

Our Ref: 22012

29 July 2022

HGW Projects
Suite 202, 308 Pacific Highway
Crows Nest, NSW 2065

Attention: Ms Megan Cotton

Dear Megan,

**RE: MONA VALE GOLF CLUB
TRAFFIC AND PARKING STATEMENT**

As requested, please find herein The Transport Planning Partnership (TPPP) traffic and parking assessment for the above proposed development.

Background

Mona Vale Golf Club are proposing renovations to the existing club house building that would see the rearrangement of internal walls on the lower ground floor, extension of the indoor area to the south of the building and an outdoor deck area. This assessment is focused on the changes to the lower ground floor and the associated fire fighting infrastructure.

The renovations will result in a net increase of approximately 100 m² of indoor floor area and a 289 m² outdoor deck.

The existing and proposed lower ground floor renovations are shown in Figure 1 and Figure 2, respectively.

Figure 1: Existing Lower Ground Floor

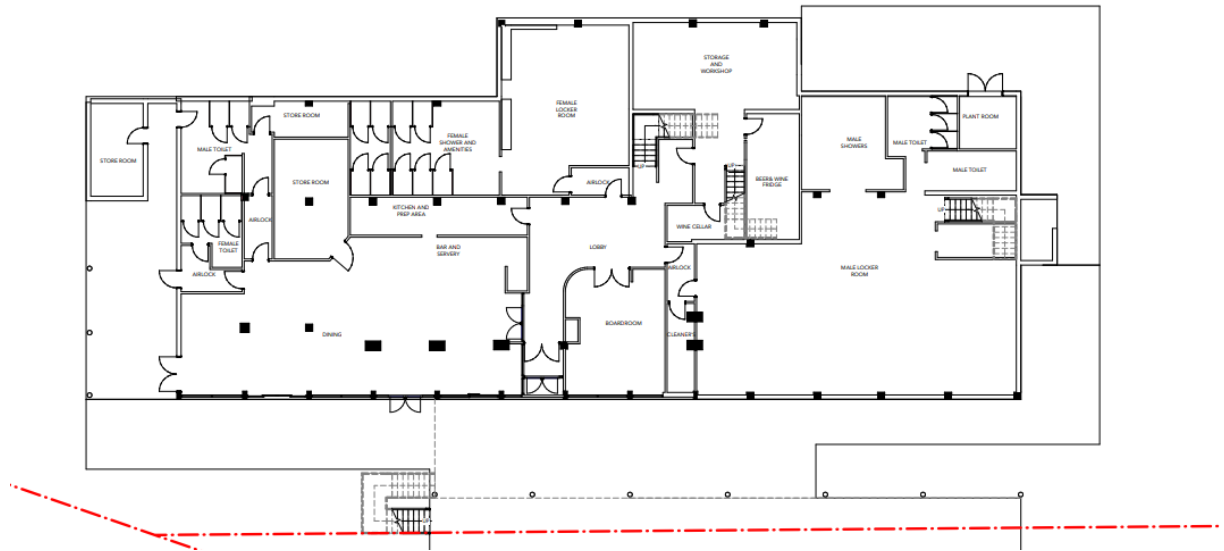
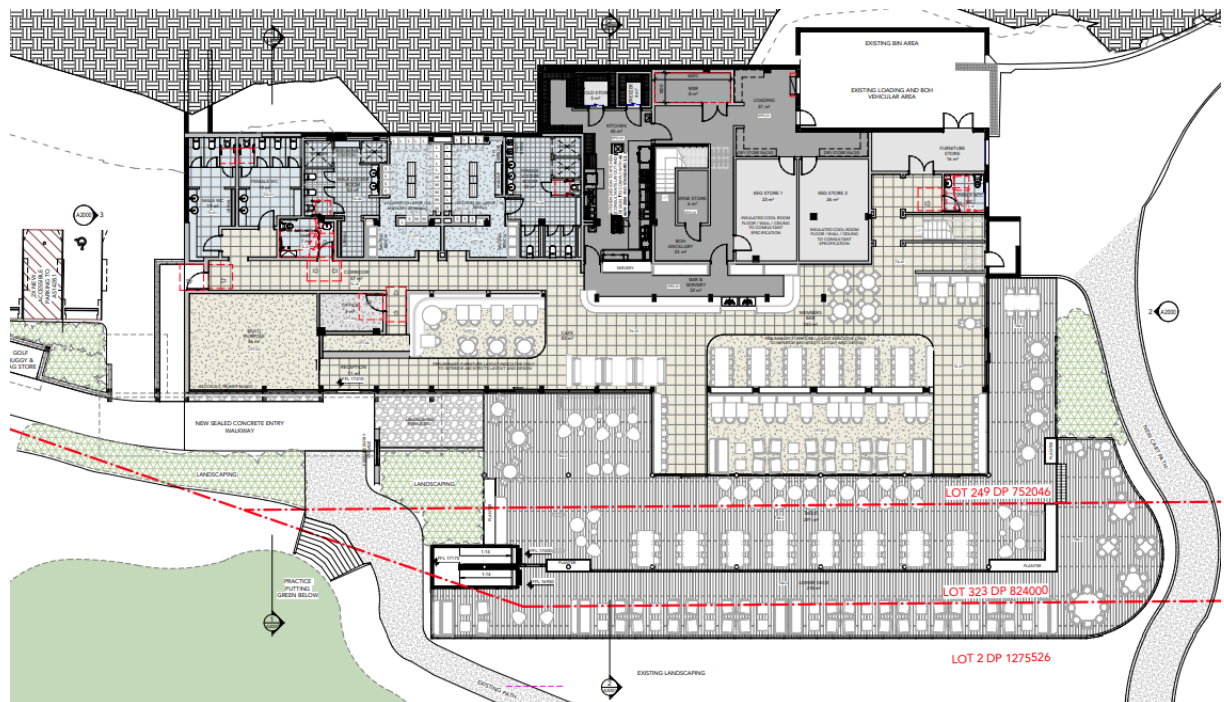


