TRAFFIX
TRAFFIC AND TRANSPORT PLANNERS

OVERFLOW CARPARK OTMP

Proposed Restaurant Development
40 Myoora Road, Terrey Hills, 2084

Reference: 24.014r02v01
Date: 11 September 2024

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DOCUMENT VERIFICATION

Job Number	24.014			
Project	40 Myoora Road, Terrey Hills			
Client	Isaac Property Terrey Hills			
Revision	Date	Prepared By	Checked By	Signed
v02	11/09/2024	Justin Pindar	Justin Pindar	

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CONTENTS

1. INTRODUCTION

This Operational Traffic Management Plan ("OTMP") has been prepared by TRAFFIX to manage the day-to-day operations of an overflow carpark which forms part of a proposed restaurant located at 40 Myoora Road, Terrey Hills. For context, the subject expansion comprises the following:

- Restaurant and associated all-day dining (internal), terrace dining and beer garden(external) with ancillary bistro kitchen, amenities and back of house.
- 2,584m^2 Gross Floor Area (GFA).
- Proposed maximum capacity of 794 patrons onsite at any one time.
- 297 carparking spaces in total comprising:
  - 223 standard car parking spaces, and
  - 74 overflow parking spaces.
- Provision of an overflow carpark located towards the south-eastern part of the site which is an open landscaped area when not in use.
- 1 x loading bay
- Mini-bus service
- Proposed operating hours from 10:00am to 12:00am from Monday to Sunday.

The OTMP sets out procedures for use of the overflow carpark, provides a signage plan as well as management strategies to ensure efficient use. It will be administered by a duty manager or authorised personnel who will be responsible for overseeing the operation of the OTMP.

2. SITE FEATURES

2.1 Location

The subject site has a total site area of approximately 15,957m^2. It has an eastern frontage of 60-metres to Mona Vale Road, a western frontage of 60-metres to Myoora Road and is bounded to the north and south by commercial / light industrial developments. A Site Plan is presented in **Figure 1** for reference.

Figure 1: Site Plan

2.2 Access

The proposed overflow carpark is located at the southeastern end of the at-grade carpark and is accessed via the combined ingress / egress driveway via Myoora Road and internal circulation roadway which connects with the southeastern part of the site. Detailed swept path analysis of the critical vehicle movements is provided in **Appendix A** showing the satisfactory operation of the overflow carpark.

2.3 Layout

The onsite loading dock is situated on the Ground Level (at-grade to Mona Vale Road) as shown in **Figure 2** below. The proposed overflow carpark is to be used as a landscaped open area when not in use. The largest size vehicle to be accommodated within the overflow carpark are standard light passenger vehicles.

