



2 April 2025

Ref: 25047

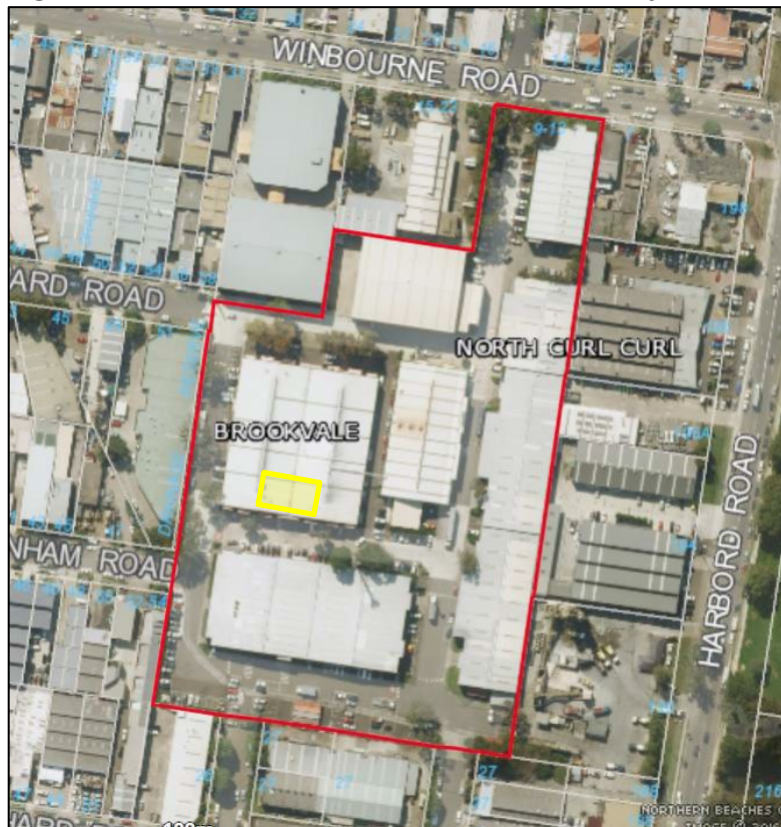
Adam Dearing
General Manager of Hospitality
4 Pines Brewing Company
Email: adearing@4pinesbeer.com.au

Dear Adam,

4F & 4G at 9-13 Winbourne Road, Brookvale
Change of Patron Numbers
Section 4.55(2) Modifications to Consent 2015/0409
Traffic and Parking Statement

This statement has been prepared to assess the traffic and parking implications of the Section 4.55(2) modifications for an approved artisan food and drink development at Units 4F & 4G, 9-13 Winbourne Road, Brookvale (refer to Figure 1).

Figure 1: Site Plan with the Location of Subject Premise Marked in Yellow





Architectural details of the approved development are provided in the plans included in Appendix A.

Approved Development (DA2015/0409 and Mod2019/0145)

Development Application DA2015/0409 was approved by Council on 20 July 2015, permitting up to 100 patrons in the food and drink component of the site, with 24 allocated parking spaces, distributed as follows:

- 12 spaces (Units 4F and 4G)
- 12 spaces (by agreement with Unit 3B)

A traffic assessment was conducted as part of DA2015/0409, which identified a peak parking demand of 18 spaces for a maximum seating capacity of 50 persons. This corresponds to a peak car parking demand rate of 0.36 spaces per person.

Modification Mod2019/0145, under Condition 16, requires 30 car parking spaces to be assigned to Units 4G, 4F, and 3B, incorporating an additional 6 spaces from Unit 4C (further details provided below).

Modification 2020/0658, which sought to extend operating hours to include weekday lunchtime trading for a trial period of two years, was approved on 4 February 2021.

Current Operations

The approved operating hours for the venue are as follows:

- Monday to Friday: 12 pm – 12 am
- Saturday and Sunday: 12 pm – 12 am

The maximum allowable capacity is limited to 100 patrons.