Figure 2: Proposed Lower Ground Floor



The lower ground floor primarily provides services for club members and is auxiliary to the golf course and is only accessible to members of the golf club.

The club currently has an at grade off-street car park with approximately 118 car spaces and an informal overflow hardstand area which is generally used when special events are held. The informal parking area is estimated to have capacity of up to 50 vehicles depending on how efficiently people park.

The golf club has indicated that parking is available when the lower ground floor members area is being used which is typically during the late afternoon/ early evening period following a round of golf.

In regard of the above, no changes to the car park are proposed as a result of the proposed renovations.

However, as part of this assessment TPPP have been requested to provide advice on the provision of parking for people with a disability in an area adjacent to the club building.

Traffic Impact Statement

The existing traffic generation of the club is predominately associated with the golf course and not the club house facilities directly.

Consequently, the proposed renovations are anticipated to generate minimal additional traffic movements as the lower ground floor area is mainly available to members of the club and predominantly used in conjunction with the golf course. Further, the operational management plan indicates that the capacity of Mona Vale Golf Club will remain at 350 people. It is noted that the hours of operation would increase from closing at 7:00pm to closing at 9:00pm.

The capacity of the golf course is not increasing, therefore minimal additional traffic movements are anticipated.

Fire Appliance Access Assessment

As part of the golf club upgrade works, new facilities for firefighting are to be incorporated. As a result, a new pump room and tank are to be located east of the existing pro-shop. In an emergency, the Standard Fire Appliance (fire truck) would access from Golf Avenue through the carpark and stop adjacent to the pump room in the car park.

The swept path for a Standard Fire Appliance has been tested in accordance with the NSW Fire and Rescue – Access for Fire Brigade Vehicles and Firefighters Guide which specifies the Australian Standard, Medium Rigid Vehicle (MRV). The swept path is attached.

The car park layout has been modified slightly to accommodate the swept path of a Standard Fire Appliance. The modification will remove 11 existing car spaces, 9 perpendicular to the pro shop and two spaces at the end of the adjacent parking module. Three new 60 degree angled car spaces to replace some of the lost 90 degree spaces outside the proshop. The new spaces will be 2.5m wide with an aisle width of 5.7m which exceeds the minimum width of 4.6m. This complies with the parking requirements for AS2890.1 class 2 parking for sports facilities.

These modifications of the car park would result in the net loss of eight (8) car spaces.

