

Our Reference: **PT21005**

Orlani Pty Ltd
42 Alexander Ave
North Willoughby NSW 2068

3 March 2021

Via email: jack.skinner@orlani.com.au

Change of Use – Industrial Warehouse Building
Motor Vehicle Showroom / Vehicle Sales / Hire Premises / Storage Area
LOT 1 DP 502152 - 102 Old Pittwater Road, Brookvale
Traffic Certification Report

As requested, we have undertaken a compliance review of the proposed change of use within the existing industrial unit at the site known as Lot 1 DP 502152 102 Old Pittwater Road, Brookvale. Plans prepared by Nordon Jago architects which forms the basis of this compliance assessment are provided in **Appendix A** of this report.

Certifier Details

I currently hold the position of Managing Director of Positive Traffic Pty Ltd and have been a practicing traffic engineer / transport planner for approximately 27 years. I possess a Bachelor of Civil Engineering and are a Level 3 Transport NSW Qualified Road Safety Auditor.

Existing Site

The existing development includes a large industrial use building with direct entry / exit driveway access to Old Pittwater Road. Parking is available at both the front, side, and rear of the existing building. The existing site is shown below in **Figure 1**.

Figure 1 - Existing Site



The site as a whole has a provision for **52** car spaces with one (1) accessible car space located at the front of the building near Old Pittwater Road.

Proposal

The proposal includes a re-use of the existing industrial building for the provision of a high-end car showroom which can include both the purchase and hire of high end vehicles. The following formal description of the proposal is sourced from the Statement of Environmental Effects Report¹. The operator of the proposal has a number of existing premises similar in nature to that which is proposed.

The development application seeks consent for the use of the front tenancy of the existing industrial building as a vehicle sales and hire premises with storage of vehicles in the warehouse section of the building. The use is defined as a vehicle sales and hire premises and storage premise under the Warringah Local Environmental Plan 2011.

The development would result in a total ground floor (unchanged from current) GFA of 1,592m² and first floor office area (slight increase on existing) of 359.2m². The adjacent remaining component of the building would remain as it is currently with 1,913.1m² of ground floor warehouse space and 40m² of office space.

¹ 102 Old Pittwater Road Brookvale SEE Report – Urbanesque Planning February 2021

The existing premises known as 'T1' on the plans includes a loading dock entry (wide / high roller shutter access) and as part of the proposal seven (7) car spaces would be provided for visitors to the development. All remaining car spaces external to the buildings (numbering 45 spaces) would remain unchanged from previous approvals.

Plans of the proposed development are provided in [Appendix A](#) of this report.

Car Parking Provision Assessment

The following presents an assessment of the parking needs of the site as a whole resulting from the proposal.

The Northern Beaches Council (Warringah) DCP includes the following applicable parking rates:

Vehicle Sales & Hire Premises

0.75 spaces per 100m² site area. +
6 spaces per work bay for vehicle servicing facilities

Warehouse of Distribution Centre

1.3 spaces per 100m² site area (including up to 20% of floor area as office premises space component. Office premises component above 20% determined at the office premises rate).

In regard to the application of the car showroom rate, typically car dealerships include the significant majority of their site area for the purpose of housing cars for sale and small office spaces for ancillary support of car sales.

In the case of the proposed development, the available 'site area' for the presentation of vehicles is contained completely within the ground floor area of Warehouse 'T1'. Thus, the available GFA of this building (which includes the internal parking spaces, toilets and stairwells which would otherwise be omitted) has conservatively been treated as the 'site area' for the purpose of calculating the necessary parking provision.

Thus, the DCP requirement for parking of the site as a whole on the basis that the proposal is supported by Council is presented below:

Table 1 - Warringah DCP Parking Requirements

Level	Floorspace Type	Area (m ²)	Parking Rate	Parking Req.
Warehouse T1				
Ground	Car Showroom	1,593*	0.75 spaces per 100m ² GFA	12 spaces
Level 1	Office	359.2	1.3 spaces per 100m ² GFA**	5 spaces
Warehouse T2				
Ground	Warehouse	1,913	1.3 spaces per 100m ² GFA**	25 spaces
Level 1	Office	40	1.3 spaces per 100m ² GFA**	1 space
Total				43 spaces

*Assumed 'site area' of car showroom

** Office space overall less than 20% of total floorspace

As the site includes a total of **52** spaces, the proposed development would result in an overall site parking provision which exceeds the minimum requirements of the DCP and thus is considered satisfactory. Further, and allocated **17** spaces are located adjacent to or within the proposed development which also complies with the specific parking requirements of the development itself.

As a conservative comparison, on the basis the office component of the T1 Warehouse was subject to Council's office parking rate of 1 space per 40m², this would equate to a need for **9** parking spaces and an overall site parking requirement of **47** spaces or still below the available **52** spaces on site.

