



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).

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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 occupancy | 257 spaces |
| - Maximum occupancy | 299 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

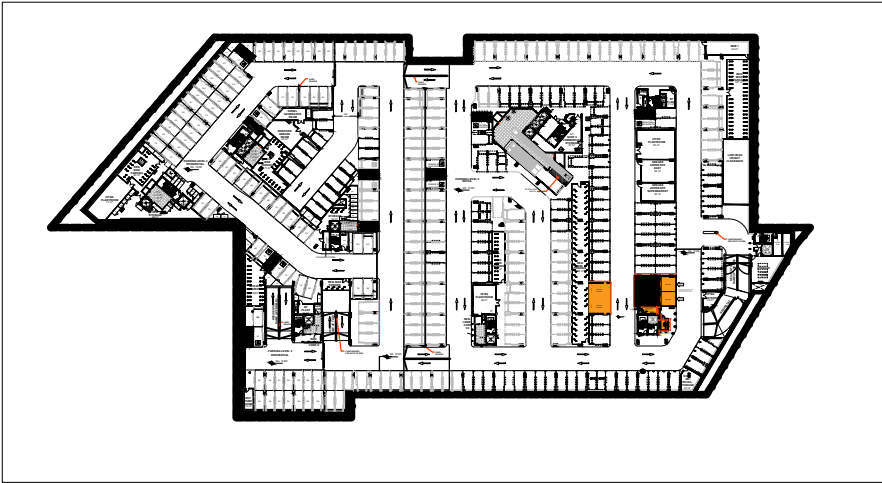


Ross Nettle
Director

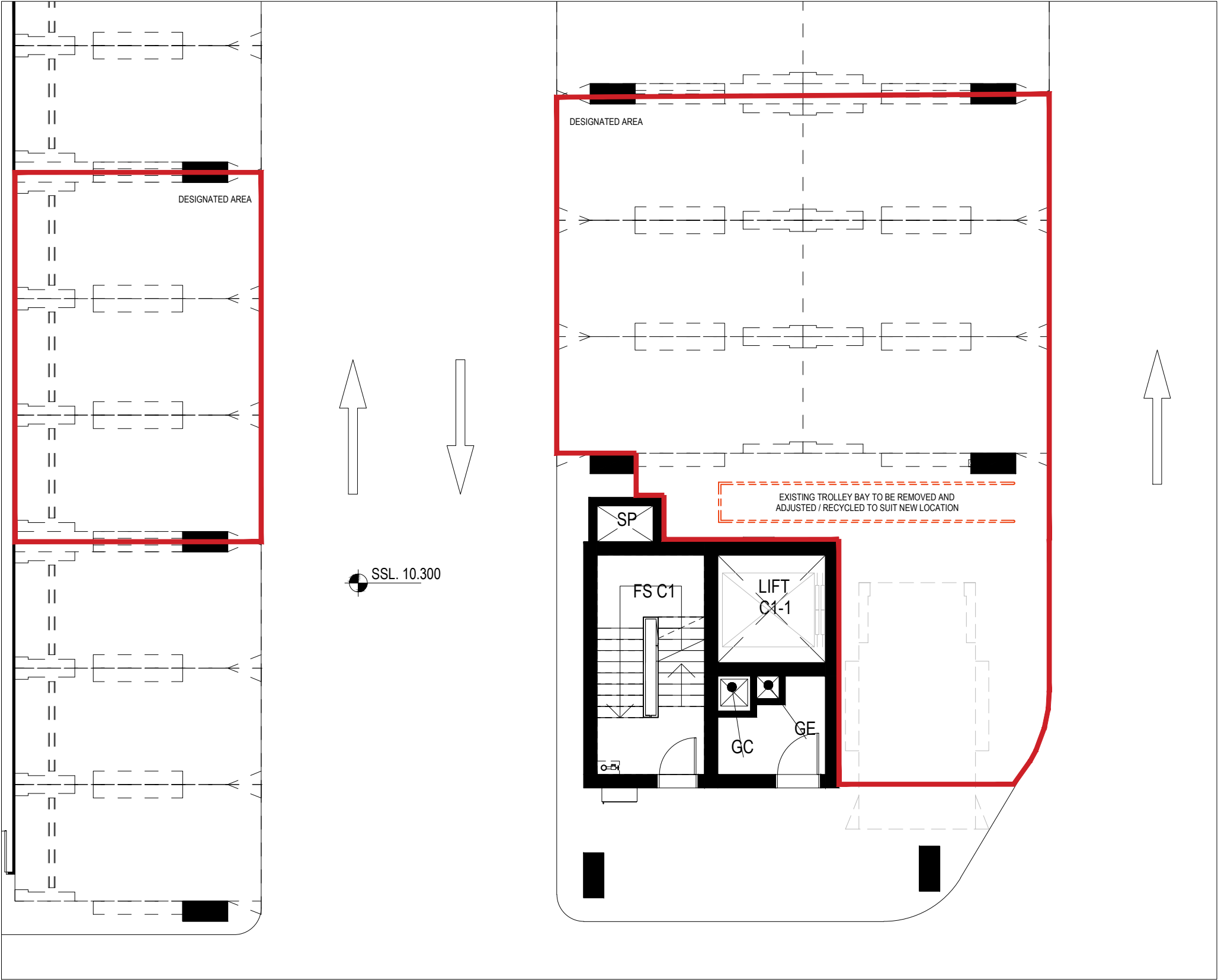
Transport and Traffic Planning Associates



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



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




EXISTING BASEMENT PLAN - LEVEL P2
SCALE: 1:100

- 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.

Rev	Description	Date
1	ISSUED FOR DA SUBMISSION	2020-06-15



Hours ▾

 Hours or services may differ

A Dee Why RSL Car Wash

Car wash

Collaroy NSW

Open · Closes 9:45PM · (02) 9972 5411

B Crystal Car Wash Cafe

Car wash

Brookvale NSW

Open · Closes 6PM · (02) 9907 2666

C Deluxe Automotive Detailing

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

CATEGORY SECTION

Description	Wed 19	Thu 20	Fri 21	Sat 22	Sun 23	Mon 24	Tue 25	Wed 26	Total
Transactions (NON-REVENUE)	1100	1049	1058	1412	1083	1048	1096	1084	8930
Transactions (W/REVENUE)	27	21	18	26	15	22	41	42	212
TOTAL	1127	1070	1166	1438	1098	1070	1137	1126	9142

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

CATEGORY SECTION

Description	Wed 12	Thu 13	Fri 14	Sat 15	Sun 16	Mon 17	Tue 18	Wed 19	Total
Transactions (NON-REVENUE)	1023	1026	1081	1313	1060	1037	1066	1100	8706
Transactions (W/REVENUE)	20	22	11	25	12	20	40	27	177
TOTAL	1043	1048	1092	1338	1072	1057	1106	1127	8883

Parking Survey.xlsx



Parking Occupancy Survey

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

[illegible]