



Addendum Transport Assessment

Heartland Motors, Castle Hill
05/05/2022
1367r04

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contents

1	Introduction	1
1.1	Overview	1
1.2	Reference Documents	1
1.3	Relevant Previous DA approvals	1
2	The Site	3
2.1	Motor Vehicle Sales and Servicing – Operational Hours	3
2.2	Proposed Pub – Operational Hours and Capacity	3
2.3	Motor Vehicle Sales and Servicing Operations – General	3
2.4	Motor Vehicle Servicing	4
2.5	Site Access	5
2.6	Staff – Heartland Dealership and Pub	14
3	Parking	16
3.1	Parking Assessment	16
3.2	Operational Management	18
4	Design	20
4.1	Relevant Design Standards	20
4.2	Car Park Design & Internal Layout	20
5	Summary	21

Figures

Figure 1: Light Vehicle Access - Monday to Friday, 7:30am to 10am	6
Figure 2: Light Vehicle Access - Monday to Friday, 10am to 5:30pm	7
Figure 3: Light Vehicle Access - Monday to Friday, 5:30pm to 12am	8
Figure 4: Light Vehicle Access - Saturday, 8:30am to 10am	9
Figure 5: Light Vehicle Access - Saturday, 10am to 5:30pm	10
Figure 6: Light Vehicle Access - Saturday, 5:30 to 12am	11
Figure 7: Light Vehicle Access - Sunday, 10am to 10pm	12
Figure 8: Heavy Vehicle Access – Based on 20m Articulated Vehicles for Vehicle Delivery	13
Figure 9: Heavy Vehicle Access – Based on 12.5m Heavy Rigid Vehicles for Vehicle Delivery	13
Figure 10: Parking Schedule	17

Tables

Table 1 – Drop-off and Pick-up Times (data from May 2022)	18
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APPENDICES

Appendix A. Vehicle Servicing Record (2018 – 2019)
Appendix B. On-Site Parking – Weekday Daytime
Appendix C. On-Site Parking – Saturday Daytime
Appendix D. On-Site Parking – Week Nights, Saturday Night & Sunday

1 Introduction

1.1 Overview

Ason Group has been engaged by Heartland Motors to prepare an Addendum Transport Assessment (TA) relating to the partial redevelopment (the Proposal) of the existing Heartland Motors (the Dealership) site at 1 Packard Avenue, Castle Hill (the Site). The Site consists of frontages to Packard Avenue, Windsor Road and Victoria Avenue. The existing Heartlands Motors has a total site area of 22,740 square metres.

It is proposed to incorporate a pub to be known as The Range Hotel (the Pub) at the north-western corner of the Site, which currently consists of a sealed car park and is used as a vehicle display area fronting onto Packard Avenue and Victoria Avenue.

As a result of the introduction of the Pub, the site area associated with motor vehicle sales and servicing will be reduced to a total of 14,982 square metres.

The Addendum Report is to be read in conjunction with the previously submitted Transport Assessment, noting that the Addendum Report partially supersedes some information in the original Transport Assessment.

1.2 Reference Documents

The Site lies within the Hills Shire Council LGA; key Council planning controls referenced in the preparation of this TA include:

- The Hills Development Control Plan 2012 (The Hills DCP)
- The Hills Local Environmental Plan 2019 (The Hills LEP)

This Addendum Transport Assessment Report also references:

- Ason Group Transport Assessment Report (1367r02v2), 1 June 2021 (Previously submitted TA)

1.3 Relevant Previous DA approvals

The subject site has received a number of previous DA approvals for use of the site for the purposes of motor vehicle sales showroom, display and servicing. There is a requirement to modify earlier development consents.

Pursuant to s.4.17(1)(b) and s.4.17(5) of the Environmental Planning and Assessment Act 1979:

- (a) *all previous development consents that apply to the subject site, 1 Packard Ave, Castle Hill, are to be modified to be identical to the subject development consent granted in relation to Development Application No. 923/2021/HA;*
- (b) *prior to the issue of a Construction Certificate, a notice of modification must be submitted to Council in writing in accordance with requirements in clause 97(1) of the Environmental Planning and Assessment Regulation 2000;*

- (c) for the avoidance of doubt, in the event of any inconsistency between any previous development consent(s) and the subject development consent, the subject development consent prevails.

Reasons in Support of Imposition of Condition of Consent

1. The above proposed condition of consent requires the modification of all previous development consents that apply to the subject site, pursuant to the mechanism provided for in Clause 106 of the *Environmental Planning and Assessment Regulation 2021* ('**EPA Regulation**').
2. Specifically, the applicant must submit a 'notice of modification' to that effect to Council prior to the issue of a Construction Certificate.
3. The purpose of this requirement is to ensure that there is one consolidated development consent which applies to the whole of the subject site and which does not leave room for any inconsistency with any earlier development consent(s) applying to the subject site (e.g. in relation to parking numbers/operation hours/management etc).
4. The power to impose such a condition is found in s4.17(1)(b) of the *Environmental Planning and Assessment Act 1979* ('**EPA Act**'), which enables a condition of development consent to be imposed if:

"it requires the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11 in relation to the land to which the development application relates"
5. Section 4.17(5) of the *EPA Act* then says:

"If a consent authority imposes (as referred to in subsection (1)(b)) a condition requiring the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11, the consent or right may be modified or surrendered subject to and in accordance with the regulations"
6. The relevant regulation which in turn applies pursuant to s.4.17(5) of the *EPA Act* is cl.97 of the *EPA Regulation* (for reference, the equivalent provision in the *Environmental Planning and Assessment Regulation 2021* is cl.67). This regulation simply requires a 'notice of modification' to be provided to the Council (the regulation specifies what must be included in the notice, but it is simple).
7. Importantly, clause 97(2) of the *EPA Regulation* provides as follows:

"(2) A duly signed and delivered notice of modification or surrender of a development consent or existing use right referred to in subclause (1)—

(a) takes effect when it is received by the consent authority, and

(b) operates, according to its terms, to modify or surrender the development consent or existing use right to which it relates."
8. As such, the above proposed condition will facilitate and require the modification of the earlier development consents applicable to the subject site, to ensure that they are made entirely consistent with the subject development consent, which is essentially a consolidation. This process is expressly empowered by s.4.17(1)(b) of the *EPA Act* and with cl.97 of the *EPA Regulation*, as detailed above.
9. By way of example, Senior Commissioner Dixon recently granted development consent via a s.34 agreement in [Bannerman Consulting Pty Ltd v Coffs Harbour City Council \[2022\] NSWLEC 1086](#) dated 18 February 2022 (see condition 4). Mills Oakley acted for the Applicant in those proceedings.

2 The Site

The following information supersedes information contained in the previously submitted Transport Assessment.