Proposed S4.55 (2) Modification #2

In terms of traffic and parking matters, this modification seeks to increase:

- Patron Numbers:
 - Monday to Friday:
 - 12 pm – 4 pm: Up to 30 patrons
 - From 4 pm onwards: Up to 200 patrons



- Saturday, Sunday, and Public Holidays: Up to 200 patrons during approved operating hours
- Hours of operation for lunchtime trading:
 - Monday to Friday – 12pm to 4pm for 30 patrons.
- Car parking provision: From 30 spaces to 47 spaces for the following days and times:
 - Monday to Friday from 5pm
 - Saturday, Sunday, and public holidays

It is noted that the 30 car parking spaces will remain during other times when there is a maximum of 30 patrons, for Units 4G, 4F, and 3B.

In summary, the proposed modifications will result in the following operating characteristics and car parking provisions:

- 30 car parking spaces
 - Monday to Friday: 12pm to 4pm – 30 patrons
- 47 car parking spaces
 - Monday to Friday: 4pm to 12am – 200 patrons
 - Saturday, Sunday, and Public Holidays: 12pm to 12am – 200 patrons

Details of the proposed development are included in the architectural drawings prepared by Cradle Design, which accompany the development application and are reproduced in part in Appendix B.

Council's DCP and RTA (now TfNSW) Car Parking Requirements

Council's DCP does not provide car parking rates specifically for artisan food and drink industries. The closest car parking rate is for a restaurant use, which specifies:

Whichever is the greater of: 15 spaces per 100 m² GFA, or 1 space per 3 seats.

The above rate may be reduced if there is, in the consent authority's opinion, suitable available parking in the vicinity during the operating hours of the proposed development.



This rate is consistent with the RTA Guide to Traffic Generating Developments – Issue 2.2 dated October 2002. The most recent Guide to Transport Impact Assessment – Technical guidance for transport practitioners (TS 00085 | Version 1.1, 2024) retains the same rate as the 2002 Guide. This car parking rate, which was established based on surveys completed in 1981, is outdated and pre-dates the introduction of random breath testing (RBT) in New South Wales in 1982.

Other Council's DCP Car Parking Requirements

In addition, the Warringah DCP and RTA (TfNSW) rates are significantly higher than those in the Pittwater and Manly DCPs, as well as other Council's DCP rates:

- Pittwater DCP: 1 per 30m² GLA. Parking spaces are to be accessible to the public. Time of operation and availability of adjacent car parking facilities either within or adjacent to the Commercial Centres may to be taken into account.
- Manly DCP: 1 parking space for every 40 m² of gross floor area of serviced area.
- Ashfield DCP: 1 space per 40 m² gross floor area. Council will consider a variation in requirements for premises based on:
 - Proximity of premises to public transport and proximity of premises to public car parks with excess capacity.
 - Operating hours - Location/availability of public parking or on-street parking.
 - Number of seats.
 - Likely turnover of customers
 - How residents are affected in terms of the amenity of area (noise etc.), whether a change of use only is proposed that means only limited on-site parking can be provided.
- Burwood DCP: In all other business zones - 1 space per 40 m²
- Canterbury-Bankstown DCP: Locations in the former Canterbury LGA
 - Less than 120m² : 1 car space per 40m² GFA.
 - 120m²–1,000m² : 1 car space per 30m² GFA.
 - Greater than 1,000m² : To be determined by a parking study.
- Marrickville DCP
 - Area 1: 1 per 100m² GFA for customers & staff
 - Area 2: 1 per 80m² GFA for customers & staff
 - Area 3: 1 per 50m² GFA for customers & staff



It should be noted that artisan food and drink industries do not reflect the characteristics of the restaurant use assessed in the RTA study, and therefore, parking assessment based on Council's DCP for a "restaurant" use is not appropriate for the development in question.