Please do not hesitate to contact myself on 0414 462247 should you require any additional information.

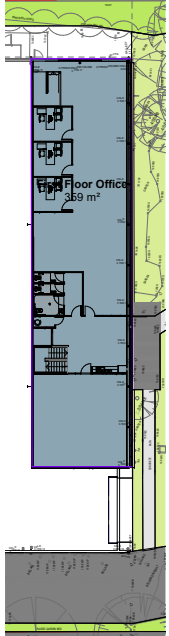
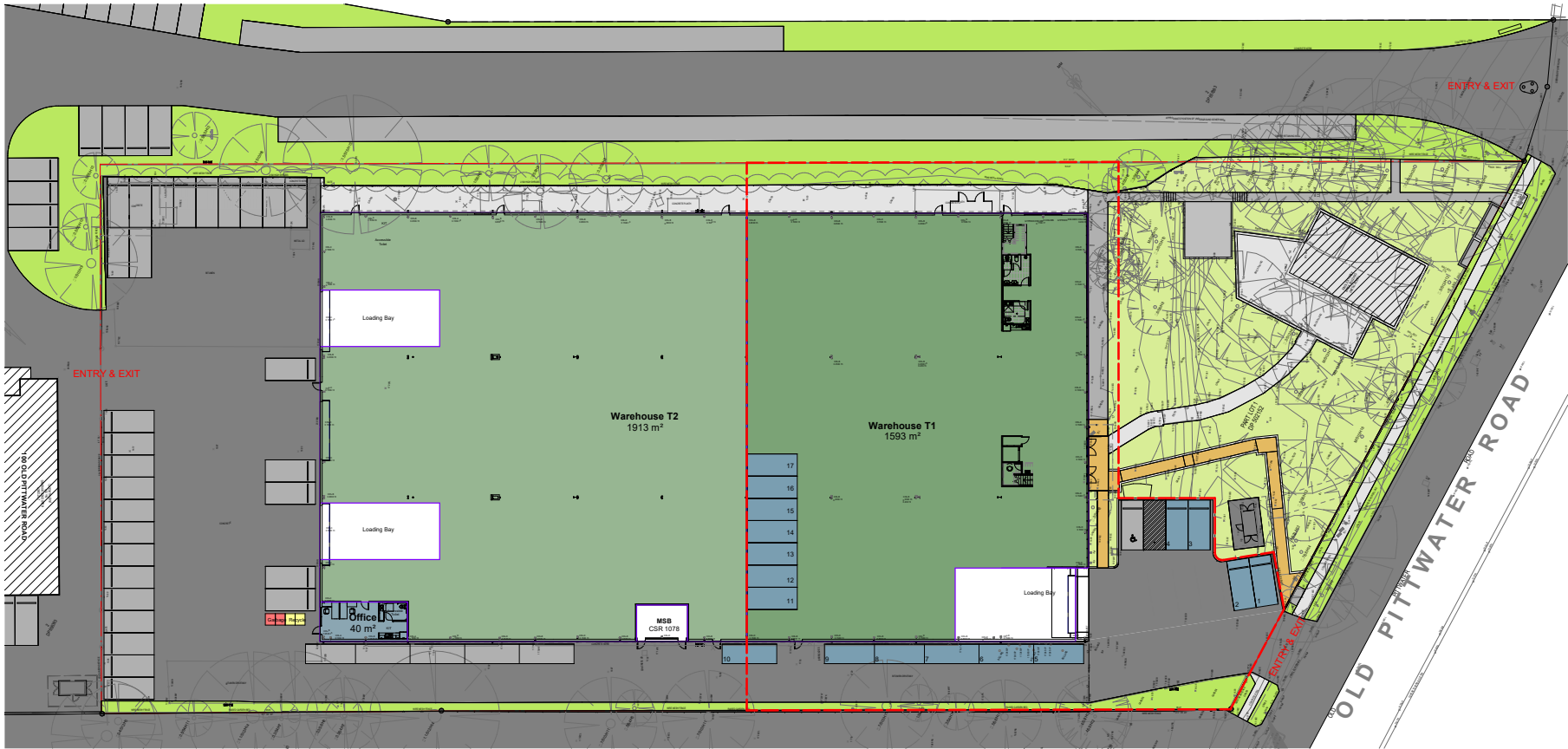
Yours sincerely

A handwritten signature in black ink, appearing to read 'D Brodie', with a horizontal line underneath.