2.1 Motor Vehicle Sales and Servicing – Operational Hours

The hours of operations for motor vehicle sales and servicing are as follows:

- Motor vehicle sales – Monday to Saturday, between 8:30am – 5:30pm
- Motor vehicle servicing – Monday to Friday, between 7:30am – 5:30pm

No activities associated with the motor vehicle spaces or servicing will occur on site on Sundays or public holidays.

2.2 Proposed Pub – Operational Hours and Capacity

The proposed hours of operations and patron capacity for the Pub is as follows:

- Pub Hours of Operations – Monday to Saturday: 10am to 12 midnight, Sunday: 10am – 10pm
- Maximum Patron Capacity:
 - Monday – Saturday, 550 patrons between 10am – 5:30pm
 - Monday – Saturday, 850 patrons between 5:30pm – 12 midnight
 - Sunday – 850 patrons between 10am – 10pm

2.3 Motor Vehicle Sales and Servicing Operations – General

The existing motor vehicle sales operations comprise of:

- New Vehicles Sales and Display
- Used Vehicles Sales and Display
- Customer Parking
- Vehicle Servicing Parking (inside and outside of workshop buildings), and valet service arrangement
- On-site vehicle storage

Based on the 2012 DA approved stamped plans, a total of 310 parking spaces are provided on-site, based on the existing site area of 22,740 square metres.

The existing site provide 18 hoists within the main workshop. The smaller workshop is for parking and washing of vehicles, ancillary to the vehicle sales and servicing functions of the site.

Coinciding with the proposed Pub Development are modifications to the Motor Vehicle Sales operations on-site, comprising:

- Reduction in used car sales business within the Castle Hill Dealership in conjunction with the introduction of the pub;
- Reduction in used vehicle sales vehicle display from the existing display of approximately 100 vehicles to 5 vehicles outside of the dealership buildings;
- Reduction in on-site storage of new vehicles. New vehicle storage will rely on the storage yard of Heartland Motors at 18 – 20 Chicago Avenue, Blacktown for unsold or extra vehicles that require off-site storage;
- Reduction in motor vehicle sales and servicing site area to 14,982 square metres.

The retention of 5 used car display spaces is considered to be satisfactory, as inspection of new and used vehicles are increasingly conducted on-line and by appointment, therefore requiring fewer on-site display spaces.

Heartland operates out of five locations, being Blacktown, Chullora, Castle Hill, Kings Park and Penrith. Heartland Motors website provide a Stock inventory that shows where vehicles are stored, where customers typically look for vehicles on-line and make arrangements prior to attending the Dealership to view vehicle stock.

2.4 Motor Vehicle Servicing

The site provides for a total of 18 hoists in the main workshop, with an additional smaller workshop building used for parking and washing of vehicles, ancillary to the vehicle sales and servicing functions of the site.

Records provided by Heartland Motors found that the site services an average of 33 vehicles per day with the 18 hoists on-site over a three-month period between December 2021 to February 2022.

Further records provided by Heartland Motors for the period between January 2018 to December 2019 (refer to Appendix A for details) found:

- In the 2018 calendar year, an average of 37.5 vehicles per day were serviced;
- In the 2019 calendar year, an average of 29.9 vehicles per day were serviced.

A total of 7 loan cars are available for motor vehicle servicing customers.

Heartland Motors also provide a shuttle service from the dealership to selected key destinations.

2.5 Site Access

Proposed site access arrangements comprise of two access driveways, with both providing access and egress along the Packard Avenue frontage of the Site, on the eastern and western sides respectively.

2.5.1 Light Vehicle Access and Circulation

Light vehicle access to each of the tenancies is provided below.

The Pub

- Ingress and egress to the Pub will be provided via the western driveway along the Packard Avenue frontage of the Site.

The Dealership

- Ingress and egress to the Dealership will be provided via the eastern driveway along the Packard Avenue frontage of the Site.

During hours when the pub and Heartland Dealership and vehicle servicing are operating concurrently, the gate that provides access to the pub / hotel will remain closed between 8:30am and 5:30pm Monday to Friday, and between 8:30am and 5:30pm Saturday to segregate the pub car park from the Motor Vehicle Sales and Servicing use.

The only exception is during scheduled deliveries to both the pub and the motor vehicle dealership whereby the western Packard Avenue Gate will be open prior to arrival of deliveries.

The following figures highlight the light vehicle access arrangement applicable during different times of the day to demonstrate the intended vehicle access path correlating to the Pub operations.