Car Parking Provision

As noted, the approved car parking provision in 2015 was 24 spaces. When the DA was modified in 2019, this increased to 30 spaces, and the current provision now stands at 47 spaces. As part of this S4.55(2) modification, it is proposed to retain the existing 47 car parking spaces. The increase from 30 spaces (approved in 2019) is due to the business expanding its occupation of industrial units and floor space within the Winbourne Estate. Virtually all 47 spaces are available for patrons of the truck bar after 5 pm on weekdays, as well as on weekends and public holidays. These spaces are illustrated in Figure 2.

Figure 2: Existing Car Parking Allocation within the Estate





In addition, there are 349 off-street parking spaces within the Winbourne Estate, with demand during regular business hours but significant spare capacity outside of these times.

Many other artisan food & drink businesses have been operating within the Brookvale industrial area with significantly fewer parking spaces than the subject site:

- DA2025/0014 – 2/11 Ada Avenue, Brookvale: 146m², with 2 parking spaces
- Mod2023/0027 – 4 Powells Road, Brookvale: Capacity increase from 119 to 200 patrons, with 11 rooftop parking spaces for staff
- DA2020/0547 – 5 Sydenham Road, Brookvale: 542.92m², with 11 parking spaces
- Mod2024/0480 – 12 Sydenham Road, Brookvale: 190.4m², with 4 parking spaces
- Mod2022/0568 – 45 Mitchell Road, Brookvale: Increase in patron capacity from 100 to 140, with no off-street parking

The proposed development offers the most parking of all similar businesses and, being located within the Winbourne Estate, has the least impact on on-street parking during peak hours.

After 5 pm on weekdays, as well as on weekends and public holidays, nearly all 47 parking spaces are accessible to the proposed development's patrons.

The venue has been operating during lunchtime hours for 10 years, regularly accommodating around 200 or more patrons during peak weekend periods (such as during Manly Sea Eagles home games) without any recorded traffic or operational safety concerns.

In summary, the proposed modifications, which maintain the existing number of parking spaces (including accessible space), align with the current parking arrangement.

Empirical Car Parking Demand Based on Existing Travel Mode

Both the RTA 2002 and the latest 2024 Guide to Transport Impact Assessment specify an alternative method of assessing restaurant parking demand by comparison with similar establishments, using the following model:

An alternative method of assessing restaurant parking demand would be by a comparison with a similar restaurant, where the following model may



be applied:

Peak Parking Demand = No. of Seats x Design Occupancy x Modal Split for cars.

The design occupancy could be less than the seating capacity. If appropriate data is available, the 85th percentile peak demand could be used.

An indication of the existing mode of travel, i.e., by car, foot or public and active transport, is provided by the surveys undertaken as part of this assessment. Details of the survey outcome (Appendix C), which involved collecting reasonable patron samples across the Friday and Saturday peaks, reveal the following distribution:

	<u>Friday</u> <u>(6pm – 8pm)</u>	<u>Saturday</u> <u>(5pm – 8pm)</u>
Total Patron Surveyed	63	61
Car Driver	8%	13%
Car Passenger	19%	21%
Subtotal for Private Car Travel	27%	34%
	<u>Friday</u> <u>(6pm – 8pm)</u>	<u>Saturday</u> <u>(5pm – 8pm)</u>
Taxi/ Rideshare	30%	31%
Public Transport/ Walking/ Cycling	43%	34%
Subtotal For Non-private Car Travel	73%	65%

Survey results from Friday and Saturday peak periods reveal a maximum of 13% of patrons drive to/from the site, with up to 21% carpooling. A significant portion of patrons, at least 65%, use public or active transport.

Based on the travel mode surveys, the peak hour parking demand rates are as follows:

- Friday Peak: 0.08 spaces per patron
- Saturday Peak: 0.13 spaces per patron



To provide a conservative assessment, it has been assumed that 50% of the patrons that carpool drive to/from the site, shown below.