Parking

The proposed renovations are not anticipated to result in an increase in parking demand, particularly during the peak parking demand periods i.e. Wednesday and Saturday between 10:30am to 12pm. The operational management plan indicates the capacity for the members area would not increase.

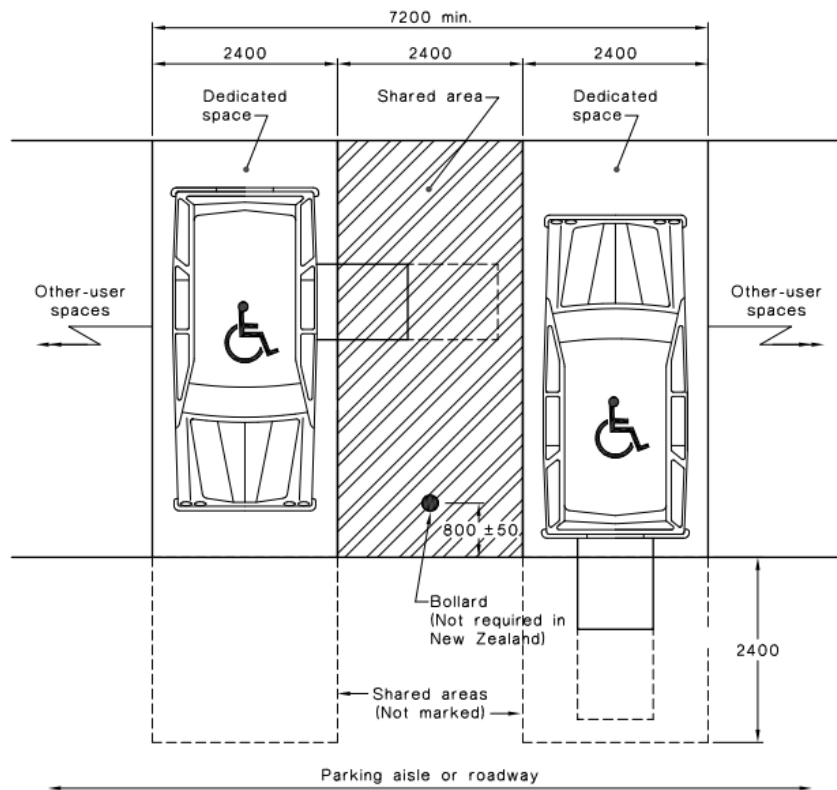
Further, the club as recently increased its off street parking capacity by providing a hardstand overflow parking area to the west of the existing car park. As such, additional off-street parking is not required.

Car parking for people with a disability will be provided in the existing car park. Parking for people with a disability should be provided at 3% of the formal off-street car parking in accordance with Council's DCP. This would equate to some four car spaces. However, as the proposal would only modify the lower ground floor two spaces are to be provided noting that currently there are two spaces for people with a disability located on-street adjacent to the golf club car park (total of 4 spaces for people with a disability) as shown in Figure 3.