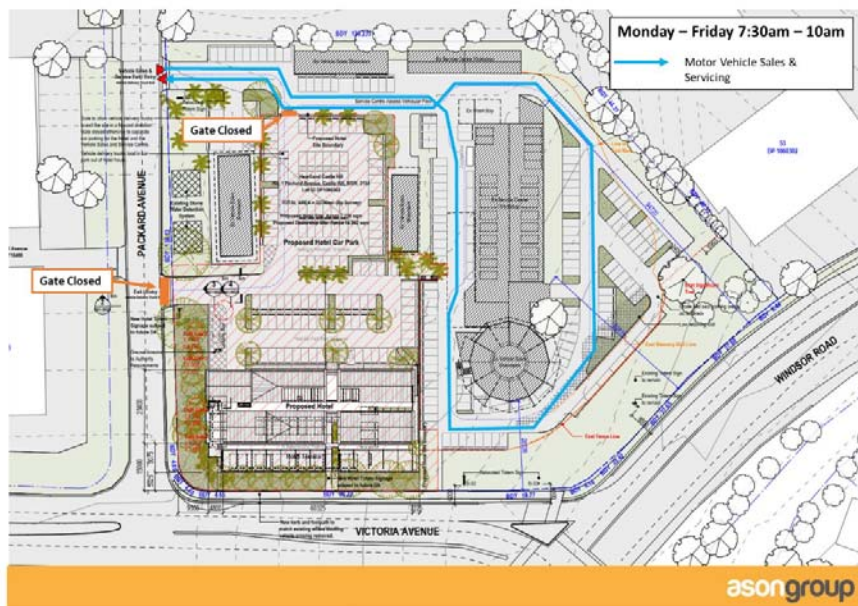


Figure 1: Light Vehicle Access - Monday to Friday, 7:30am to 10am

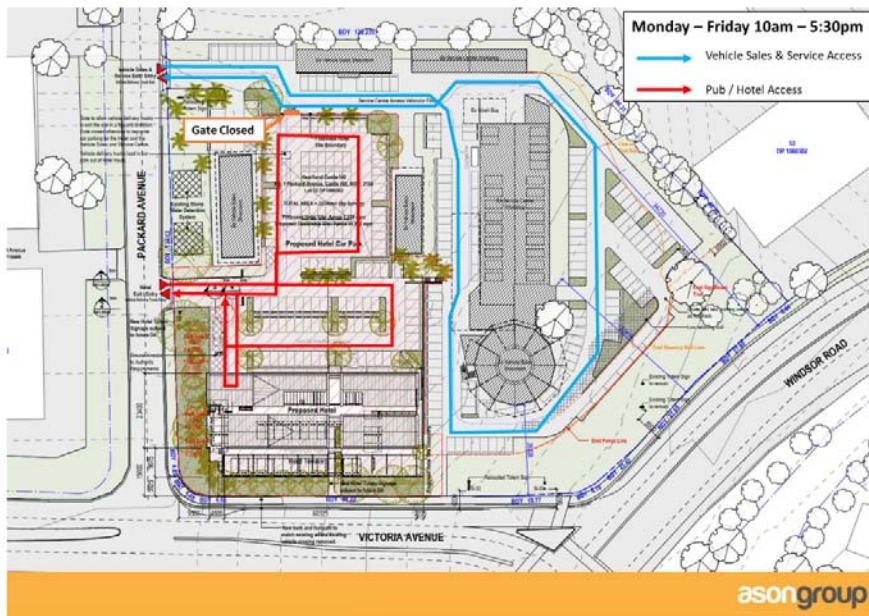


Figure 2: Light Vehicle Access - Monday to Friday, 10am to 5:30pm

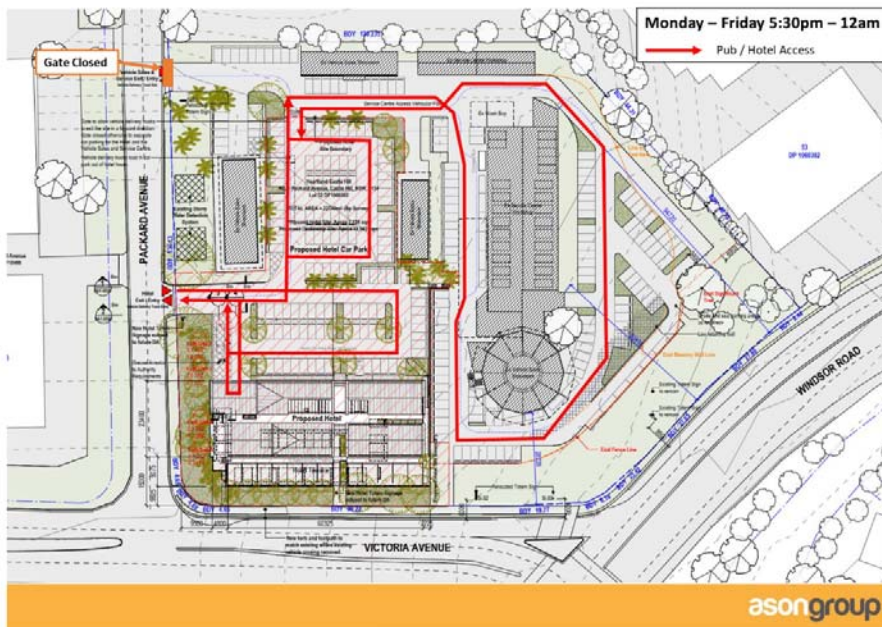


Figure 3: Light Vehicle Access - Monday to Friday, 5:30pm to 12am

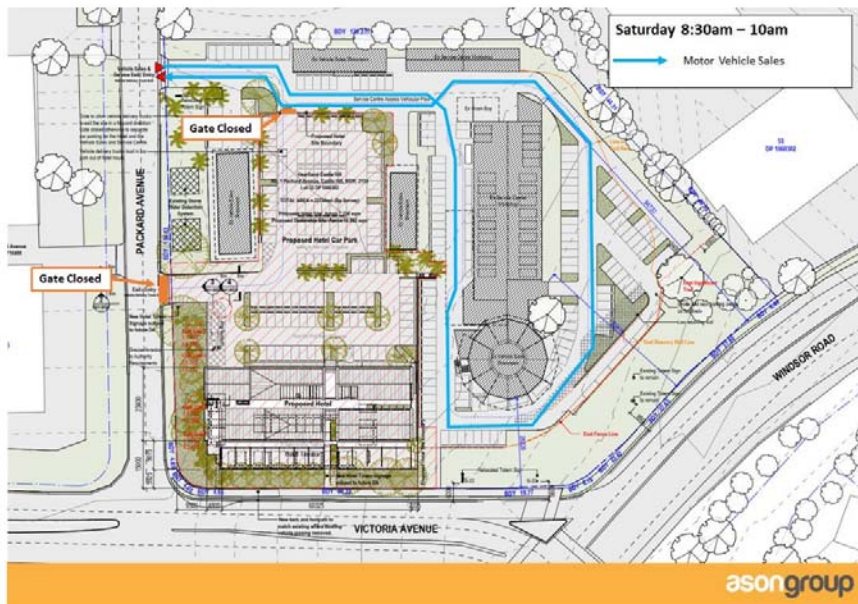


Figure 4: Light Vehicle Access - Saturday, 8:30am to 10am

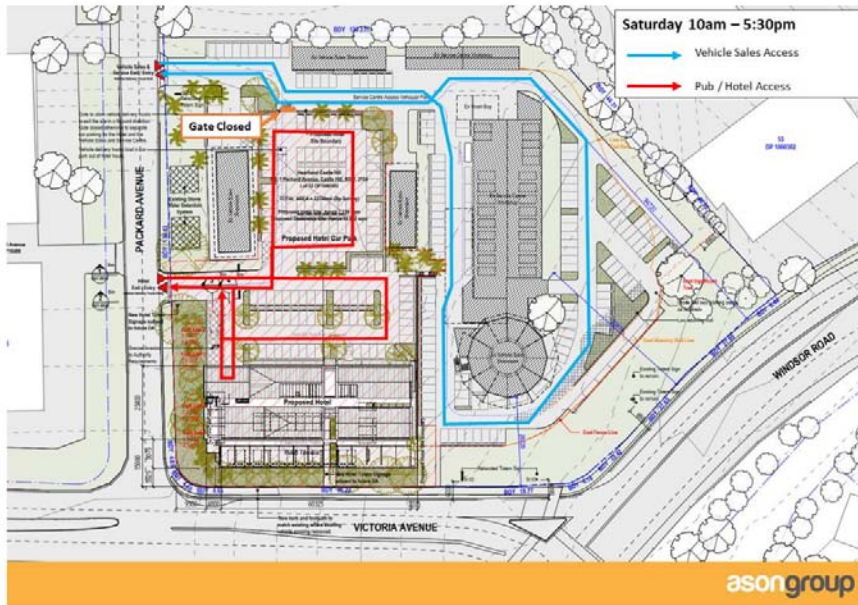


Figure 5: Light Vehicle Access - Saturday, 10am to 5:30pm

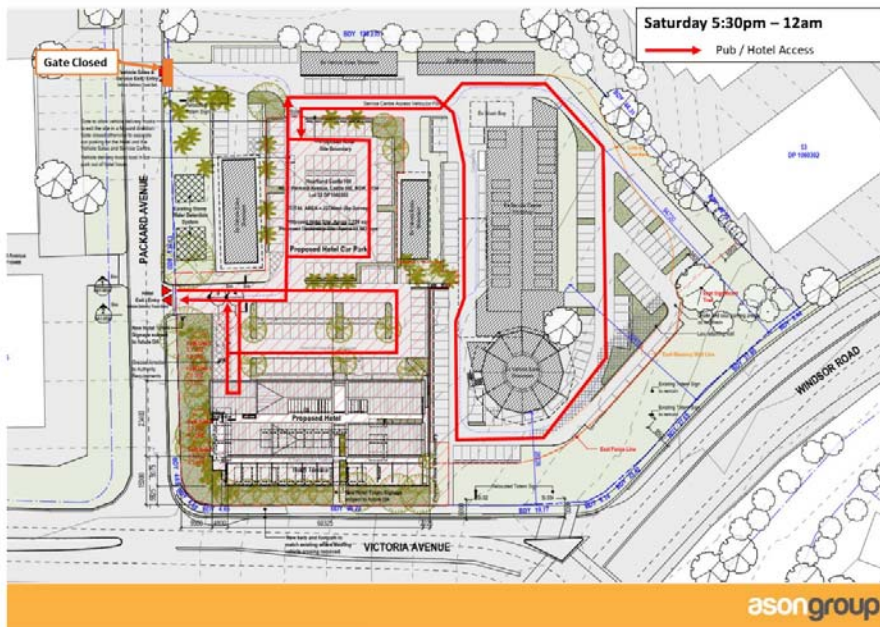


Figure 6: Light Vehicle Access - Saturday, 5:30 to 12am

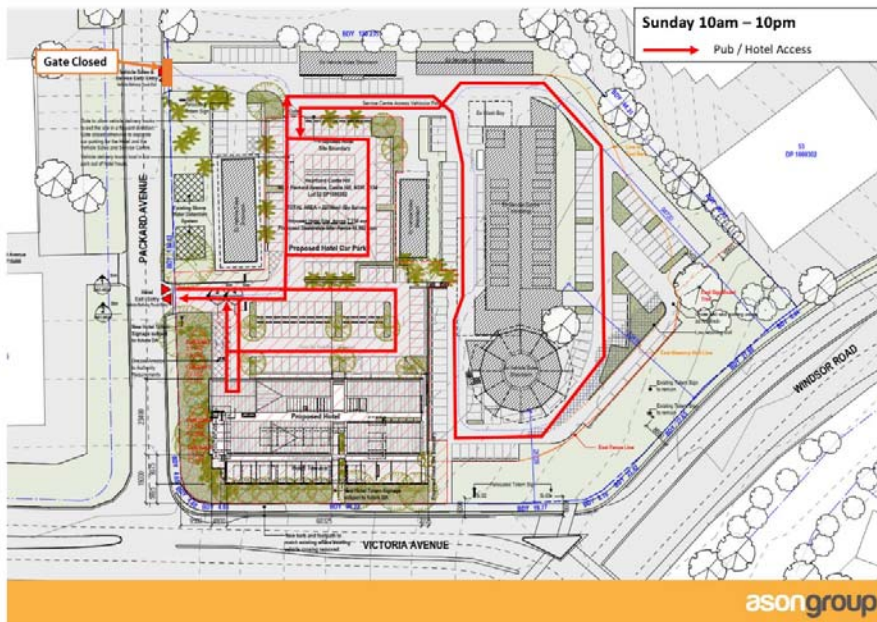


Figure 7: Light Vehicle Access - Sunday, 10am to 10pm

2.5.2 Heavy Vehicle Access and Circulation

Heavy vehicles making deliveries to the Dealership will enter via the western access driveway on Packard Avenue. The heavy vehicle access and circulation are for delivery of vehicle stock using car transport trucks up to the dimension of a 20m Articulated Vehicle.