DEAN BRODIE

Managing Director

APPENDIX A – DESIGN PLANS



WAREHOUSE PLAN

FIRST FLOOR OFFICE PLAN

Gross Floor Area Schedule		
Level	Name	Area
Ground Level	Warehouse T1	1592.5 m²
Ground Level	Office	40.2 m²
Ground Level	Warehouse T2	1913.1 m²
Ground Level: 3		3545.8 m²
Level 1	First Floor Office	359.3 m²
Level 1: 1		359.3 m²
Total Area:		3905.1 m²

Carparking calculation (Warringham DCP 2011)

Ancillary Office Area:
Warehouse T2: 40.2 m²
Ancillary Office: 359.3 m²
Total Office Area: 399.5 m² (10.2%)

Warehouse Area:
Warehouse T1: 1592.5 m²
Warehouse T2: 1913.1 m²
Total Warehouse Area: 3505.6 m²

Total Floor Area: 3905.1 m²

Warehouse Car Parking Spaces
T1 1593m²/100 = 15.93 (Car Showroom)
0.75 per 100m² x 15.93 = 12 spaces
Office 359.3m² / 100 = 3.6
1.3 per 100m² x 3.6 = 5 spaces

T2 1913m²/100m² = 19.31 m² (Warehouse)
1.3 per 100m² x 19.31 = 25 spaces
Office 40m² / 100 = 0.4
1.3 per 100m² x 0.4 = 1 space
Includes up to 20 % ancillary office space area.

Total 43 Car Spaces required

Provided Total 52 Car Spaces(Comply)
(1 Space for disabled car Parking)

Warehouse T1 Lease area.
Total, 2,700 m² (RED dot line area)

A. Warehouse T1 : 1,706.8m²
B. Pedestrian Footpath : 193.7m²
C. Driveway : 581.8m²

1. 2,482.3m² (Area excluding landscape areas : A+B+C)
2. 2,288.6m² (Area including driveway area: A+C)

BCA Compliance Design Statement
<ul style="list-style-type: none">- Spec. C1.1 - Fire Resisting Construction- Spec. C1.10 - Fire Hazard Properties- Clause C2.12 - Separation of Equipment- Clause C2.13 - Electricity Supply System- Clause C3.4 - Acceptable Methods of Protection (if openings)- Clause C3.8 - Openings in Fire Isolated Exits- Clause C3.15 - Openings for Service Installations- Clause D1.10 - Discharge from Exits- Clause D2.7 - Installations in Exits and Paths of Travel- Clause D2.13 - Gating and Risers- Clause D2.14 - Landings- Clause D2.16 - Thresholds- Clause D2.17 - Handrails- Clause D2.21 - Operation of Latch- Clause D2.23 - Signs on Doors- Clause D3.2 - General Building Access Requirements- Clause D3.3 - Parts of a Building to be Accessible- Clause D3.4 - Identification of Accessible Facilities, Services and Features- Clause D3.8 - Tactile Indicators- Clause F1.7 - Waterproofing of Wet Areas- Clause F1.8F1.10 - Damp Proofing- Clause F2.5 - Construction of Sanitary Compartments- Part F4 - Lighting and Ventilation- Clause J1 - Building Fabric- Clause J2 - External Cladding- Clause J3 - Building Sealing- Clause J4 - Air Movement- Clause J5 - Air-Conditioning and Ventilation Systems- Clause J6 - Artificial Lighting and Power- Clause J7 - Hot Water Supply- Clause J8 - Access for Maintenance- Public Health (Skin Penetration) Regulation 2000

General Notes:
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.
Refer To WD-001 For Abbreviations Schedule.
All Dimensions To Be Verified On Site (VOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. - Drawings Are Not To Be Scaled From.
Refer To Detail Drawings For Typical Details.
Generally All Materials & Construction To Comply To AS 3700, Flashing & DPMs Installation To Comply To AS2047, AS 2044, Wall To Installation To Comply To AS 2062, & BCA Requirements.
Roofing Installation To Comply To AS 4002, & BCA Requirements & AS1742.
Survey Underlying Carried Out By HILL AND BLAKE CONSULTING SURVEYORS Drawing Ref. 071110134, Date 08/05/2015.
TSS TOTAL SURVEYING SOLUTIONS Drawing Ref. 192912_1, Date 17/01/2020