	<u>Friday</u>	<u>Saturday</u>
Car Driver	8%	13%
Car Passenger	9.5%	10.5%
Private Car Travel	17.5%	23.5%

Based on the conservative travel mode survey data, the conservative peak hour parking demand rates are as follows:

- Friday Peak: 0.175 spaces per patron
- Saturday Peak: 0.235 spaces per patron

Maximum Patronage based on Travel Mode

The conservative rates correspond to the following patronage capacities:

Peak Period	Hours	Off-Street Parking	Parking Demand Rate	Patronage Capacity
Monday to Friday	12:00 PM – 4:00 PM	30	0.175	171
	4:00 PM – 12:00 AM	47		268
Saturday, Sunday, and Public Holidays	12:00 pm – 12:00 am	47	0.235	200

These assessments confirm that the proposed parking provisions can accommodate the modified patron numbers of:

- 30 car parking
 - Monday to Friday: 12pm to 4pm - 30 patrons
- 47 car parking
 - - Monday to Friday: 4pm to 12am- 200 patrons
 - - Saturday and Sunday and Public holidays: 12pm to 12am - 200 patrons

In addition to the allocated car parking spaces, there is ample off-street parking available in the convenient vicinity of the site during the peak operating hours



within the Winbourne Estate when the evening peak operating hours on weekdays and weekends occur when most of the surrounding businesses in direct vicinity are closed:

- Lawrence & Hanson Brookvale - Unit 4H:
 - Monday to Friday: 6 am to 4:30 pm
 - Weekends: closed
- Plumbers' Co-op - Unit 4D:
 - Monday to Friday: 6:30 am–4 pm
 - Saturday: 7–11 am
 - Sunday: Closed
- Electronic Signs:
 - Monday to Friday: 9 am– 5pm
 - Weekends: closed
- Edcon Steel - Unit 3A:
 - Monday to Friday: 7 am– 4pm
 - Weekends: closed

Net Change in Traffic Generation

The 2002 RTA Guidelines and 2024 TfNSW Guide do not provide specific traffic generation rates for artisan food and drink developments. Traffic generation estimates are sourced from the travel mode survey, which indicated traffic generation rates of 0.08 and 0.13 vehicles per patron during Friday and Saturday peak hours, respectively. The proposed parking and patronage capacity for peak periods result in the following traffic movements:

Day	Hours	Parking Demand Rate	Maximum Patronage	Hourly Vehicle	Two-way Traffic Movements
Monday to Friday	12 pm – 4 pm	0.08	30	3	6
	4 pm – 12 AM		200	16	12
Saturday, Sunday, and Public Holidays	12 pm – 12 am	0.13	200	26	52



These rates equate to no more than 1 vehicle every minute and represent a minimal impact on the surrounding road network.

Summary

In summary, the proposed modifications to the development are supportable from a traffic and parking perspective and are not expected to result in any adverse impacts on the surrounding road network. It should be noted that the Estate Owner has given his consent (Appendix D), confirming his agreement to the patron increase.

I trust the above provides the information you require. Should you have any questions or require any further information, please do not hesitate to contact me on 042 4007 141.

Yours sincerely,

Siew Hwee Kong (Meg)

Director/Transport Strategist

Transport Strategies Alliance

- BSc & MSc Civil Engineering
- Engineers Australia NER – Civil Engineering
- NSW Fair Trading: DEP0000127 | PRE0000121
- VIC BLA: PE0016406
- QLD BPEQ: RPEQ 34371
- SafeWork NSW: TCT1030659



Transport Strategies

APPENDIX A

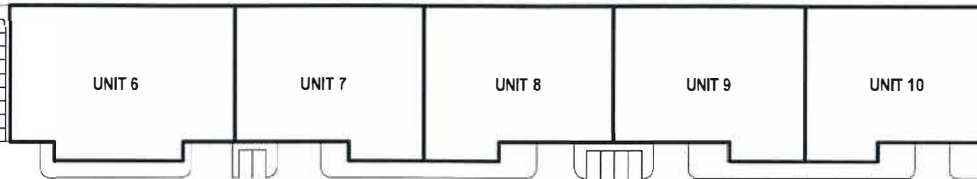
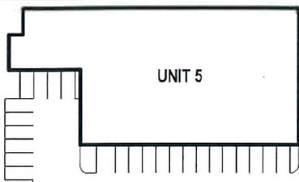
Approved DA Scheme