Typical delivery of vehicles are undertaken by tray trucks up to the dimension of a 12.5m Heavy Rigid Vehicle.

Scheduling and frequency of vehicle deliveries can be specified by Heartlands to ensure deliveries take place outside of pub operational hours.

Vehicle deliveries will take place outside of the operational hours of the proposed Pub.

Deliveries to the Pub has been designed for vehicles up to 8.8m Medium Rigid Vehicle as per the Transport Assessment report.

Figure 8 highlights the proposed access and internal circulation for heavy vehicles for vehicle deliveries.

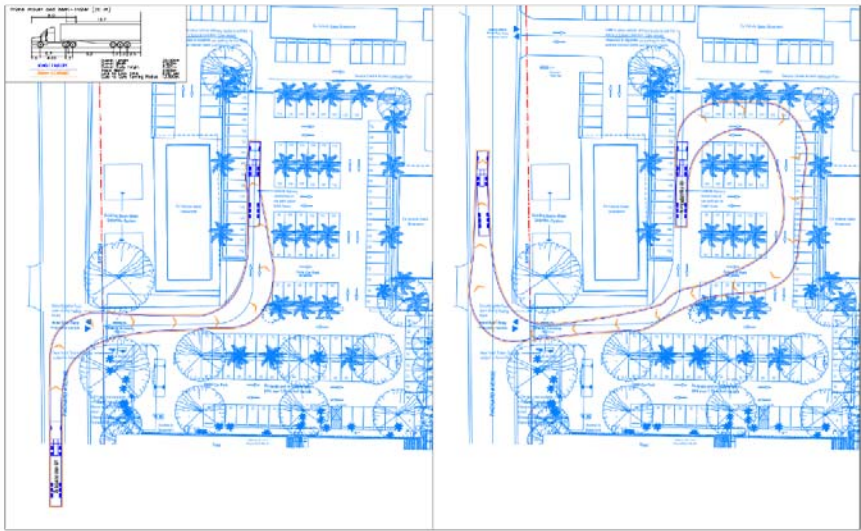


Figure 8: Heavy Vehicle Access – Based on 20m Articulated Vehicles for Vehicle Delivery



Figure 9: Heavy Vehicle Access – Based on 12.5m Heavy Rigid Vehicles for Vehicle Delivery

2.5.3 Pedestrian and Cycling Access

Footpaths are provided along Victoria Avenue (2500mm width) and Packard Avenue (1300mm width) and meet the pedestrian footpath width as per Table 5.1 of *Austrroads Guide to Road Design Part 6A Paths for Walking and Cycling*.

There are currently no dedicated cycle paths in the vicinity of the Site.

The proposed Pub's main pedestrian entry is via the Victoria Avenue frontage of the site.

2.6 Staff – Heartland Dealership and Pub

2.6.1 Heartland Motors

Heartland Motors has approximately 42 staff, typically comprising:

- New car sales: 11
- Used car sales: 2
- Finance: 2
- Service: 7
- Mechanics: 16
- Parts: 2
- Administration: 2

2.6.2 Pub

Proposed staffing for the Pub, based on similar venues and expected trading characteristics are:

Monday to Friday – Daytime (10am – 5:30pm)

- Bars and front of house including manager: 7
- Kitchen and BOH: 7
- Total: 14

Friday and Saturday Night (5:30pm – 12 midnight)

- Bars and front of house including manager and security: 19
- Kitchen and BOH: 11
- Total: 30

Saturday (10am to 12 midnight)

- Bars and front of house including manager: 10

- Kitchen and BOH: 8
- Total: 18

Sunday (10am to 10pm)

- Bars and front of house including manager: 9
- Kitchen and BOH: 7
- Total: 16

The staff numbers were informed by a review of several other similar venues of similar size and patron capacity by the Project Team.

3 Parking

3.1 Parking Assessment

With the proposed pub, the existing total site area of 22,740 square metres will be modified to two components, being:

- 14,982 square metres for the vehicle sales and servicing component; and
- 7,758 square metres for the Pub.

In relation to the Pub, the rate of parking applicable is 1 space per 3.5 patrons.

In relation to the vehicle sales, The Hills DCP specified the following:

- Vehicle sales or hire premises: 0.75 spaces per 100 square metres of site area, plus 6 spaces per work bay where vehicle servicing is provided on site.
- Vehicle repair station: 3 spaces per 100 square metres of GFA or 3 spaces per work bay, whichever is greater.

Applying the above mentioned parking provision rate to the Pub equates to:

- 550 patrons – applicable during weekday daytime (10am – 5:30pm) and Saturday daytime (10am – 5:30pm) – 158 parking spaces, with 7 staff parking spaces provided. This equates to 165 parking spaces for the Pub. The staff parking provision is based on 50% mode share of maximum staff number for daytime period on the basis that during daytime hours, there are opportunities for staff to rely on active travel modes to travel to / from work (noting that end of trip facilities such as lockers and showers are provided);
- 850 patrons – applicable during weekday evenings (5:30pm – 12 midnight), Saturday evening (5:30pm – 12 midnight) and Sundays – 243 patron parking spaces, with 30 staff parking spaces provided. This equates to 273 parking spaces for the Pub. Staff parking provision is based on 100% car based mode share on the basis that active travel modes are less suitable for staff especially later in the evening.

For the Heartlands Dealership, parking provision calculations based on The Hills DCP is as follows:

- Vehicle Sales – rate of 0.75 spaces per 100 square metres equates to a parking provision of 113 spaces for vehicle sales based on a Site Area of 14,982 square metres, plus 6 spaces per work bay equates to 108 parking spaces for vehicle servicing;
- Vehicle Repair – The total GFA of the Main Service Centre (where the 18 hoists are located) plus the Service Centre Workshop (the smaller shed) equates to 1,327 square metres. Applying a rate of 3 spaces per 100 square metres of GFA equates to a parking requirement of 40 spaces. Application of a rate of 3 spaces per work bay as per the 'Vehicle Repair Station' equates to a parking provision of 54 spaces. Given the 3 spaces per work bay equate to a greater number of parking requirement, 54 spaces is applicable.

The level of parking provision proposed on the basis of:

- Vehicle Sales, based on adoption of a rate of 0.75 spaces per 100 square metres of site area – 113 parking spaces, plus
- Vehicle Repair, based on 3 spaces per work bay – 54 parking spaces.
- Total parking provision requirement of 167 car parking spaces for Heartlands Dealership.

It is noted that the rate applicable to Vehicle Sales, and Vehicle Repair Station comprises of staff parking component, customer parking, parking of display vehicles, courtesy car parking, courtesy shuttle bus parking.

The breakdown of parking allocation based on different times of operations are represented in Figure 10.

Parking Schedule			
Weekday Daytime	Saturday Daytime	Weeknights, Saturday Night & Sunday	
Vehicle Servicing <div>Workshop (18 Hoists)</div> <div>Drop Off</div> <div>Workshop</div> <div>Courtesy Shuttle Bus</div> <div>Courtesy Car</div> <div>Parking</div> <div>Customer Parking</div> <div>Vehicle Servicing Total</div>	Vehicle Servicing <div>Workshop (18 Hoists)</div> <div>Drop Off</div> <div>Workshop</div> <div>Courtesy Shuttle Bus</div> <div>Courtesy Car</div> <div>Parking</div> <div>Customer Parking</div> <div>Vehicle Servicing Total</div>	Vehicle Servicing <div>Workshop (18 Hoists)</div> <div>Drop Off</div> <div>Workshop</div> <div>Courtesy Shuttle Bus</div> <div>Courtesy Car</div> <div>Parking</div> <div>Customer Parking</div> <div>Vehicle Servicing Total</div>	
Vehicle Sales <div>Used Car Display</div> <div>Staff Parking - Excl New Car Sales</div> <div>Staff Parking - Incl New Car Sales</div> <div>Customer Parking</div> <div>Vehicle Sales Total</div>	Vehicle Sales <div>Used Car Display</div> <div>Staff Parking - Excl New Car Sales</div> <div>Staff Parking - Incl New Car Sales</div> <div>Customer Parking</div> <div>Vehicle Sales Total</div>	Vehicle Sales <div>Used Car Display</div> <div>Staff Parking - Excl New Car Sales</div> <div>Staff Parking - Incl New Car Sales</div> <div>Customer Parking</div> <div>Vehicle Sales Total</div>	
Hotel (550 Patrons) <div>Hotel Patron Parking - On grade</div> <div>Hotel Staff Parking - On grade</div> <div>Hotel Patron Parking - Basement</div> <div>Shared Hotel Patron Parking - On grade</div> <div>Shared Hotel Staff Parking - On grade</div> <div>Hotel Total</div> <div>Grand Total</div>	Hotel (550 Patrons) <div>Hotel Patron Parking - On grade</div> <div>Hotel Staff Parking - On grade</div> <div>Hotel Patron Parking - Basement</div> <div>Shared Hotel Patron Parking - On grade</div> <div>Shared Hotel Staff Parking - On grade</div> <div>Hotel Total</div> <div>Grand Total</div>	Hotel (850 Patrons) <div>Hotel Patron Parking - On grade</div> <div>Hotel Staff Parking - On grade</div> <div>Hotel Patron Parking - Basement</div> <div>Shared Hotel Patron Parking - On grade</div> <div>Shared Hotel Staff Parking - On grade</div> <div>Hotel Total</div> <div>Grand Total</div>	
Note: <ul style="list-style-type: none"> Shared parking spaces are only utilised by the hotel out of vehicle sales and/or service business hours Vehicles within enclosed showrooms have been excluded from this schedule Courtesy Bus and Courtesy Car Spaces are assumed to remain occupied out of Service Centre hours Workshop & Hoist spaces will be inaccessible out of Service Centre hours Used Car Display Spaces are assumed to remain occupied or inaccessible out of Sales Centre hours 			

