
Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: SK/11985/hs

14 November, 2022

Transport Planning
Traffic Studies
Parking Studies

Hannas
Suite 26.02 Governor Phillip Tower
1 Farrer Place
SYDNEY NSW 2000

Attention: Joseph Quarello
Email: josephq@hannas.com.au

Dear Sir,

RE: 101-105 OLD PITTWATER ROAD, BROOKVALE
RESPONSE TO MATTERS RAISED BY COUNCIL

1. As requested, we are writing to respond to traffic and parking matters raised by Council. We previously prepared the traffic report⁽¹⁾ that was submitted with the development application.
2. Traffic and parking matters raised in Council's email dated 8 November 2022 and our responses are set out below:

Prior to further consideration of the DA additional details are requested to confirm the following:

- a. *The location and design of accessible parking spaces one on the ground floor and one on Level 1.*
3. The location of the proposed accessible parking spaces on ground floor and on Level 1 are shown on the revised plans prepared by Rothelowman Architects. On the ground floor, parking spaces 31 to 33 will be converted to one accessible parking space and one general parking space (loss of one parking space). On Level 1, parking space 55 will be converted to an accessible parking space (no loss of parking).
 4. The accessible parking spaces will be provided with dimensions of 2.4 metres wide by 5.4 metres long and an adjacent 2.4 metre wide shared zone, for wheelchair access. Height clearance above the accessible parking spaces will

⁽¹⁾ "Traffic Report for Proposed Industrial/Warehouse Development and Storage Facility at 101-105 Old Pittwater Road, Brookvale), April 2022, Colston Budd Rogers & Kafes Pty Ltd.

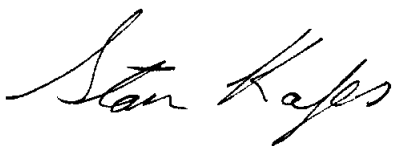
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be a minimum of 2.5 metres. These dimensions are in accordance with the Australian Standard for Parking Facilities (Part 6: Off-street parking for people with disabilities), AS2890.6-2009.