Total number of 4 Pines parking spaces: 43



ROAD

WINBOURNE



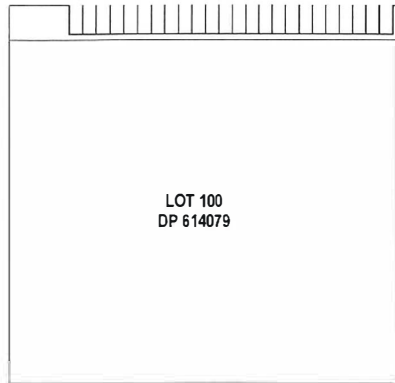
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4 Pines parking x6

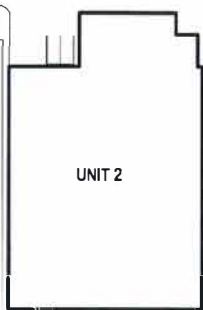
ETHEL AVENUE

4 Pines parking x4

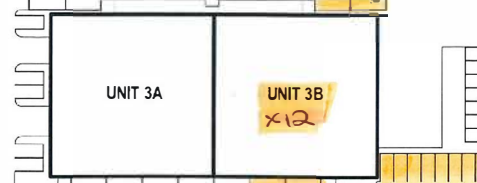
4 Pines parking x 4



LOT 100
DP 614079

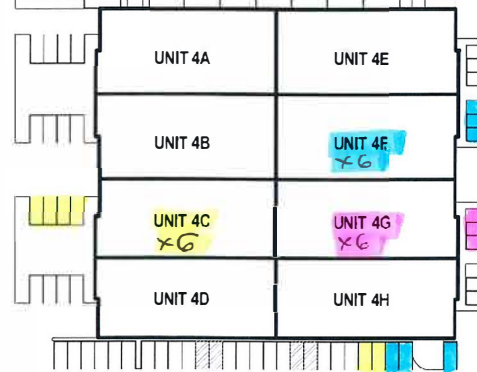


UNIT 2



UNIT 3A

UNIT 3B
x12



UNIT 4A

UNIT 4E

UNIT 4B

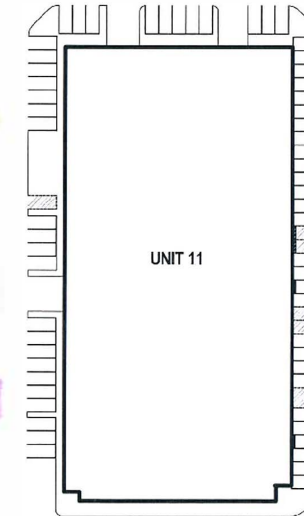
UNIT 4F
x6

UNIT 4C
x6

UNIT 4G
x6

UNIT 4D

UNIT 4H



UNIT 11

CHARD ROAD

SYDENHAM ROAD

4 PINES - ALLOCATED PARKING
APRIL 2017

SITE PLAN

WINBOURNE ESTATE

1:200 @ A3 0 2 4 6 8 10m



WINBOURNE ESTATE
BROOKVALE

Disclaimer: Photographs, artists impressions, drawings, measurements, floor plans and areas are meant as a guide only and are not shown to scale and figures have been rounded. They are not an offer, guarantee or contract and interested parties are advised to rely on their own enquiries.