Figure 10: Parking Schedule

For parking associated with Vehicle Servicing, we offer the following further detail of the intended arrangement:

- Workshop – 18 spaces on hoist
- Drop off – 8 spaces
- Workshop – 7 spaces – for temporary storage of vehicles either to be serviced or storage following service, spaces within the main workshop
- Courtesy Shuttle Bus – 1 space
- Courtesy Car – 7 spaces for storage of courtesy cars on-site overnight. Once the vehicles vacate the spaces in the morning, the 7 spaces are available for customer parking
- Customer parking – 6 spaces – designated customer only spaces

- Parking – 7 spaces – for parking of vehicles already serviced, awaiting collection by customer. During the AM peak period when drop off is occurring, these spaces can be used by customers dropping off vehicles.
- Staff parking requirements associated with Vehicle Servicing (16 mechanics + 2 parts) has been included in the "Vehicle Sales", 'Staff Parking – Excl New Car Sales' provision.

Based on data supplied by Heartland Motors Group, customers would typically make contact with the Servicing Department, and be assigned half-hour timeslots for vehicle drop-off, which typically take place between 7:30am to 10:00am. Heartland Motors Group have provided data for drop-off and pick-up times for vehicle servicing on a typical day. This data is summarised in **Table 1**.

TABLE 1 – DROP-OFF AND PICK-UP TIMES (DATA FROM MAY 2022)

Land Use	Vehicles drop off for servicing	Vehicles picked up for servicing
7:30am – 8:30am	20	-
8:30am – 9:30am	10	-
9:30am – 10:30am	-	2
10:30am – 11:30am	-	4
11:30am – 12:30pm	-	4
12:30pm – 1:30pm	-	10
1:30pm – 2:30pm	-	-
2:30pm – 3:30pm	-	2
3:30pm – 4:30pm	-	4
4:30pm – 5:30pm	-	4

Based on the information in the table above, the peak drop-off occurred between 7:30am to 8:30am when a total of 20 vehicles were dropped off over a 1-hour period. The peak pick-up time occurred between 12:30pm and 1:30 pm where 10 vehicles were picked up.

During peak periods and assuming in the worse case scenario when 30 vehicles are being dropped off, they would occupy: 8 drop off spaces + 7 parking spaces (item vii) + 7 courtesy car parking spaces, whilst vehicles are transferred from the drop off spaces to the Main Workshop (18 spaces on hoist + 7 spaces for storage).

Based on the location of the parking area associated with servicing, any queuing of vehicles whilst customers are waiting to drop off vehicles can be fully accommodated on-site.

Refer to Appendix B, Appendix C and Appendix D for corresponding site plan which details the parking allocation based on the three different operating times, demonstrating the site has sufficient on-site parking to meet the expected demand associated with both the Pub and the Heartland Dealership parking requirements.

3.2 Operational Management

The operational management information for the Site has been documented separately in an Operational Traffic Management Plan (OTMP). The OTMP details the following key items:

- Parking management
- Speed limit
- Pedestrian management
- Loading and unloading
- Plan administration / maintenance
- Key responsibilities

4 Design

4.1 Relevant Design Standards

The Site access, car park and loading arrangements for the current plans has generally been designed to comply with the following relevant Australian Standards:

- Australian Standard 2890.1:2004 Parking Facilities – Off Street Car Parking (AS 2890.1:2004).
- Australian Standard 2890.2:2018 Parking Facilities – Off Street Commercial Vehicle Facilities (AS 2890.2:2018).
- Australian Standard 2890.3:2015 Parking Facilities – Bicycle Parking (AS 2890.3:2015).
- Australian Standard 2890.6:2009 Parking Facilities – Off Street Parking for People with Disabilities (AS 2890.6:2009).

It is expected that any detailed construction drawings in relation to any modified areas of the car park or Site access would comply with these Standards. Furthermore, compliance with the above Standards would be expected to form a standard Condition of Consent to any development approval.

4.2 Car Park Design & Internal Layout

4.2.1 Parking Modules & Internal Circulation

The following features of the Proposal are considered noteworthy:

- All Pub customer parking spaces are designed in accordance with a User Class 3 and are to be provided with a minimum space length of 5.4m, a minimum width of 2.6m and minimum aisle width of 5.8m.
- All staff spaces are designed in accordance with a User Class 1 and are to be provided with a minimum space length of 5.4m, a minimum width of 2.4m and minimum aisle width of 5.8m.
- All accessible parking spaces are provided in accordance with AS2890.6:2009, which requires a space with a clear width of 2.4m and located adjacent to a minimum shared area of 2.4m.

4.2.2 Access Design

The vehicle driveway has been designed in accordance AS2890.1:2004, which requires Category 2 driveways to be up to a combined width of 6.0 to 9.0m.

It is anticipated that full access driveway design compliance with AS2890.1:2004 would form a standard Condition of Consent further to approval.

The maximum sized vehicle accessing the Site for deliveries and waste collection will be a Medium Rigid Vehicle (MRV) as defined in AS 2890.2:2018. The Proposal provides for this vehicle to access the Site in an appropriate manner (both entering and departing the Site in a forward manner); refer to Appendix A for relevant swept path assessment.

5 Summary

Ason Group have been engaged by Heartland to prepare an Addendum Transport Assessment (TA) in relation to the partial redevelopment of the existing Heartland Motors (the Dealership) site at 1 Packard Avenue, Castle Hill (the Site). Further to a detailed assessment of all relevant traffic and transport issues, Ason Group provides the following conclusions:

- The Proposal relates to the partial redevelopment of the existing Heartland Motors (the Dealership) site at 1 Packard Avenue, Castle Hill (the Site). The existing Heartlands Motors has a total site area of 22,740 square metres and is proposed to be modified to provide two components, being:
 - 14,982 square metres for the vehicle sales and servicing component; and
 - 7,758 square metres for the Pub.
- The following car parking rates are applicable to the Proposal:
 - Pub: 1 car space per 3.5 patrons
 - Vehicle sales:
 - Vehicle sales or hire premises: 0.75 spaces per 100 square metres of site area, plus 6 spaces per work bay where vehicle servicing is provided on site.
 - Vehicle repair station: 3 spaces per 100 square metres of GFA or 3 spaces per work bay, whichever is greater.
- The application of the parking rates results in the following parking requirements:
 - Weekday daytime and Saturday daytime (10am – 5:30pm) with a capacity of 550 patrons
 - 158 parking spaces for patrons plus 7 staff parking (165 parking spaces total)
 - Weekday evening and Saturday evening (5:30pm – 12 midnight) with a capacity of 850 patrons
 - 243 parking spaces for patrons plus 30 staff parking (273 parking spaces total)
 - Vehicle Sales – rate of 0.75 spaces per 100 square metres equates to a parking provision of 113 spaces for vehicle sales based on a Site Area of 14,982 square metres, plus 6 spaces per work bay equates to 108 parking spaces for vehicle servicing
 - Vehicle Repair – The total GFA of the Main Service Centre (where the 18 hoists are located) plus the Service Centre Workshop (the smaller shed) equates to 1,327 square metres. Applying a rate of 3 spaces per 100 square metres of GFA equates to a parking requirement of 40 spaces. Application of a rate of 3 spaces per work bay as per the 'Vehicle Repair Station' equates to a parking provision of 54 spaces. Given the 3 spaces per work bay equates to a greater parking requirement, 54 spaces is applicable.

The Proposal provides car parking in accordance with the rates detailed above and is therefore supportable on car parking grounds.

- The operational management information has been detailed in an Operational Traffic Management Plan (OTMP). The OTMP has been prepared separately and cover the following key items:
 - Parking management
 - Speed limit
 - Pedestrian management
 - Loading and unloading
 - Plan administration / maintenance
 - Key responsibilities
- A review of the Site access and internal design has been undertaken and it is concluded that the Site complies with the requirements of the AS2890 series and would therefore operate safely and efficiently. A standard condition of consent requiring compliance with AS2890 would be considered sufficient to

ensure that any minor changes to the plans required, if any, could be undertaken as part of detailed Construction Certificate documentation.

In summary, the Proposal is supportable on traffic planning grounds.

**Appendix A. Vehicle Servicing Record
(2018 – 2019)**

Castle Hill Service Data for period Jan 2018 – Dec 2018

Average vehicles per day is worked out on 22 working days per month

Total vehicle throughput for period 9922

Average vehicle throughput per day 37.5

Heartland Motors - Castle Hill

Department : Service

Franchise : Mitsubishi

Passenger & Commercial	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	6 MTH Avg	MTH Pr Year
Retail	81	88	89	74	113	84		
Sales	30,417	36,363	33,512	34,398	49,031	35,378		
Gross	24,477	29,279	28,004	27,091	38,912	27,580		
Gross / Sales %	80.5%	80.5%	79.8%	80.5%	79.4%	78.0%		
Warranty	145	192	168	141	269	243		
Sales	19,201	25,999	23,388	14,140	34,930	29,537		
Gross	14,801	19,584	18,459	10,454	23,879	20,798		
Gross / Sales %	77.4%	75.5%	78.9%	73.9%	68.4%	70.4%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Suzuki

Passenger & Commercial	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	6 MTH Avg	MTH Pr Year
Retail	57	79	81	75	113	80		
Sales	15,757	17,808	17,282	14,967	24,201	17,289		
Gross	13,053	14,624	14,807	12,215	19,922	14,186		
Gross / Sales %	82.9%	83.1%	86.0%	81.7%	82.3%	82.0%		

Heartland Motors - Castle Hill

Department : Service

Franchise : KIA

Passenger & Commercial	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	6 MTH Avg	MTH Pr Year
Retail	92	90	97	120	115	90		
Sales	21,133	20,120	22,745	24,503	23,389	18,825		
Gross	17,371	16,450	18,408	19,402	18,359	14,479		
Gross / Sales %	82.2%	81.8%	80.9%	79.2%	78.5%	76.9%		
Warranty	83	82	78	81	83	93		
Sales	4,755	7,431	6,728	5,808	6,035	5,511		
Gross	3,089	5,080	3,915	3,286	3,073	2,226		
Gross / Sales %	65.0%	68.4%	58.2%	56.6%	50.9%	40.4%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Chrysler

Passenger & Commercial	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	6 MTH Avg	MTH Pr Year
Retail	100	108	107	124	108	98		
Sales	26,481	28,339	32,013	34,328	29,490	30,023		
Gross	21,508	21,578	27,110	28,511	24,547	24,351		
Gross / Sales %	81.2%	81.9%	84.7%	83.1%	83.2%	81.1%		
Warranty	83	71	168	97	83	111		
Sales	8,218	6,907	20,527	9,386	5,878	10,357		
Gross	4,983	3,997	12,009	6,289	2,982	6,721		
Gross / Sales %	60.4%	57.9%	58.5%	66.8%	50.7%	64.9%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Mitsubishi

Passenger & Commercial	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	6 MTH Avg	MTH Pr Year
Retail	97	108	97	93	115	89		
Sales	35,928	37,452	41,982	40,280	48,608	34,533		
Gross	29,652	29,127	34,405	33,004	39,637	27,532		
Gross / Sales %	80.3%	77.8%	82.0%	81.9%	81.5%	79.7%		
Warranty	274	213	161	245	231	153		
Sales	40,070	29,760	22,213	29,492	19,527	13,744		
Gross	29,715	21,682	16,293	20,821	13,834	9,547		
Gross / Sales %	74.2%	72.9%	73.3%	70.6%	70.8%	69.5%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Suzuki

Passenger & Commercial	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	6 MTH Avg	MTH Pr Year
Retail	69	108	85	104	77	75		
Sales	14,469	23,060	18,759	23,366	10,080	17,611		
Gross	12,169	20,348	16,226	19,455	13,364	15,237		
Gross / Sales %	84.1%	88.0%	86.0%	83.3%	83.2%	86.5%		

Heartland Motors - Castle Hill

Department : Service

Franchise : KIA

Passenger & Commercial	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	6 MTH Avg	MTH Pr Year
Retail	122	148	136	144	150	123		
Sales	27,081	29,933	29,094	31,938	33,308	25,766		
Gross	22,433	24,074	23,690	25,790	27,008	21,280		
Gross / Sales %	82.8%	80.4%	81.4%	80.8%	81.3%	82.6%		
Warranty	118	142	123	105	111	92		
Sales	7,901	6,441	6,294	6,215	6,458	5,412		
Gross	4,833	5,267	5,314	3,578	3,733	2,774		
Gross / Sales %	61.2%	82.4%	84.1%	57.6%	57.8%	51.3%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Chrysler

Passenger & Commercial	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	6 MTH Avg	MTH Pr Year
Retail	94	110	117	118	123	119		
Sales	26,969	32,773	34,024	36,240	35,737	35,148		
Gross	22,532	27,508	29,149	29,586	28,923	29,042		
Gross / Sales %	83.5%	83.9%	85.7%	81.6%	80.9%	82.6%		
Warranty	108	150	198	148	148	83		
Sales	9,879	12,034	15,986	12,349	12,253	6,815		
Gross	5,495	6,522	9,840	5,843	6,647	3,452		
Gross / Sales %	55.6%	54.2%	60.3%	47.3%	54.2%	50.7%		

Castle Hill Service Data for period Jan 2019 – Dec 2019

Average vehicles per day is worked out on 22 working days per month

Total vehicle throughput for period 7914

Average vehicle throughput per day 29.9

Heartland Motors - Castle Hill

Department : Service

Franchise : Mitsubishi

Passenger & Commercial	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	6 MTH Avg	MTH Pr Year
Retail	82	103	98	97	94	97		
Sales	38,573	42,344	39,400	30,085	32,810	33,306		
Gross	30,788	33,407	30,354	22,702	24,494	24,742		
Gross / Sales %	79.8%	78.9%	76.9%	75.5%	74.7%	74.3%		
Warranty	88	122	152	80	73	96		
Sales	8,896	14,062	17,078	9,407	7,935	5,652		
Gross	5,794	10,991	12,645	6,375	4,848	3,421		
Gross / Sales %	65.0%	77.5%	74.1%	67.8%	61.1%	60.5%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Suzuki

Passenger & Commercial	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	6 MTH Avg	MTH Pr Year
Retail	88	77	59	81	95	92		
Sales	18,863	15,950	13,680	19,111	23,075	19,055		
Gross	15,834	13,521	11,826	16,056	19,408	15,825		
Gross / Sales %	83.8%	84.8%	86.4%	84.0%	84.1%	83.1%		

Heartland Motors - Castle Hill

Department : Service

Franchise : KIA

Passenger & Commercial	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	6 MTH Avg	MTH Pr Year
Retail	160	120	139	143	179	126		
Sales	33,978	24,773	28,232	30,559	34,942	28,019		
Gross	27,409	19,786	22,536	24,432	27,943	22,389		
Gross / Sales %	80.7%	79.9%	79.8%	79.9%	80.0%	79.9%		
Warranty	91	79	85	80	90	71		
Sales	23,197	5,189	1,917	899	3,196	915		
Gross	21,261	2,133	-943	-1,795	-1,522	-1,645		
Gross / Sales %	91.7%	41.3%	-49.2%	-299.8%	-47.6%	-179.7%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Chrysler

Passenger & Commercial	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	6 MTH Avg	MTH Pr Year
Retail	128	101	104	111	113	105		
Sales	38,420	27,072	29,044	31,064	29,015	33,430		
Gross	30,042	22,848	23,148	25,003	23,417	25,914		
Gross / Sales %	82.5%	83.3%	79.7%	80.5%	80.7%	77.5%		
Warranty	101	56	68	80	42	30		
Sales	8,523	6,030	6,718	7,244	3,669	4,741		
Gross	2,539	3,234	3,341	3,808	1,322	1,302		
Gross / Sales %	29.8%	53.6%	49.7%	52.6%	37.0%	27.5%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Mitsubishi

Passenger & Commercial	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	6 MTH Avg	MTH Pr Year
Retail	100	132	120	103	79	84		
Sales	37,821	38,333	39,850	41,511	33,733	36,270		
Gross	28,923	29,734	31,437	32,567	25,707	27,861		
Gross / Sales %	76.5%	77.6%	78.9%	78.5%	76.2%	76.8%		
Warranty	75	49	42	68	58	54		
Sales	10,329	8,217	7,857	15,350	6,890	8,299		
Gross	7,385	4,525	4,248	8,294	4,431	5,361		
Gross / Sales %	71.5%	72.8%	54.1%	54.0%	64.3%	64.6%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Suzuki

Passenger & Commercial	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	6 MTH Avg	MTH Pr Year
Retail	93	108	87	79	95	88		
Sales	18,529	22,172	20,595	16,783	18,756	19,122		
Gross	15,390	18,456	16,565	13,806	15,844	15,522		
Gross / Sales %	83.1%	83.2%	80.4%	82.3%	84.5%	81.2%		
Warranty	0	0	0	0	0	0		
Sales	2,944	4,750	1,540	935	648	1,082		
Gross	2,279	3,556	1,200	689	488	479		
Gross / Sales %	77.4%	74.9%	73.1%	73.6%	75.3%	44.2%		

Heartland Motors - Castle Hill

Department : Service

Franchise : KIA

Passenger & Commercial	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	6 MTH Avg	MTH Pr Year
Retail	183	178	151	175	155	167		
Sales	40,913	40,429	34,340	37,957	39,528	38,384		
Gross	32,423	32,248	28,196	30,411	31,400	30,897		
Gross / Sales %	79.2%	79.8%	82.1%	80.1%	79.4%	80.5%		
Warranty	84	81	83	83	84	83		
Sales	5,203	5,383	7,518	5,584	5,524	5,826		
Gross	3,235	2,703	3,583	2,779	2,923	2,861		
Gross / Sales %	61.5%	50.2%	47.7%	49.8%	52.9%	49.1%		

Heartland Motors - Castle Hill

Department : Service

Franchise : Chrysler

Passenger & Commercial	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	6 MTH Avg	MTH Pr Year
Retail	96	106	114	107	105	103		
Sales	27,892	31,598	34,822	35,220	33,721	32,329		
Gross	21,688	24,828	27,730	27,015	26,085	25,581		
Gross / Sales %	77.8%	78.6%	80.1%	76.4%	79.1%	79.1%		
Warranty	57	35	40	41	25	26		
Sales	8,713	4,768	4,170	4,596	5,864	4,282		
Gross	3,920	2,480	2,208	2,327	2,412	2,401		
Gross / Sales %	45.1%	52.0%	53.0%	50.6%	42.0%	56.1%		

**Appendix B. On-Site Parking – Weekday
Daytime**

Appendix C. On-Site Parking – Saturday Daytime

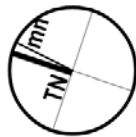
	Rev	Date	Amendment
ion Issue (Preliminary): Incorporating S.34 Conference			
ion Issue: Incorporating S.34 Conference			
ion Issue: Incorporating S.34 Conference			

Appendix D. On-Site Parking – Week Nights,
Saturday Night & Sunday

	Rev	Date	Amendment
ion Issue (Preliminary): Incorporating S.34 Conference			
ion Issue: Incorporating S.34 Conference			
ion Issue: Incorporating S.34 Conference			

General Notes

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Rev	Date	Amendments
01	28/03/22	Development Application Issue (Preliminary): Incorporating S.34 Conference amendments
02	29/03/22	Development Application Issue: Incorporating S.34 Conference amendments
03	29/03/22	Development Application Issue: Incorporating S.34 Conference amendments

Rev	Date	Amendment
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