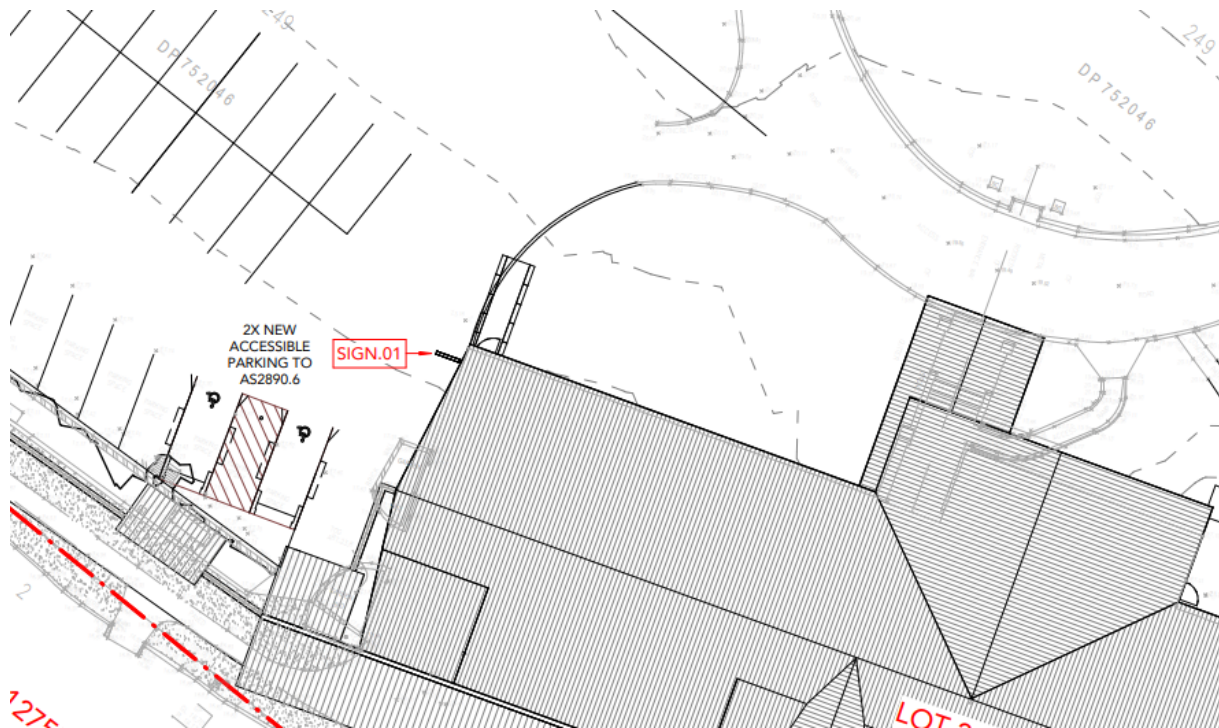
The new accessible spaces are to be designed in accordance with AS2890.6. The dimensions of these spaces would be 2.4m wide and 5.4m long with a marked shared space between the two spaces. The dimensions are shown in Figure 4.

Figure 4: Dimensions of Parking Spaces for People with a Disability



The nominal location indicated for these spaces would be located adjacent to the club building as shown in Figure 5 and would have access to the ground floor.

Figure 5: Parking Spaces for People with a Disability



As a result of the introduction of parking for people with a disability, there would be a loss of one space to provide the shared space.

In total there would be a loss of nine (9) car spaces. The loss of nine (9) car spaces would not impact parking supply adversely given the additional overflow parking that was recently added to the car park.

Service Vehicles

No changes are proposed to the existing loading dock and service area. The increase in intensity of use for the dining and café is estimated to result in an additional 1 – 2 deliveries daily which can be accommodated within the existing service facilities.

Summary and Conclusion

TTPP have reviewed the proposed renovations at Mona Vale Golf Club in terms of impacts to traffic and parking. Our findings are that:

- The proposed lower ground floor renovations will result in an approximate net increase of 100 m² of indoor floor area and a 289 m² outdoor deck.
- The lower ground floor area of the club is used mainly by paying club members and is predominately utilised following a round of golf.

- Access for a Standard Fire Appliance (fire truck) has been assessed using the standard 8.8m MRV vehicle and it is found to be adequate with some adjustment to the existing parking arrangements.
- No additional car parking is required as a result of the renovations. It is noted that the members area is generally occupied during the late afternoon/ early evening period when there is available parking supply. Notwithstanding this, the proposal for firefighting facilities and parking for people with a disability will result in a net loss of nine (9) formal car spaces. Recent addition of the overflow parking area hardstand would accommodate the estimated demand.
- The estimated increase in traffic generation as a result of the renovations is expected to be minimal as the capacity of the golf course facilities would not increase.
- Two car spaces for people with a disability will be provided for the lower ground floor in addition to the existing two spaces provided on-street. The disabled spaces are to be designed in accordance with AS2890.6.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