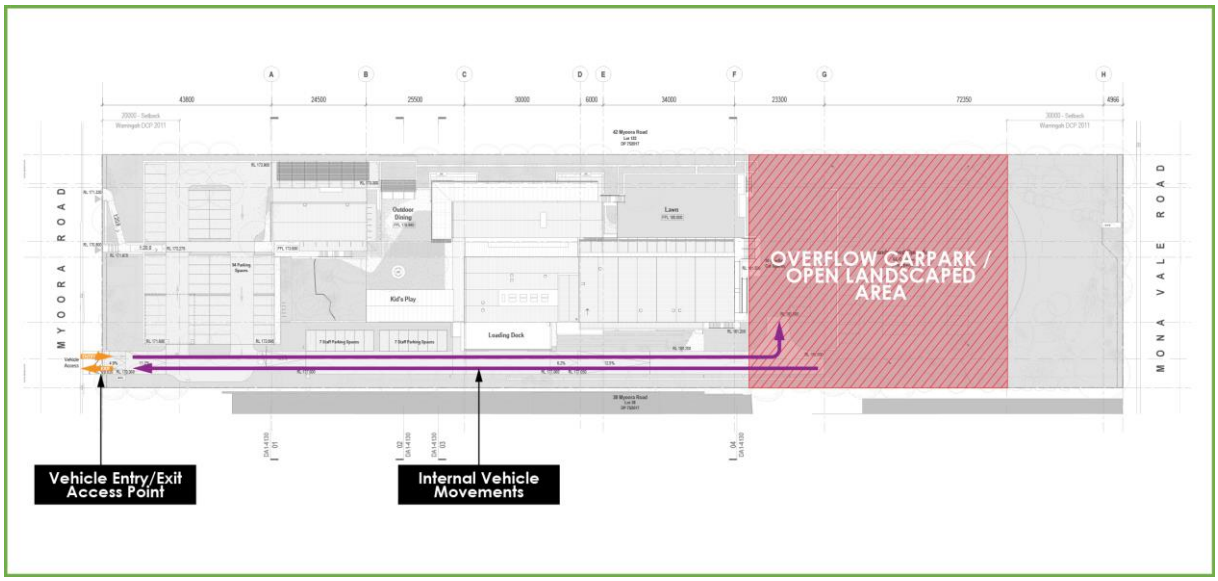


Figure 2: Overflow Car Park (Standard Light Vehicles) / Open Landscaped Area Layout

3. MANAGEMENT

3.1 Layout and Signage Requirements

The overflow car park is to be line-marked and signposted in accordance with the signage and line marking plan presented in **Attachment 2.**

3.2 Operational Requirements

The duty manager or designated personnel is responsible for monitoring parking occupancy over the extent of a typical trading day and activating use of the overflow carpark when the carpark is at approximately 85% capacity (when 190 spaces are occupied). The following procedures are to be adhered to each day:

- Duty manager is to review daily restaurant bookings at the beginning of each shift to anticipate projected patron attendance levels and likely expected parking demand.
- Onsite parking demand is to be physically reviewed when the restaurant reaches 50% of capacity (399 patrons or more).
- The onsite carpark is to be checked each hour once the 50% patron capacity threshold (399 patrons) is reached.
- When at least 190 parking spaces or more are occupied (85th percentile design occupancy of the onsite carpark containing 223 spaces) , the overflow carpark is to be opened and the digital overflow carpark signage is to be activated, directing new vehicle arrivals to the overflow carpark.

3.3 Manager Responsibilities

It will be the responsibility of the Manager to ensure the overflow car park is well maintained and operates efficiently for all users. In particular, responsibilities include ensuring:

- The overflow car park is not used for storage and is clear of obstructions at all times.
- The overflow carpark can be opened and available for parking when required.
- The overflow carpark is well maintained, parking spaces/circulation aisles are trafficable and parking space marking dots delineating the parking spaces are clearly visible in accordance with the signage plan provided in **Appendix B**.

