL A 28.09.2023 FOR LODGEMENT B 04.10.2024 FOR LODGEMENT C 17.10.2024 FOR LODGEMENT D 13.06.2025 COUNCIL CONDITIONS RESPONSE PR JF

All areas indicated are indicative for design and planning purposes only and should not be used for being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700 8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au © Watson Young Architects. This drawing is protected by copyright.







NOTES

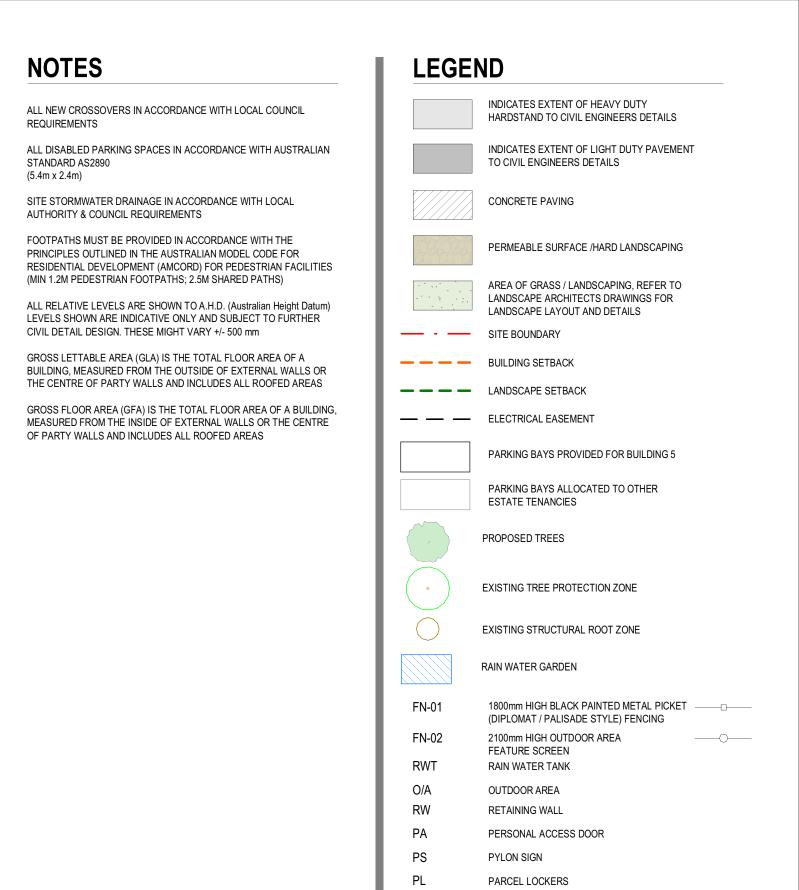
ALL NEW CROSSOVERS IN ACCORDANCE WITH LOCAL COUNCIL

LEGEND

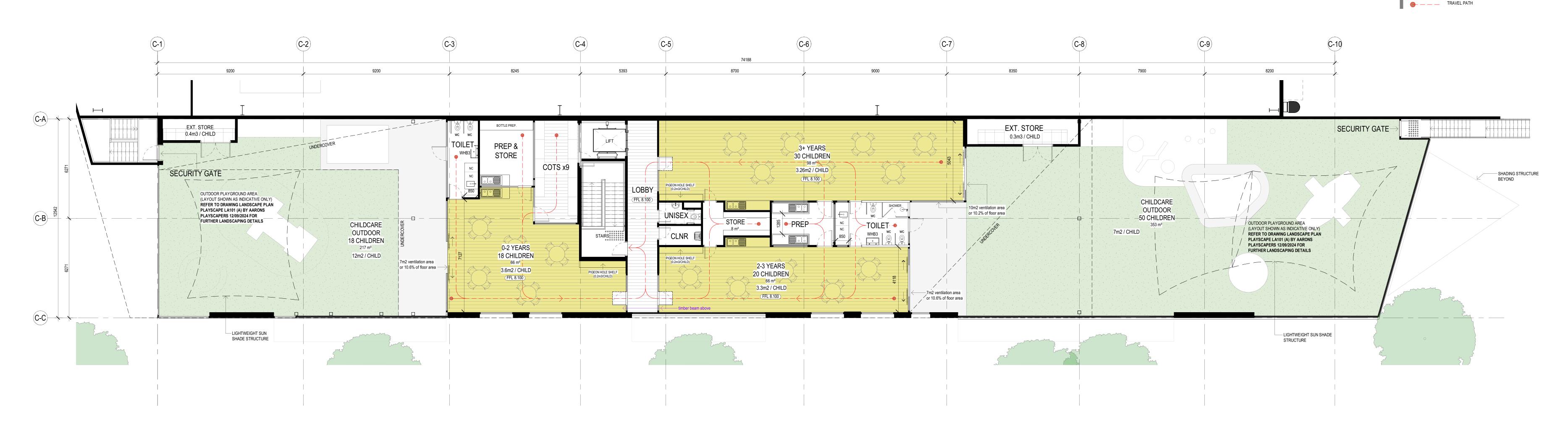
INDICATES EXTENT OF HEAVY DUTY

HARDSTAND TO CIVIL ENGINEERS DETAILS





MAIN SWITCH BOARD



COMMERCIAL FIRST FLOOR SCALE: 1:100

 No.
 DATE:
 REVISION:
 BY:
 CH

 P6
 06.09.2023
 90% DA ISSUE
 IK
 SC

 P7
 25.09.2023
 ISSUE FOR APPROVAL
 IK
 SC

 A
 28.09.2023
 FOR LODGEMENT
 AS
 JF

 B
 17.10.2024
 FOR LODGEMENT
 ST
 JF

 C
 13.06.2025
 COUNCIL CONDITIONS RESPONSE
 PR
 JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

Watson Young Architects P/L Melbourne | Perth | Sydney 03 9516 8555 ACN: 111398700 8 Grattan Street Prahran VIC 3181 | e: info@watsonyoung.com.au | w: watsonyoung.com.au © Watson Young Architects. This drawing is protected by copyright.

watson young

TRUE NORTH



SCALE: