

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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28 September 2020 Ref: 500/2020

Mr Charles Fortin Director Collard Maxwell Architects Pty Limited Level 3, 44 Miller Street North Sydney NSW 2060

E: cf@collard.com.au

Dear Charles

Light House Dee Why Proposed Car Wash

I have assessed the plans for the proposed car wash and considered the requirements of Council and the concerns raised by residents of the building.

I understand that the proposal involves repurposing some 10 existing parking spaces in the south-eastern part of the Basement Level 2 Retail Carpark as indicated on the attached plans showing the existing and proposed circumstances.

The proposal reflects a common element provided in retail centres and large commercial buildings where the car wash patrons are shoppers, residents, visitors and workers who already park within the building. It is quite unlikely that the car wash will be a "destination" element particularly as there are other public car wash facilities in the area (see attached details).

It is envisaged that the car wash will operate during the hours of 7am – 6pm Monday to Friday and 8am – 5pm Saturday & Sunday and will maintain a website to facilitate timed reservations in a similar manner to a restaurant reservation system (nominate day/time and receive confirmation or advice of an alternative available time).

. / cont'

The car wash will have 2 drop off bays, 2 wash bays and 2 vacuum/detailing bays with a small office and plan room. This capacity along with the proposed reservation regime will be quite adequate to accommodate demands which, from experience, do not exhibit any particular peaking although Saturday and Sunday will be the busiest days.

Customers will approach the drop off bays along the 6.5m wide One-Way aisle and these very wide (4.0m) bays will facilitate easy direct access (i.e. no reversing or shuffling). Attendants will take the cars into the wash bay, then the vacuum/detail bay and on completion transfer the car to a vacant bay within the carpark unless the customer has waited or returned.

The Council request is that details be provided in relation to the level of utilisation within the carpark over a 7-day period. The carpark recording system does not enable an automatic record of CARS IN/CARS OUT by time and to undertake a manual survey for 7 days would be unduly onerous.

The carpark records do however provide details of the "daily" level of utilisation of the retail carpark and the recorded daily visitation for 2 weeks in August 2020 is attached. It can be seen, as would be expected, that the Saturdays were clearly the day of highest carpark visitation (and therefore parking accumulation).

A manual parking survey was undertaken by Trans Traffic Survey on Saturday 5 September 2020 between the hours of 11am and 3pm. The results of that survey are attached reveal:

- Total No. of retail spaces 395

Minimum occupancyMaximum occupancy257 spaces299 spaces

It is apparent that there were some 100 vacant retail spaces at the time of peak demand (1.20pm). It is also relevant that while it is proposed to repurpose 10 existing parking spaces, up to 6 of those spaces will be occupied by cars that would be parking in the carpark anyway.

It is understood that residents of the building have raised concern that queuing to enter the carwash would obstruct the circulation aisle connecting between the access ramps. This aisle is very wide (6.5m) and has a One-Way traffic restriction and:

It would be proposed to install a "Do Not Queue" sign

- Attendants would direct drivers to move to a vacant parking space if for some reason the 2 set-down bays are occupied
- The timed reservation system will largely avoid queuing

Irregardless it is apparent that even if a car cannot immediately enter a set-down bay, there will be quite adequate aisle width to enable a car to pass.

It is my assessment that:

- There is more than adequate spare parking capacity in the retail carpark to accommodate the proposed car wash
- The car wash will not result in any perceptible additional traffic movements
- The car wash will not result in any queuing or obstruction of the carpark circulation arrangements

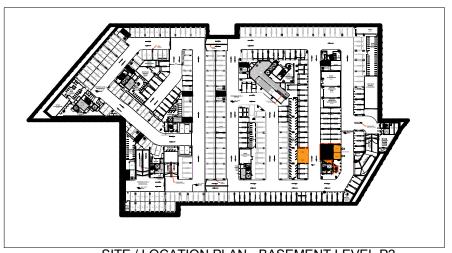
Yours faithfully

Ross Nettle Director

Transport and Traffic Planning Associates



SITE / LOCATION - AERIAL PHOTO SCALE: NTS FONT: SIX MAPS

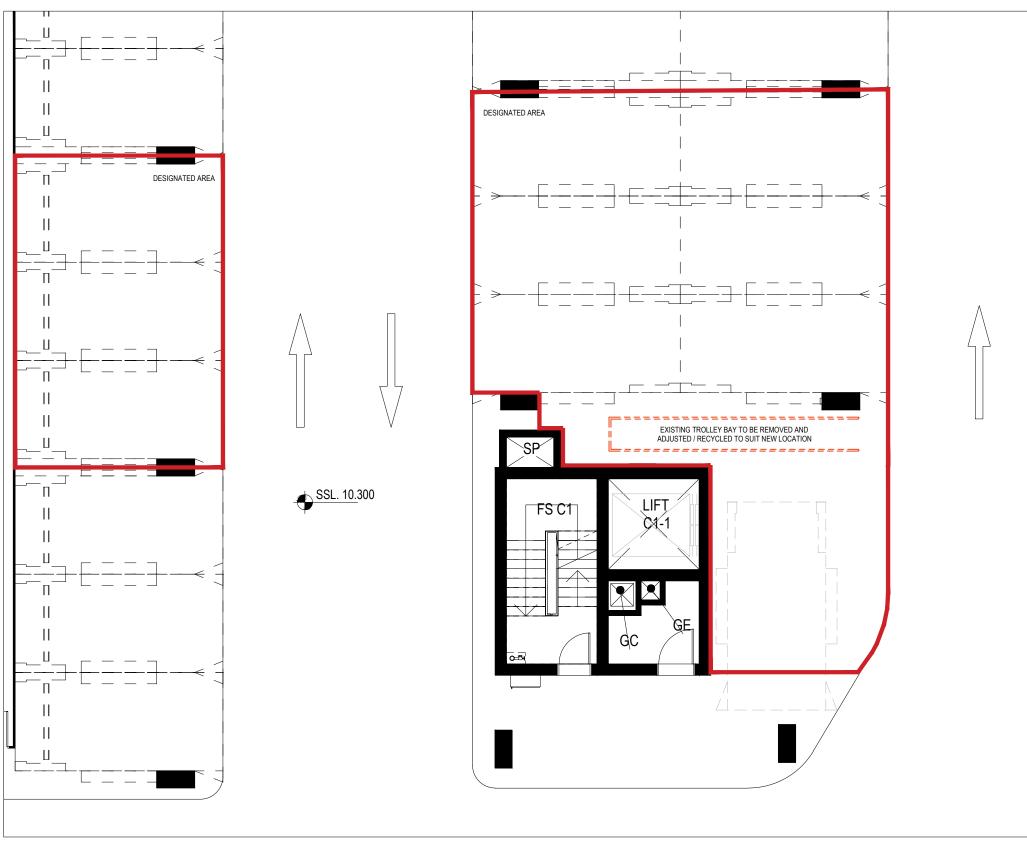


SITE / LOCATION PLAN - BASEMENT LEVEL P2 SCALE: 1:2000

GENERAL NOTES:

- All works to comply with current NCC requirements and Australian Standards. Existing fire protection to remain unaltered.
- Existing services, cable trays & ducting to remain unaltered.
- Core hole drilling (if required) to be confirmed by Structural Engineer.

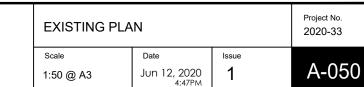
 Trolley bay to be removed and reinstalled as shown on proposed plan.

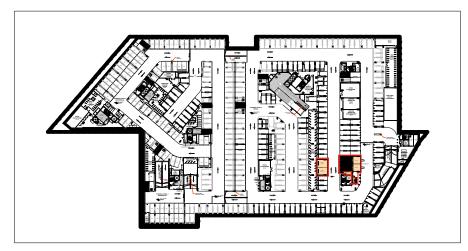


EXISTING BASEMENT PLAN - LEVEL P2 SCALE: 1:100



CAR WASH BAY PROPOSAL
The Lighthouse - Dee Why





SITE / LOCATION PLAN - BASEMENT LEVEL P2 SCALE: 1:2000

SELF CONTAINED WASH BAY DETAILS:

- Drive-thru configuration
- 8m wide x 6m deep Bay
- Clear Wall Paneling
- Grated Flooring
- Fiberglass Tub
- Ramps at Entrance and Exit
- 2 x Wall Mounted Stainless Steel Water Reels (connected to Pressure
- Washers) within each Bay
- 1 x Wall Mounted Air Reel (connected to air compressor within each Bay
- Ceiling Mounted Lighting
- 1 x Double GPO Waterproof powerpoints located within each bay

WATER TREATMENT SYSTEM DETAILS:

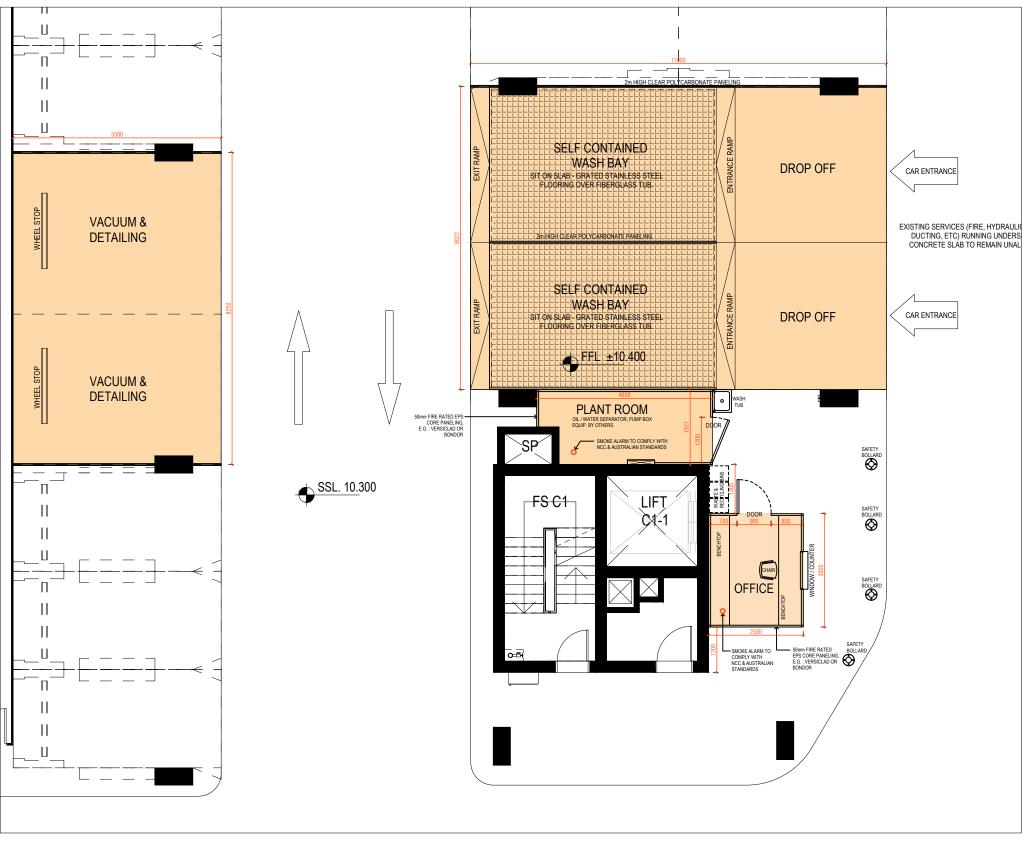
- Supply and install Eclipse Hydroflow HYD1000S oil water separator and connect to wash bay.
- Able to process 1000 litres per hour
- Stainless Steel Construction
- Diaphragm Pump, stand and float switch
- Pump Box

PLANT ROOM & EQUIPMENT DETAILS:

- Approx 2m x 4.6m Plant Room with lockable door
- 2 x Industrial Standard Pressure Washers
- 1 x 3HP Air Compressor
- 2 x Wet/Dry Vacuums (2 motor)
- 1 x Bunded Chemical Tray
- Wash Tub
- Lighting
- 4 x Double GPO Waterproof Power Points
- Smoke Detector/Emergency Exit sign
- Fire Extinguisher
- Plumbing for Washing Machine

OFFICE DETAILS:

- Approx 2.5m x 3 m Office with Lockable door
- Lockable window with counter
- Lighting
- 4 x Double GPO Waterproof Power Points
- Smoke Detector/Emergency Exit sign



PROPOSED CAR BAY WASH PLAN - LEVEL P2 SCALE: 1:100



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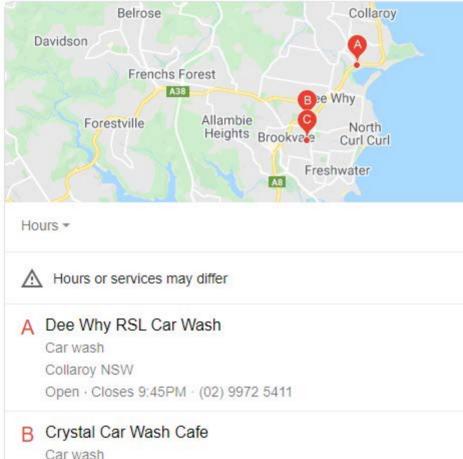
CAR WASH BAY PROPOSAL