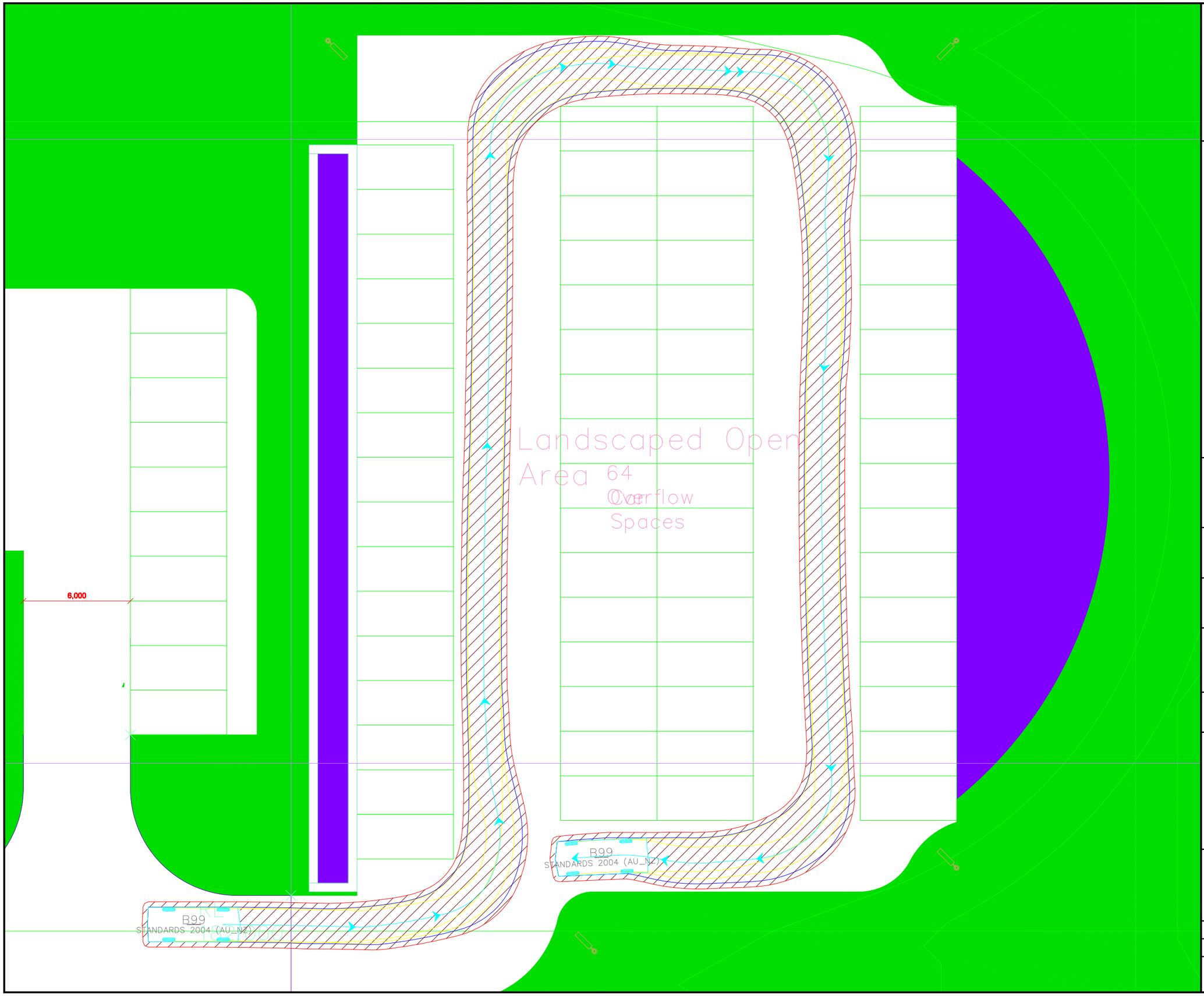
3.4 Monitoring

A monitoring and review process for the OTMP will be set out by the Manager to ensure that the OTMP is updated regularly, thereby improving its relevance and effectiveness. Any changes will require approval from the Manager.

The Manager will be designated with the responsibility of maintaining the OTMP. Regular review of the success measures outlined in this plan should be undertaken intermittently to determine whether alternative or supplementary measures are necessary. It is recommended that a review be conducted on a yearly basis to monitor the plan.

APPENDIX A

Swept Path Analysis



Notes:

This drawing is prepared for information purposes only. It is not to be used for construction.

TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards *(AS/NZS 2890.1:2004 Parking facilities - Off-street car parking,* and/or *AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities*). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect

H&E Architects

Client

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description

40 Myoora Road, Terry Hills

Drawing Prepared By

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Drawing Title

Site Plan - Pverflow Car Park
Swept Path Analysis
B99 Design Vehicle
Internal Circulation Manoeuvres