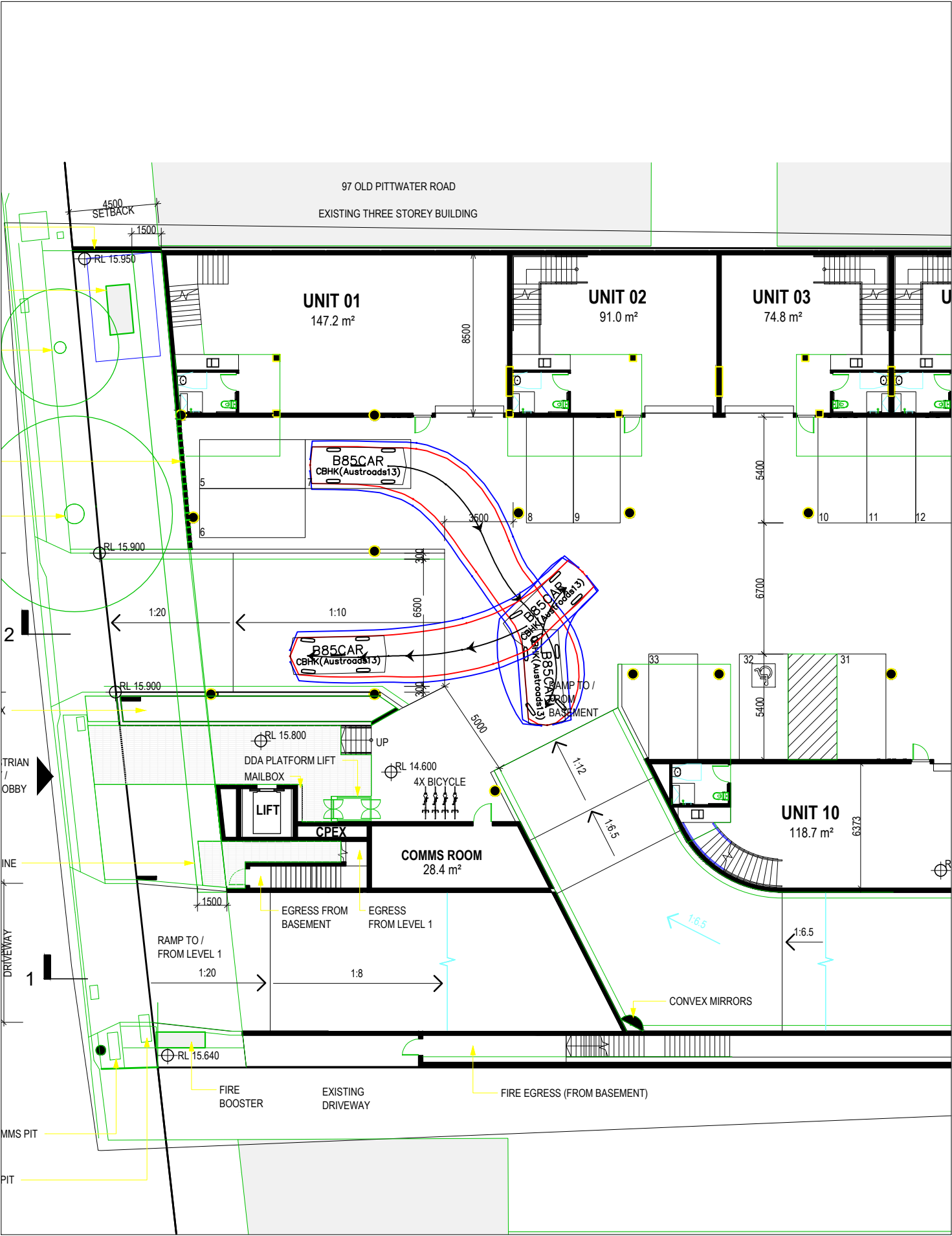
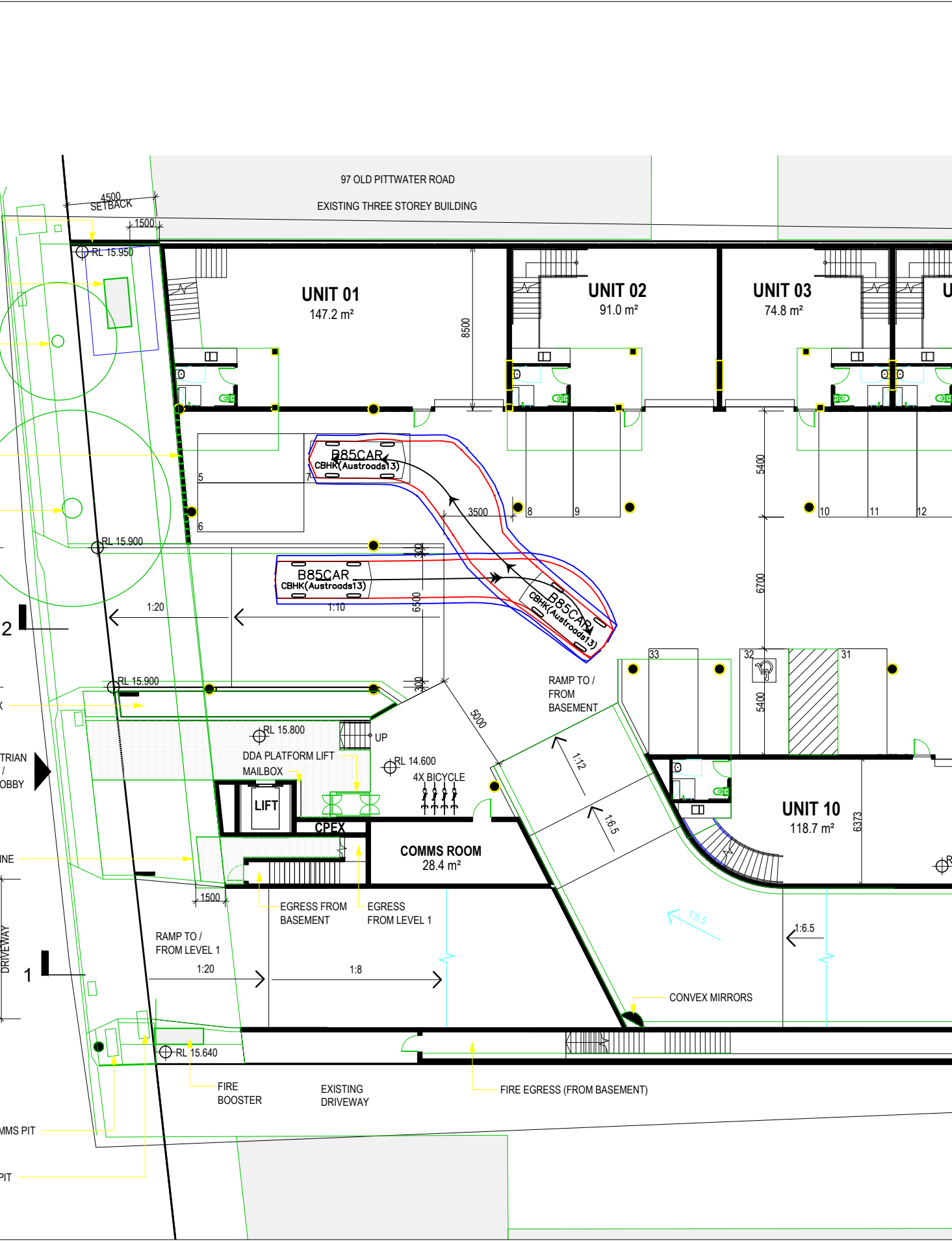
- b. Swept path plots to confirm that ingress and egress is possible by a B85 vehicle to parking spaces 5, 6, 7, 21 and 22.*
- 5. The vehicle swept paths for a B85 design vehicle accessing parking spaces 5, 6, 7, 21 and 22 are shown on Figures 1 to 4. With regards to parking space 22, the proposed column located on the eastern side of the space has been relocated to the eastern boundary of the site, so that the parking space is in accordance with AS2890.1-2004.
 - c. Swept path plots to demonstrate that a car and trailer combination can enter, circulate and exit in a forward direction through the basement storage unit area.*
- 6. With regards to access to the basement level storage facility for car and trailer combinations, tenants and lessees will be instructed that access to the basement storage facility, will be restricted to cars and small commercial vehicles, including small rigid trucks up to 6.4 metres. The terms and conditions of access to the storage facility will be set out in the rental lease agreement for each of the storage units.
- 7. Should a car and trailer combination inappropriately access the basement storage facility they will be able to manoeuvre and turn around, as shown on Figure 5, to exit the basement level.
 - d. The location of convex mirrors or other means of improved sight lines at the bends outside storage units S21, S42, S32 and S38.*
- 8. The location of the convex mirrors, to improve sight lines at the bends within the basement storage facility and on the ramp accessing the basement level, are shown on the revised plans prepared by Rothelowman Architects.
- 9. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD



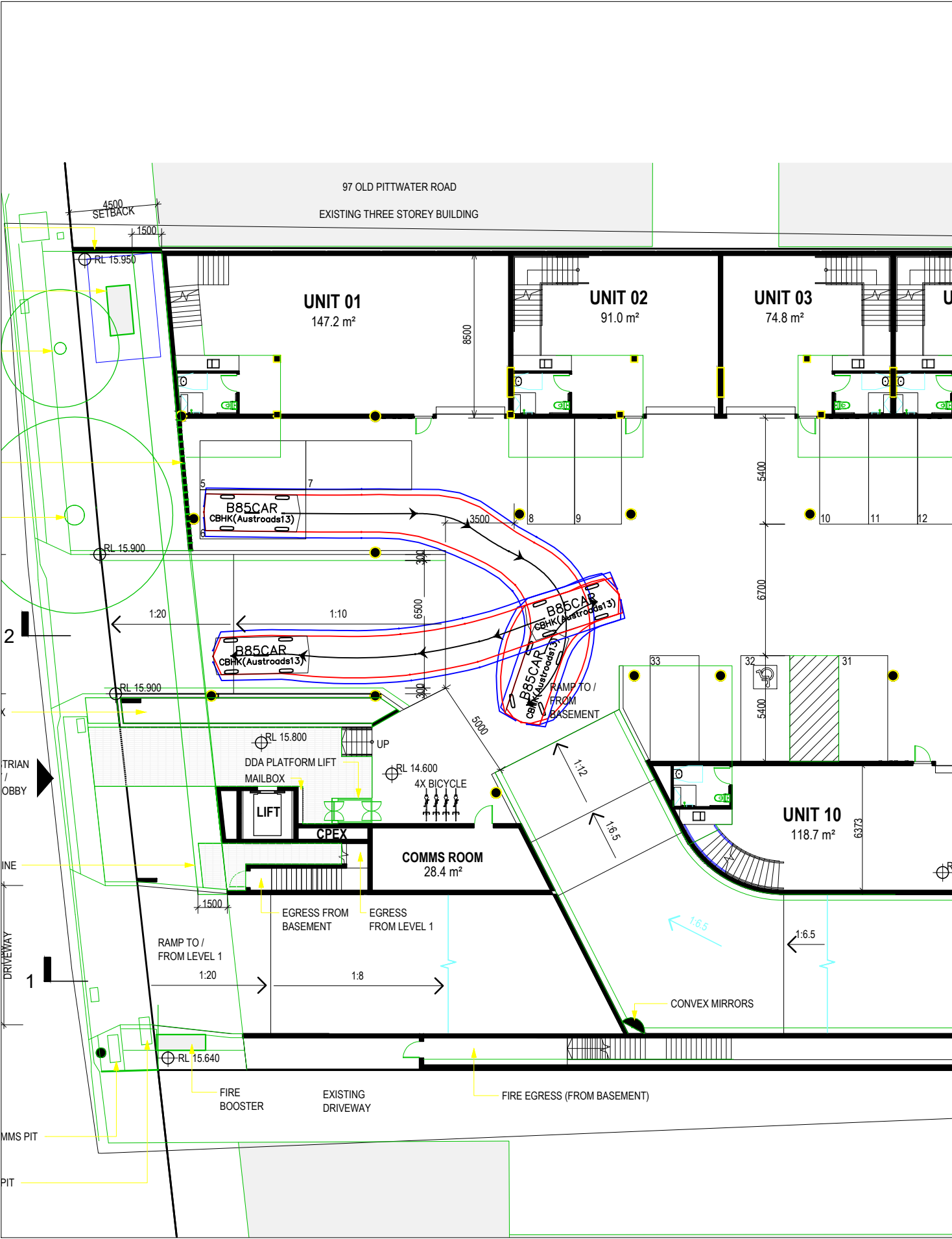
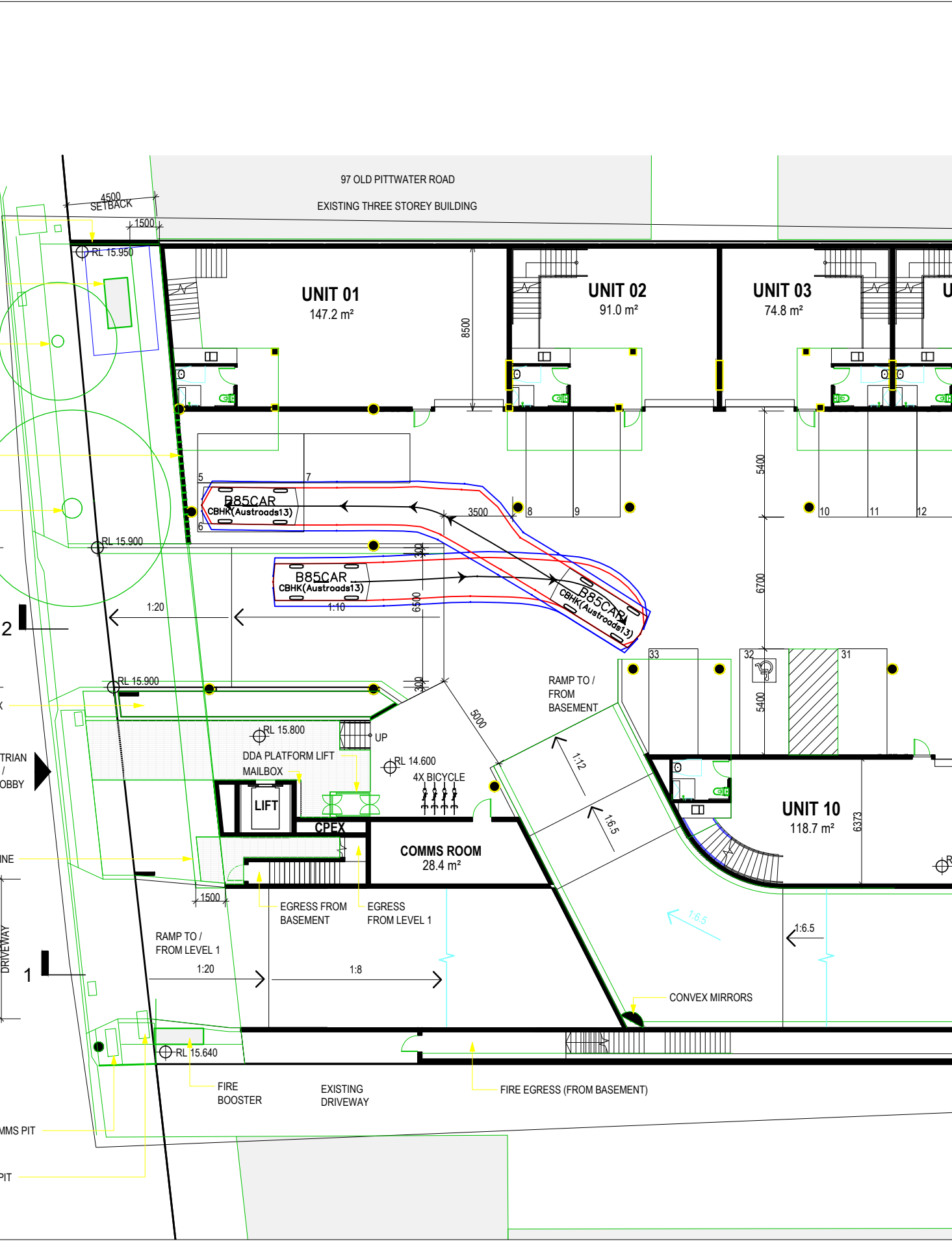
Stan Kafes
Director



NOTE:
SKETCH PLAN ONLY. PROPERTY BOUNDARIES, UTILITIES, KERBLINES & DIMENSIONS ARE SUBJECT TO SURVEY AND FINAL DESIGN. TRAFFIC MEASURES PROPOSED IN THIS PLAN ARE CONCEPT ONLY AND ARE SUBJECT TO FINAL DESIGN BY CIVIL ENGINEERS.

— Swept Path of Vehicle Body
— Swept Path of Clearance to Vehicle Body

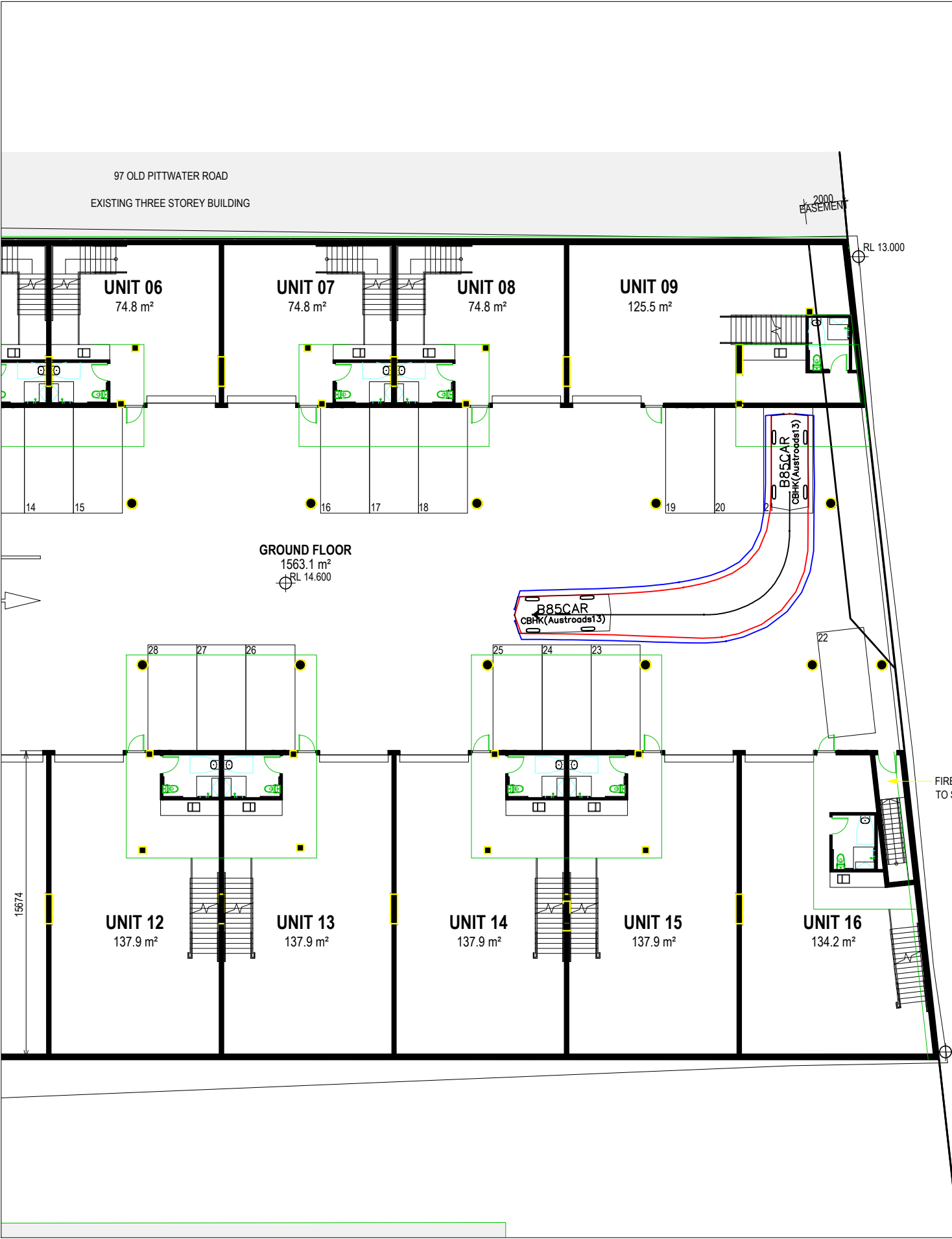
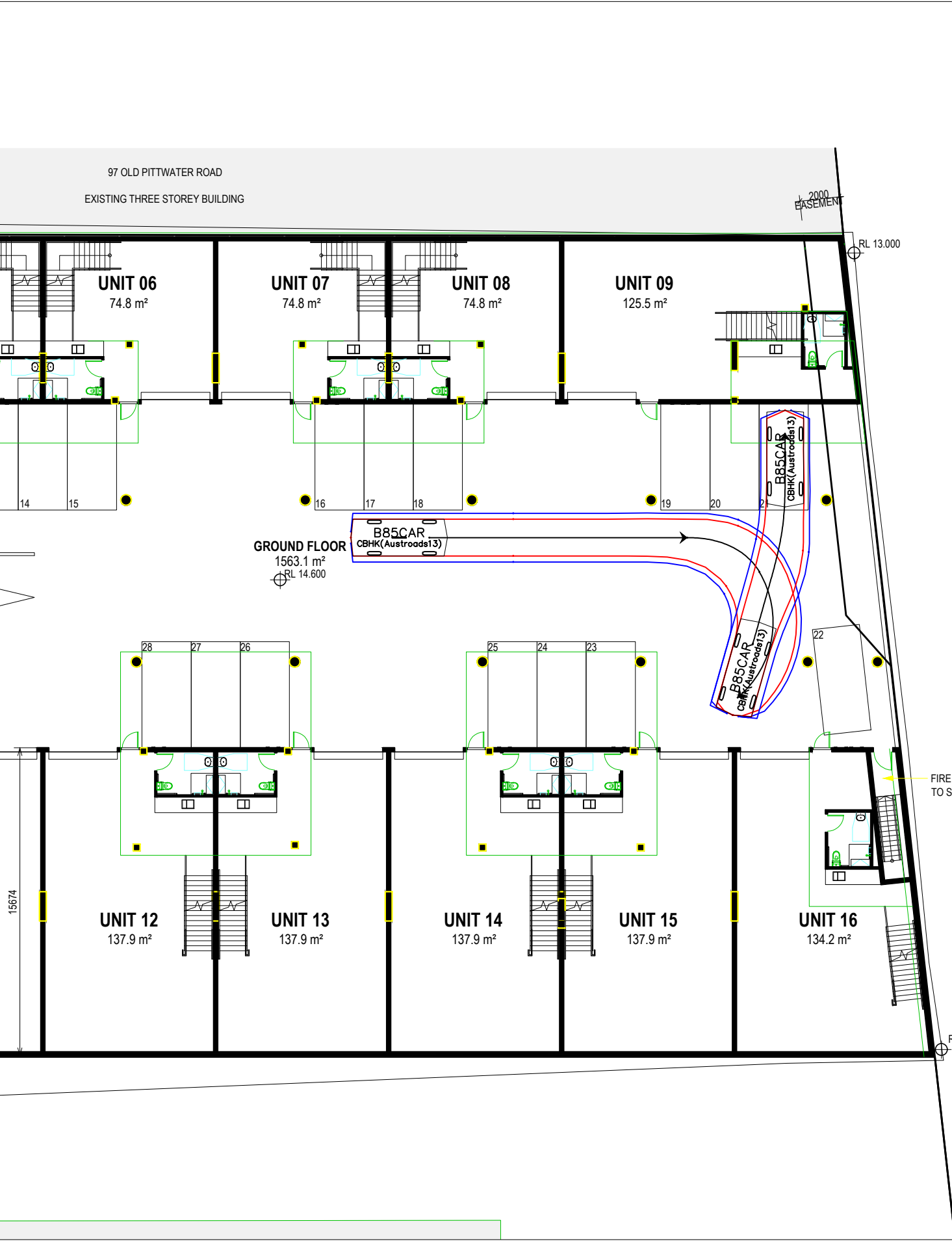
B85 VEHICLE SWEEP PATHS



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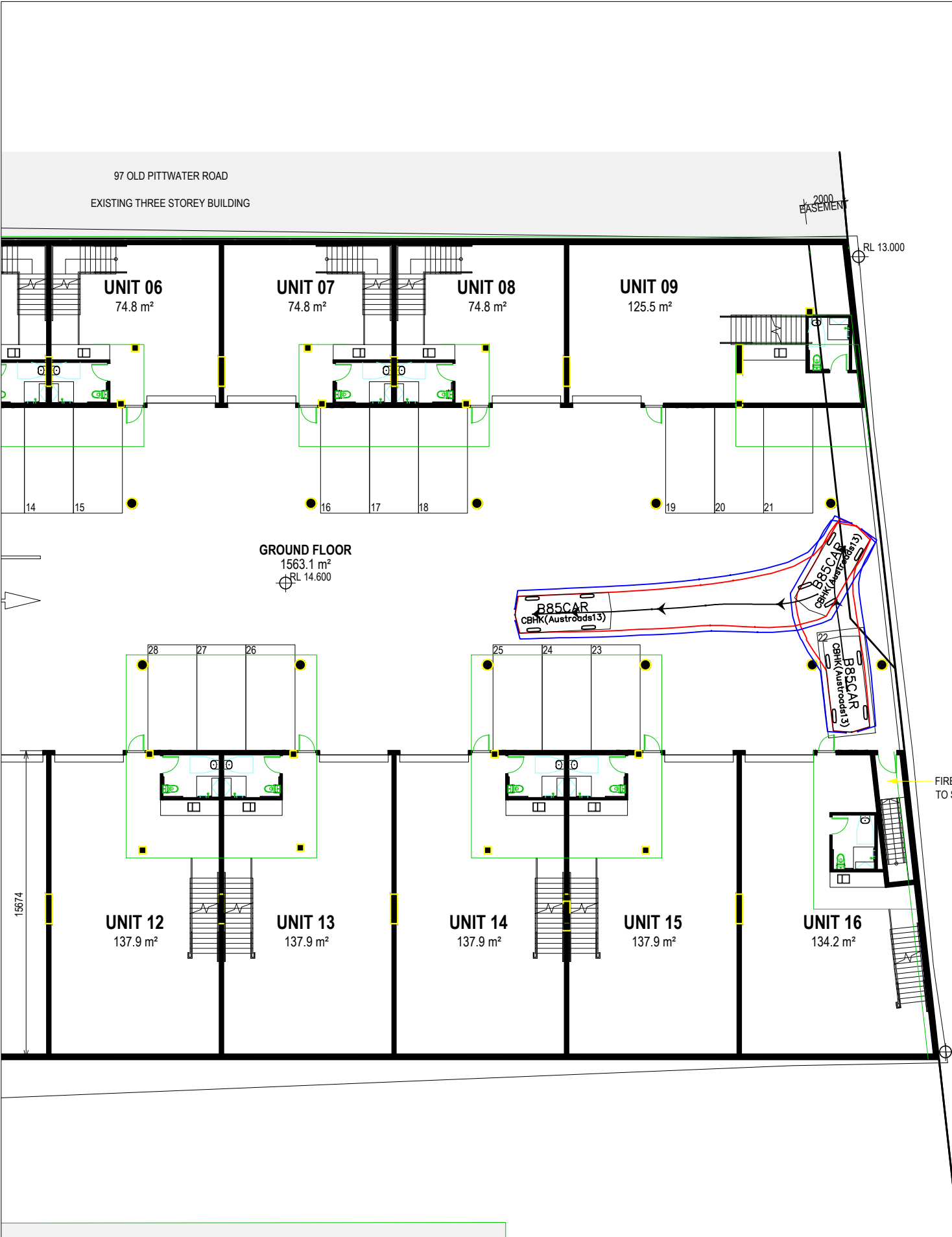
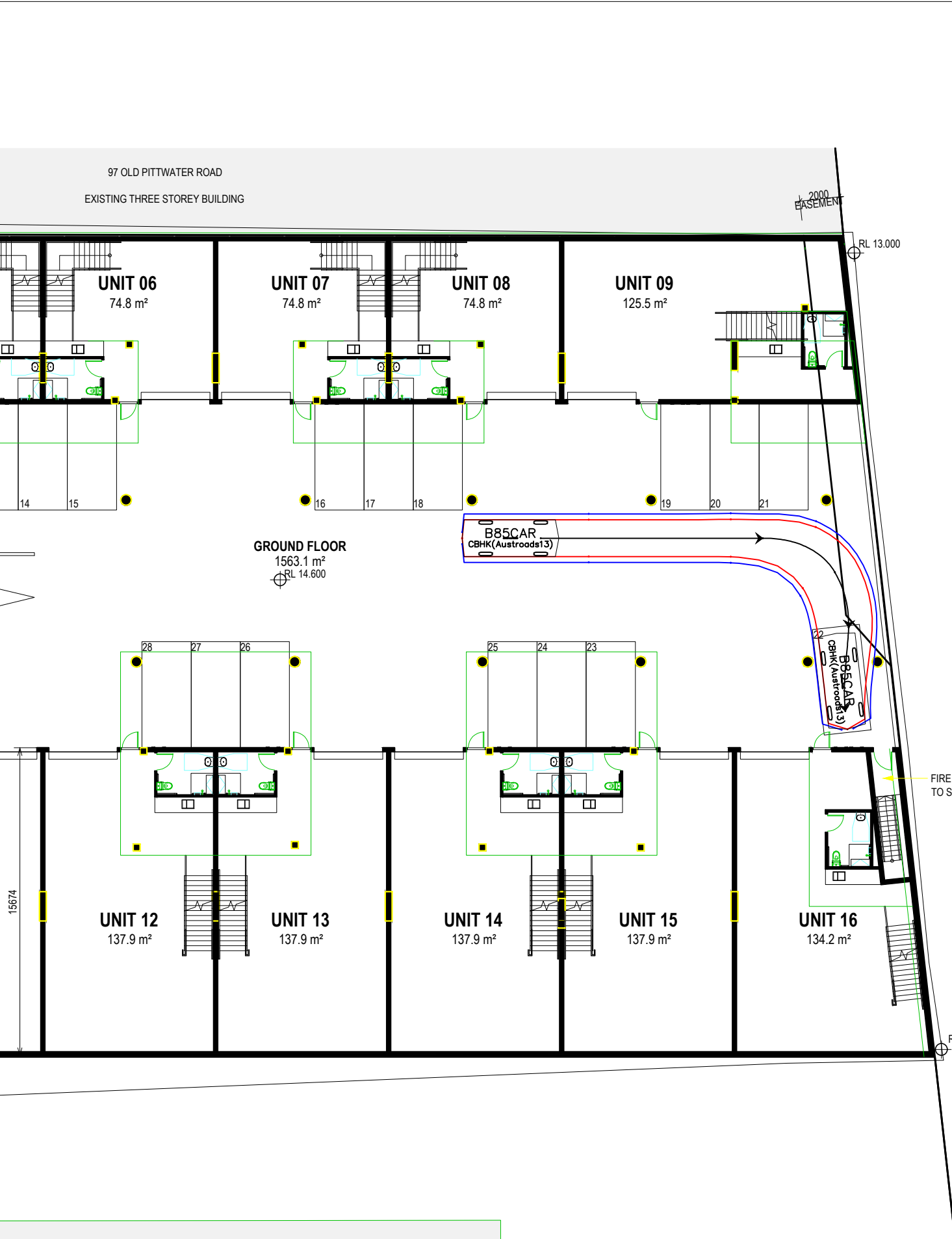
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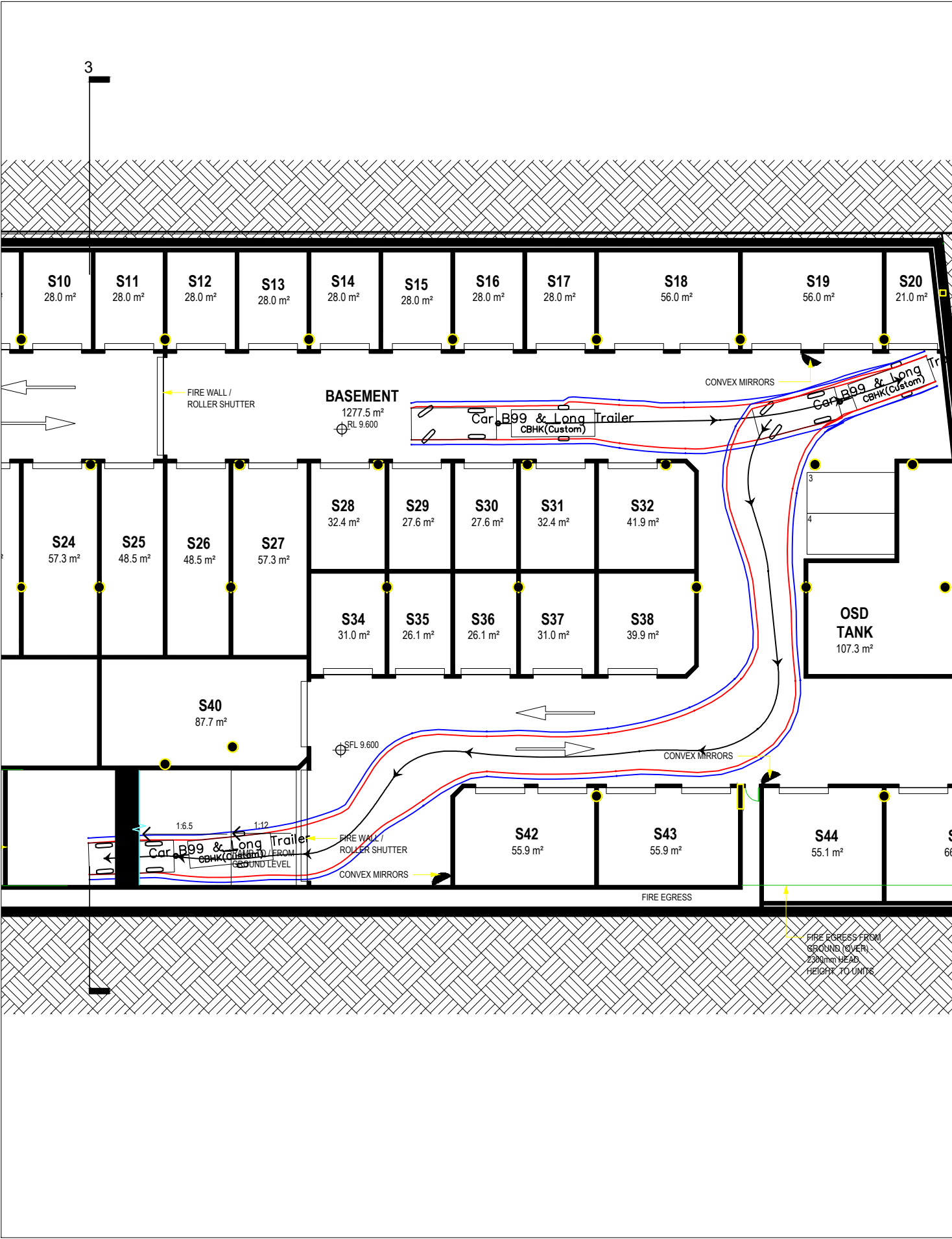