Working Drawings

Rev	Description	Date

NOT For Construction

PRELIMINARY ISSUE [B]2021.03.02

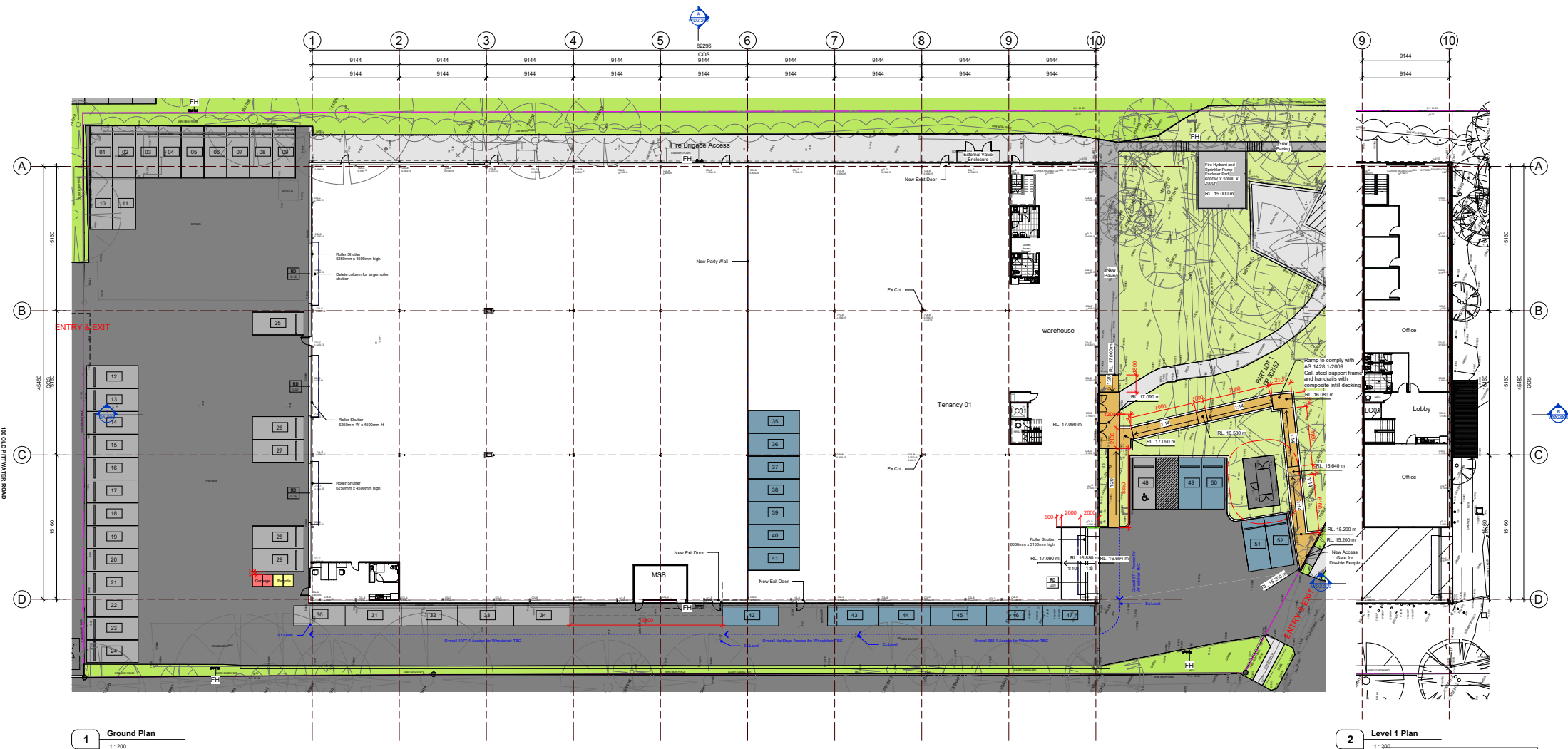


102 OLD PITTWATER ROAD, BROOKVALE, NSW, 2100

ETNA Local File\0RL00019 102 Old Pittwater Road\0RL00019_V03 Model_n_R01.rvt

TITLE	JOB No.	ORL00019
	DATE	July 2020
	SCALE	A1 @ As Indicated
	DWG No.	DA.060

GFA Plans



1 Ground Plan
1 : 200

2 Level 1 Plan
1 : 200

General Notes:

All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To WD 601 For Abbreviations Schedule

All Dimensions To Be Verified On Site (VOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. - Drawings Are Not To Be Scaled From.

Refer To Detail Drawings For Typical Details.

Generally All Materials & Construction To Comply To AS 3700

Finishing & DPMs Installation To Comply To AS 2007, AS 2004

Wall To Installation To Comply To AS 2007, & BCA Requirements

Waterproofing Installation To Comply To AS 4000 & AS 4001

Waterproofing To Meet Areas To Comply To BCA Requirements & AS3740

Survey Underlay Carried Out By HILL AND BLAKE CONSULTING SURVEYORS Drawing Ref. 071110214, Date 08/05/2015

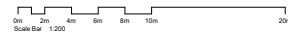
TSS TOTAL SURVEYING SOLUTIONS Drawing Ref. 192912_1, Date 17/01/2020

DEVELOPMENT APPLICATION

NOT For Construction

PRELIMINARY ISSUE [B]2021.03.02

Rev	Description	Date



102 OLD PITWATER ROAD, BROOKVALE, NSW, 2100

TITLE

Proposed GA Plans

JOB No.	ORL00519
DATE	July 2020
SCALE	A1 @ As Indicated
DWG No.	DA.100