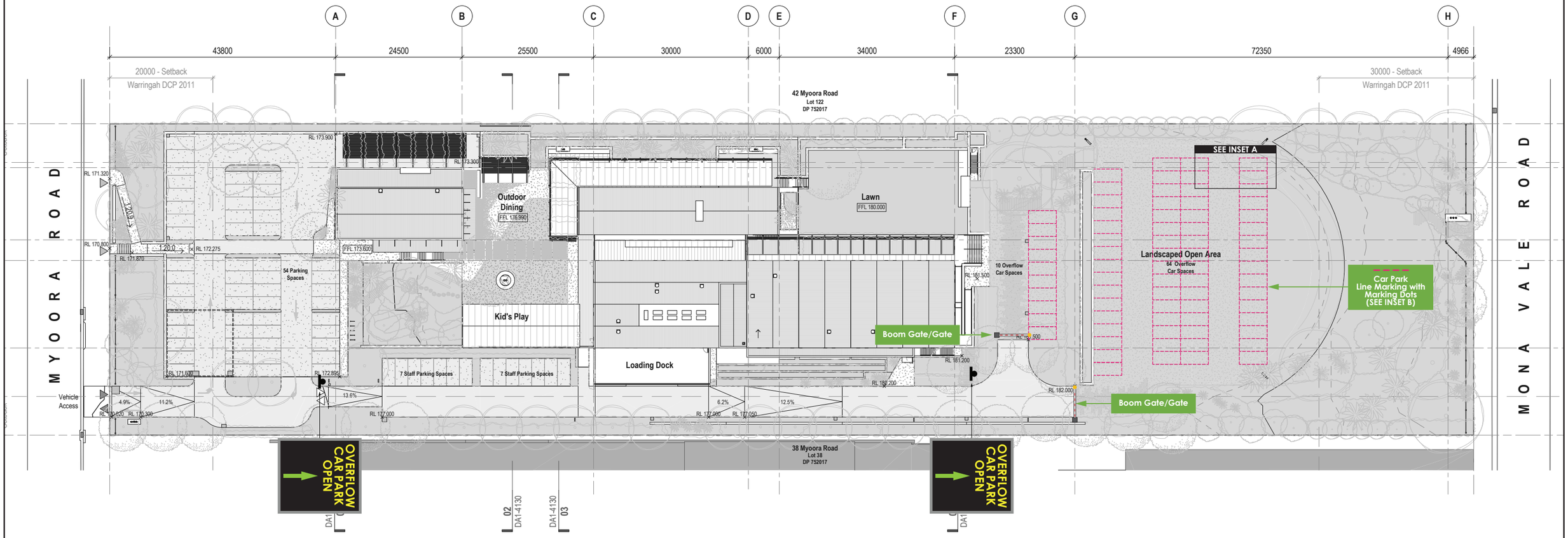
Drawn:	Checked:	Date:
JP	JP	30-08-24

24.014d05v01 TRAFFIX [24-08-29 Plans] Design Review - Overflow Car Park.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
23.008	DA	TX.01	A

APPENDIX B

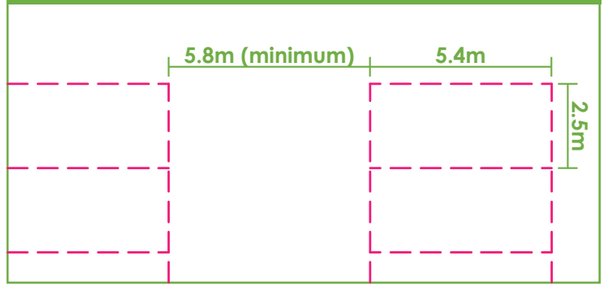
Signage Plan



NOTE:

Digital Illumination Signage

INSET A



INSET B

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PROJECT
40 MYOORA ROAD TERREY HILLS

PROJECT NUMBER
24.014

DATE
30.08.2024

CLIENT
ISAAC PROPERTY TERREY HILLS PTY LTD

SIGNAGE PLAN

PREPARED BY
JUSTIN PINDAR

APPROVED BY
JUSTIN PINDAR

SIGNATURE