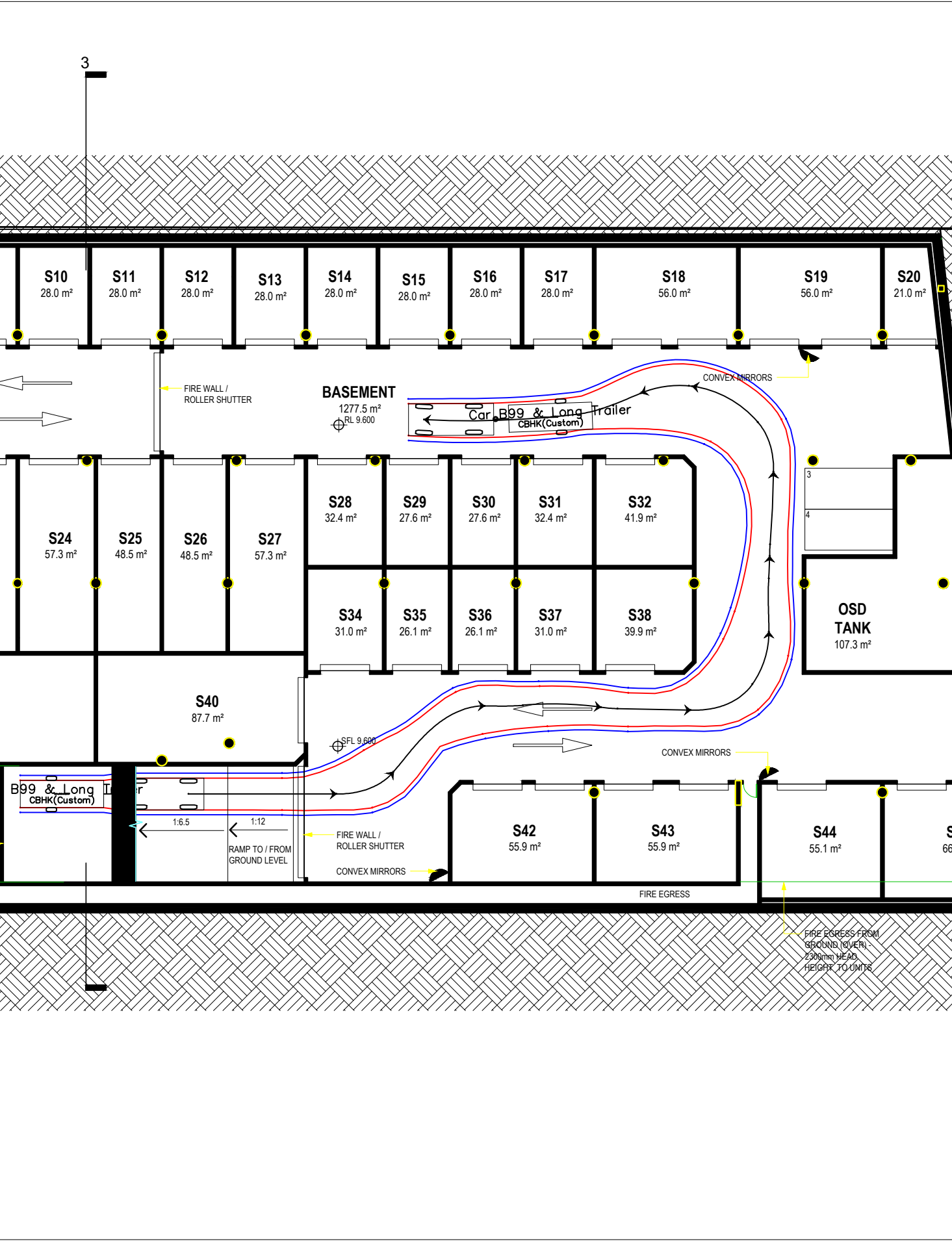
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CAR & TRAILER VEHICLE
SWEPT PATHS