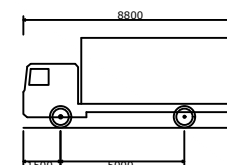
Yours sincerely,



Stephen Read
Associate

Attachment One

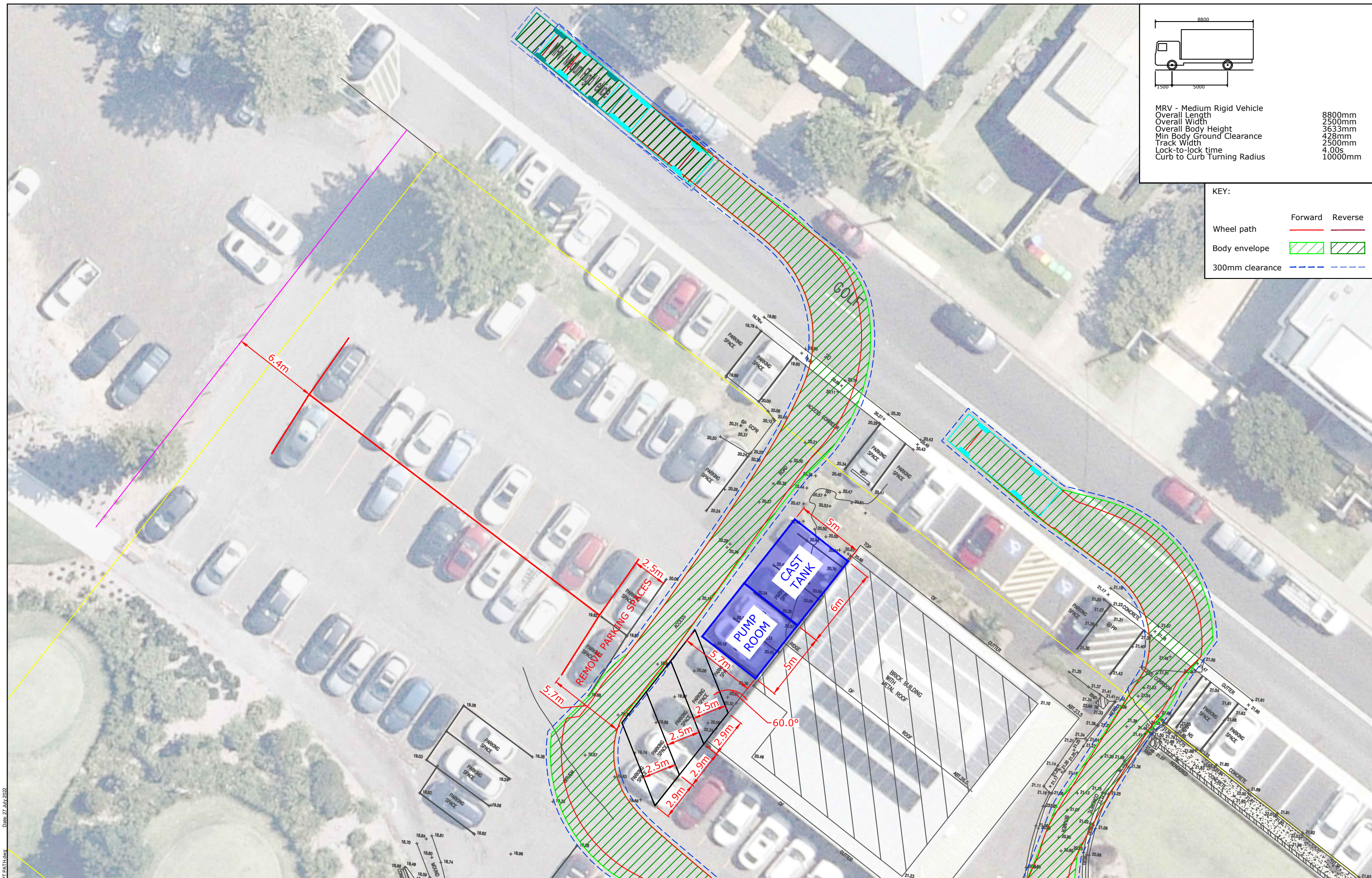
Fire Appliance Swept Path



MRV - Medium Rigid Vehicle
Overall Length 8800mm
Overall Width 2500mm
Overall Body Height 3633mm
Min Body Ground Clearance 428mm
Track Width 2500mm
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10000mm

KEY:

Forward Reverse
Wheel path
Body envelope
300mm clearance



REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	JY	SR	SR	27/07/22



PROJECT	MONA VALE GOLF CLUB		
TITLE	OPTION 1 - REMOVAL OF TWO CAR PARKING SPACES AS2890.2 8.8m MEDIUM RIGID VEHICLE		

DWG No.	22012CAD006		
	FIGURE 1		
DATE STAMP	27 JULY 2022		
PROJECT No.	22012	SCALE	1:250 @A3
REV.	A		