



Reference: N318/2024/RTC/02

25 March 2024

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention: Council Development Assessment Officer

**RE: Unit 1 & 2 - 77 Bassett Street, Mona Vale (DA2023/1841)
Development application for a proposed change of use to hand and power tools store - Response to Council on traffic and parking matters raised on 20/02/2024**

Dear Council Officer,

It is understood that a development application (DA2023/1841) for a proposed hand and power tools store was submitted to the Northern Beaches Council (Council). A Transport Impact Assessment (TIA) prepared by Traffic and Transport Planning Solutions (Issue A, Dated 12 December 2023) accompanied this development application. Upon its preliminary assessment, the Council's Traffic Engineering team has provided comments outlined in 'Traffic Engineering Referral Response' dated 03 January 2024. We provided a response to comments on 6 February 2024 via a letter (Reference: N318/2024/RTC/01).

This letter provides a response to the comments and concerns raised by Council's Traffic Engineer via 'Traffic Engineering Referral Response' dated 20 February 2024. The following section of this letter outlines comments from the Council and our response accordingly.

- *It is noted that the applicant's traffic consultant has provided amended plans which show motorcycle and bicycle parking spaces. These details are also reflected on page 21 of the amended architectural plans entitled Parking Plan revision F dated 24/1/2024.*
- **Noted**
- *It is noted that a set of swept paths for SRV and MRV trucks have been provided with the traffic consultants response dated 6 February 2024 in Appendix B of that document. However, a closer look on the swept paths reveal that the positions of vehicles are changed in exit swept path from the entry swept path. Hence, an updated continuous swept path must be provided to demonstrate that forwards ingress and egress is achievable by the MRV.*
- **Attachment A of this letter provides an updated continuous swept path using 8.8m long MRV. The swept path assessment shows that an MRV truck will encroach onto the disabled parking bay, which will remain vacant at the time of loading activities (i.e. between 5:30pm and 8:00pm).**
- *It is noted that all movements by MRVs are proposed to occur after hours i.e between 5:30pm and 8:00pm. There are no traffic engineering concerns with this arrangement which will be conditioned.*
- *It is noted that in amended plans (page 8 of Traffic Responses Letter) 4 bicycle parking spaces and 1 motorcycle parking space are provided in accordance with the requirements of the Pittwater DCP. This is acceptable subject to conditions.*
- **Noted**
- *The Traffic Consultants response to the traffic engineers referral claims that Council has only considered data presented in the RMS guidelines, and has given no weight to the data presented by the applicant*



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relating to the Total Tools trade store at Brookvale. Hence, Council's Traffic Engineer has undertaken their own assessment of the parking situation at that site on Friday 9th February 2024 at 2pm. During the site visit, it was observed that there was a total of 27 car parking spaces on-site with accesses from Pittwater Road and Roger Street. The occupancy rate was found to be 59% with a total of 16 cars parked. Moreover, it was also observed that the upper level tenancy at that address was vacant, resulting in all the car parking spaces on the site being available for use by Total Tools. The current parking circumstances at Total Tools where a greater number of spaces are currently available than would be the case if the upstairs tenancy were occupied is considered unrepresentative. Council believes that a more representative data set is available by referencing an average rate from RMS verified surveys done at a range of different locations as presented on Roads and Maritime Services Guide to Traffic Generating Developments. Comments made in the original referral comments regarding the inadequate level of parking remain largely unaddressed

- Based on our person accumulation survey at Total Tools Brookvale completed on Wednesday, 21 November 2023, we noticed a peak person accumulation of 11 persons and assumed that all 11 customers used private vehicles to access the facility. We acknowledge the Council's Traffic Engineer efforts to undertake a site visit of the Brookvale facility. However, it is not clear whether the 16 parked vehicles noted by the Council's Traffic Engineer include staff parking or not. Based on our knowledge, the Brookvale store is managed by 5 staff members, and it is our assumption that 16 parked vehicles include some staff parking as well. With this in mind, we can say that the person accumulation survey results correlate with the observation of the Council's Traffic Engineer and at the time of the engineer's visit, there were approximately 11 customers at the site.

Now, for the purpose of a conservative assessment, we assume that all 16 parked cars noticed by the engineer were customer vehicles. Further, we note that Total Tool Store, Brookvale, currently occupies the upper-level tenancy. It is important to note that the Brookvale Facility has a total GFA of 1,800m² with the following split:

Ground floor = 1,298m²

Level 1 = 500m²

In a worst-case scenario, it is considered that 1,298m² GFA of the ground floor generates a peak parking demand of 16 vehicles, resulting in a parking provision rate of 1.23 spaces per 100m² of the GFA.

Upon application of the determined parking rate on the proposed GFA of 1,250m², the proposed development will generate a peak parking demand of 16 visitor parking spaces. In addition to the above, 6 parking spaces are dedicated to staff. As such, the proposed development could generate a peak parking demand of 22 spaces.

The revised parking demand is only 1 parking space less than the recommended parking provision by the Council's Traffic Engineer. Based on our assessment, this parking demand could occur at the site in a worst-case scenario. We still believe that the proposed development is not comparable to a conventional bulky goods store such as Mitre 10 or Bunnings, and the above parking demand reflects a pessimistic approach.

To address the above issue, the Client has reviewed the parking provision and managed to provide a total of 22 parking spaces (16 visitor and 6 staff spaces). A map of updated parking provision within the industrial estate is provided in Attachment B of this letter. The proposed parking provision of 22 spaces can easily fulfill the parking demand of the proposed development.

- *It is noted that page 22 of the Amended Master Set now shows two additional parking spaces along the western boundary of the bigger site which was missing on the originally submitted Master Set. One of those spaces is denoted pallet parking which cannot be counted as car parking.*
- Pallet parking is not counted as visitor parking. The parking provision includes 16 visitors and 6 staff spaces.



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- *It is noted that the provided Traffic Responses Letter has now provided a comparison of traffic generation from the existing development when compared with proposed future traffic generation. the anticipated change in traffic generation is minor and should not impact negatively on surrounding road network performance.*
- Noted

I trust the above clarifies the parking provision and traffic matters relevant to the proposed development. Should you have any questions or require further information, please do not hesitate to contact me on 02 8005 8042.

Yours faithfully

Sid Ali
Technical Director
Traffic and Transport Planning Solutions Pty Ltd

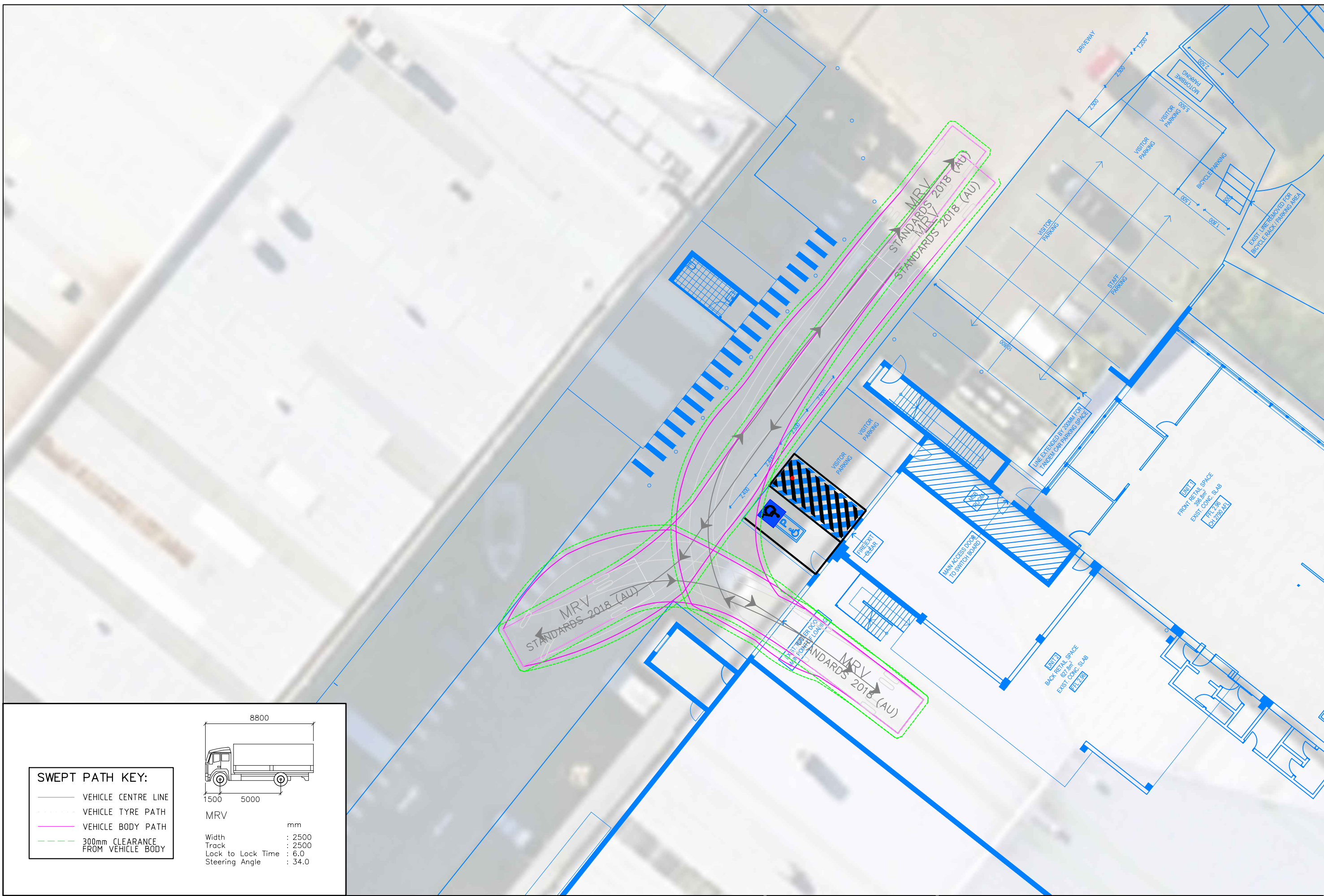


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ATTACHMENT A

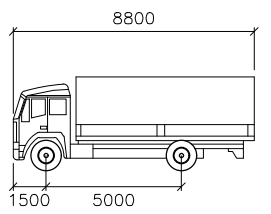
Swept Path Assessment

C:\Users\javed\Transport Strategies\Dropbox\TTPS\Main\N318 - 77-79 Bassett St, Mona Vale\Drawings\N318-01-V3.dwg
 Plotted by S.A.I

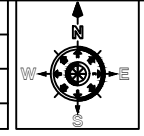


SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- - - 300mm CLEARANCE FROM VEHICLE BODY



REV	DESCRIPTION	DATE
B	SWEPT PATH ASSESSMENT	24/02/2024
A	SWEPT PATH ASSESSMENT	06/02/2024



UNIT 1 & 2 , 77-79 BASSETT STREET, MONA VALE
SWEPT PATH ASSESSMENT
8.8m LONG MRV ACCESSING THE LOADING AREA
 DRAWING REF NO. N318-SP02

DESIGNED BY S.ALI
 REVIEWED BY S.ALI
 SCALE A3
 1:200

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 TRANSPORT MATTERS

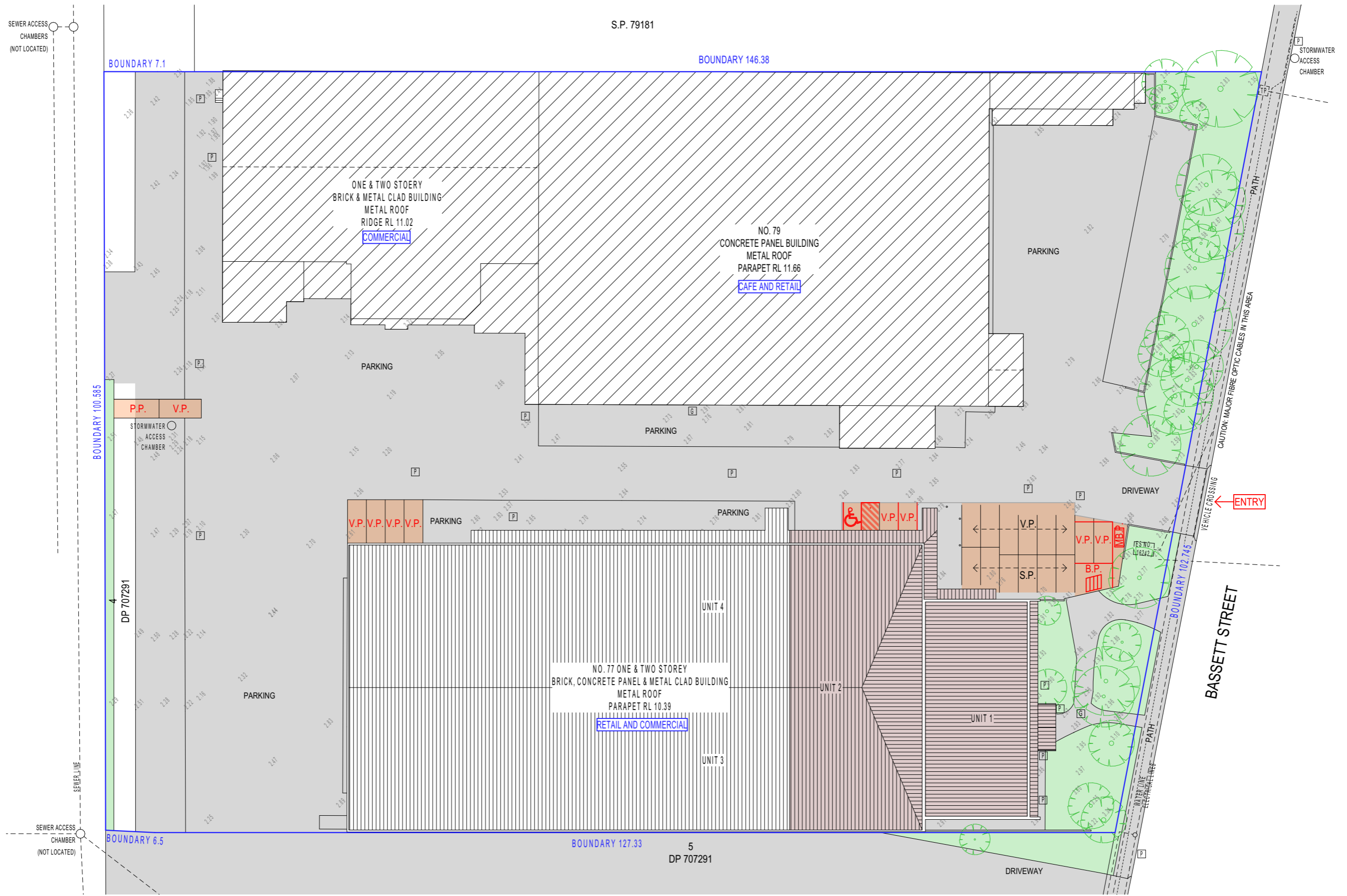
Traffic and Transport Planning Solutions
 Email: info@myttps.com
 Phone: 02 8005 8042



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ATTACHMENT B

Revised Final Parking Arrangement



KEY:

V.P. EXIST. VISITOR PARKING	MB.P. PROP. MOTORBIKE PARKING	PROP. DISABLED PARKING (WITH SHARED SPACE)
V.P. PROP. VISITOR PARKING	B.P. PROP. BICYCLE PARKING	
S.P. EXIST. STAFF PARKING	P.P. PROP. PALLET PARKING	

PARKING SITE PLAN

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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REV:	DATE:	DESCRIPTION:
A	17/08/2023	DA DRAWINGS
B	4/09/2023	DA DRAWINGS REVISE
C	16/10/2023	DA DRAWINGS REVISE - BCA
D	26/10/2023	DA ADDITIONAL DRAWINGS
E	31/10/2023	DA DESIGN REVISE
F	24/01/2024	DA CONDITIONS - PARKING REVISE

ALTERATIONS & ADDITIONS FOR PROPOSED CHANGE OF USE
 77 BASSETT STREET, MONA VALE
 CLIENT:
 ROBERT JOHNSON

DRAWING TITLE:
 PARKING SITE PLAN

DATE: AUG/23	DRAWN BY: AD	SCALE: 1:500 @ A3
JOB No: 1182/23	CHECKED BY: JJ	DRAWING No: DA.23