The Lighthouse - Dee Why

PROPOSED CAR WASH - PLAN

Project No. 2020-33

Scale Date
1:100 @ A3 Jun 12, 2020
4:49PM



Brookvale NSW Open · Closes 6PM · (02) 9907 2666

Car wash

Brookvale NSW
Open · Closes 1PM · (02) 9939 2988

SYD345 Car Park: SYD 345 Meriton Lighthouse SYD345 Total Bays: 338 SYD345 Total Casual Bays: 338 SYD345 Total Monthly Bays: 0 SYD345 From: 19/08/2020 To: 26/08/2020 (Days:: Monday Tuesday Wednesday) SYD345 Average = Total / 8 Days Usage = Total/Entries SYD345 **CATEGORY SECTION** SYD345 SYD345 Wed Thu Fri Sat Sun Mon Tue Wed SYD345 Description 19 20 21 22 23 24 25 26 Total SYD345 Transactions (NON-REVENUE) 1100 1058 1412 1049 1083 1048 1096 1084 8930 SYD345 Transactions (W/REVENUE) 27 21 18 26 15 22 42 41 212 SYD345 TOTAL 1127 1070 1166 1438 1098 1070 1137 1126 9142 SYD345 SYD345 Car Park: SYD 345 Meriton Lighthouse SYD345 Total Bays: 338 SYD345 Total Casual Bays: 338 SYD345 Total Monthly Bays: 0 SYD345 From: 12/08/2020 To: 19/08/2020 (Days:: Monday Tuesday Wednesday) SYD345 Average = Total / 8 Days Usage = Total/Entries SYD345 **CATEGORY SECTION** SYD345 SYD345 Wed Thu Fri Sat Sun Mon Wed Tue SYD345 Description 12 13 14 15 16 17 18 Total SYD345 Transactions (NON-REVENUE) 1026 1023 1081 1313 1060 1037 1100 1066 8706 SYD345 Transactions (W/REVENUE) 20 22 11 25 12 20 27 177 40 SYD345 TOTAL 1043 1048 1092 1338 1072 1057 1106 1127 8883

SYD345

TRANS TRAFFIC SURVEY

Parking Occupancy Survey

Date:	Saturday, 5 September 2020	
Location:	Woolworths Dee Why	
GPS:	-33.753418, 151.287521	
Weather:	Fine	
Customer:	TTPA	

Public Parking Map Ref (1/0)					Parking Occupancy													
	Map Ref	ef Location	Section	Restriction	Capacity	11:00	11:20	11:40	12:00	12:20	12:40	13:00	13:20	13:40	14:00	14:20	14:40	15:00
1		Off Street Car Park	Level 1	Disable	6	1	2	3	2	3	4	3	3	4	3	2	3	2
1				Woolworths Online Pick up	2	1	0	1	1	0	2	0	2	2	2	1	0	1
1				Retail Parking	283	192	196	200	212	194	199	210	214	210	211	204	200	186
1			Level 2	UP State Reserved	26	18	17	20	19	20	19	19	20	20	19	24	23	21
1				Meriton Reserved	33	23	22	23	20	22	21	22	22	21	20	27	25	23
1				Meriton Reserved - Disabled	2	0	0	1	0	0	0	0	0	0	0	0	0	0
1				Woolworths 7	29	18	21	20	20	21	20	18	17	19	20	23	18	20
1				Woolworths - Disabled	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1				Woolworths Staff Parking	17	10	7	6	7	7	7	7	7	7	6	6	8	7
1				Retail Parking	81	47	52	68	61	68	69	72	65	62	53	57	53	49
1				Retail Parking - Disable	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1				Comm Bank	4	2	1	2	1	1	1	1	1	1	1	1	1	1
1				Symsate Reserved	12	3	2	4	2	1	2	2	2	1	1	2	1	1
1				Green Square Service	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1				J2 Recruitment	1	1	1	0	0	0	0	0	0	0	0	0	0	0
1				Red Blue	1	1	1	0	0	0	0	0	0	0	0	0	0	0
1				Real Estate	3	2	2	1	1	2	1	1	1	1	1	1	1	1
1				WMW Reserved	4	0	0	0	0	0	0	0	0	0	0	0	0	0
1				R&H	3	0	0	0	0	0	0	0	0	0	0	0	0	0
1				Private Parking	1	1	1	1	1	1	1	1	1	1	1	1	1	1