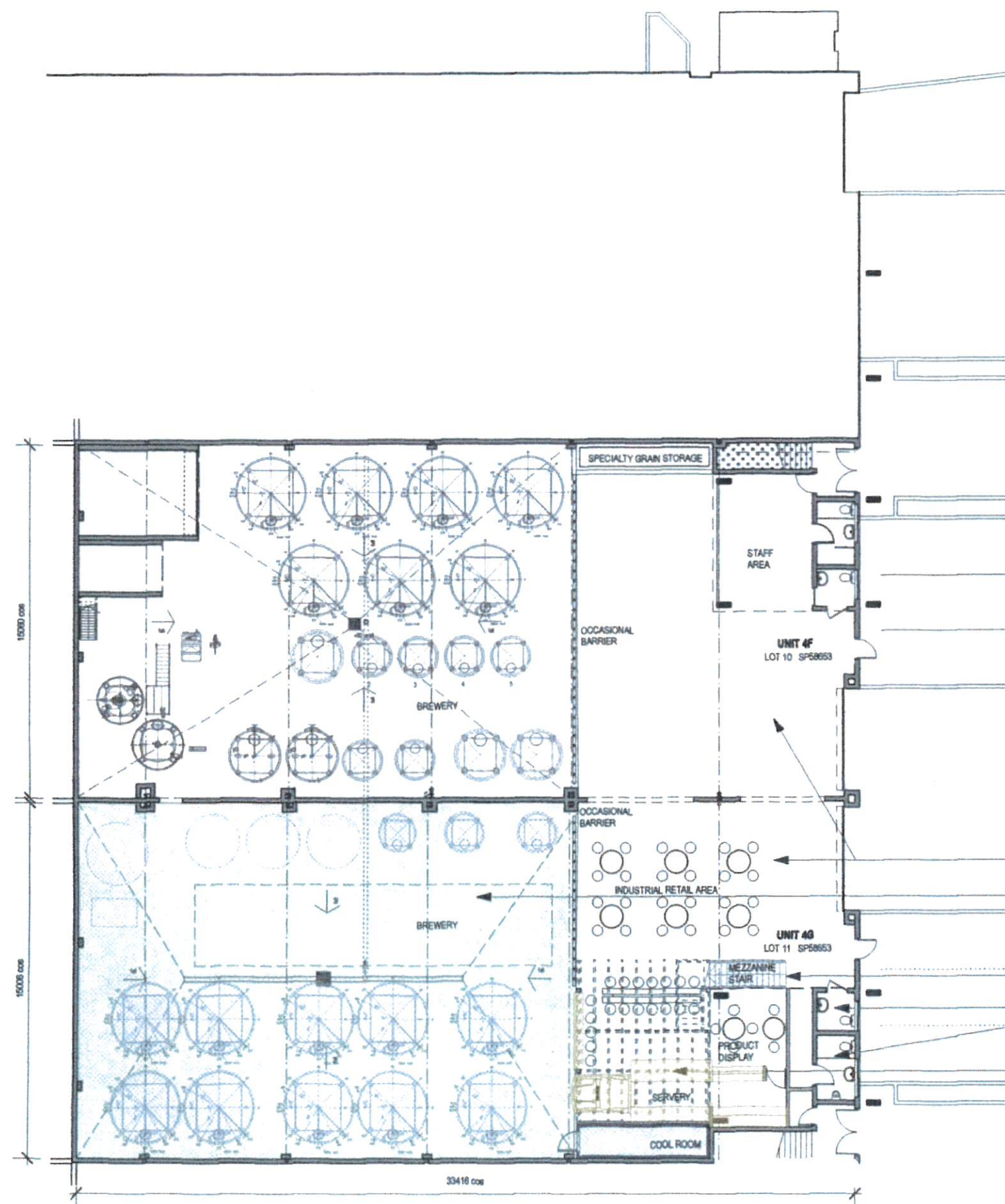


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0145

MOD · REV B · 2019
PATRON INCREASE



0 5 10 15 M

ALTERATIONS & ADDITIONS
4F & 4G 9-13 WINBOURNE ROAD, BROOKVALE
4 PINES BREWING COMPANY

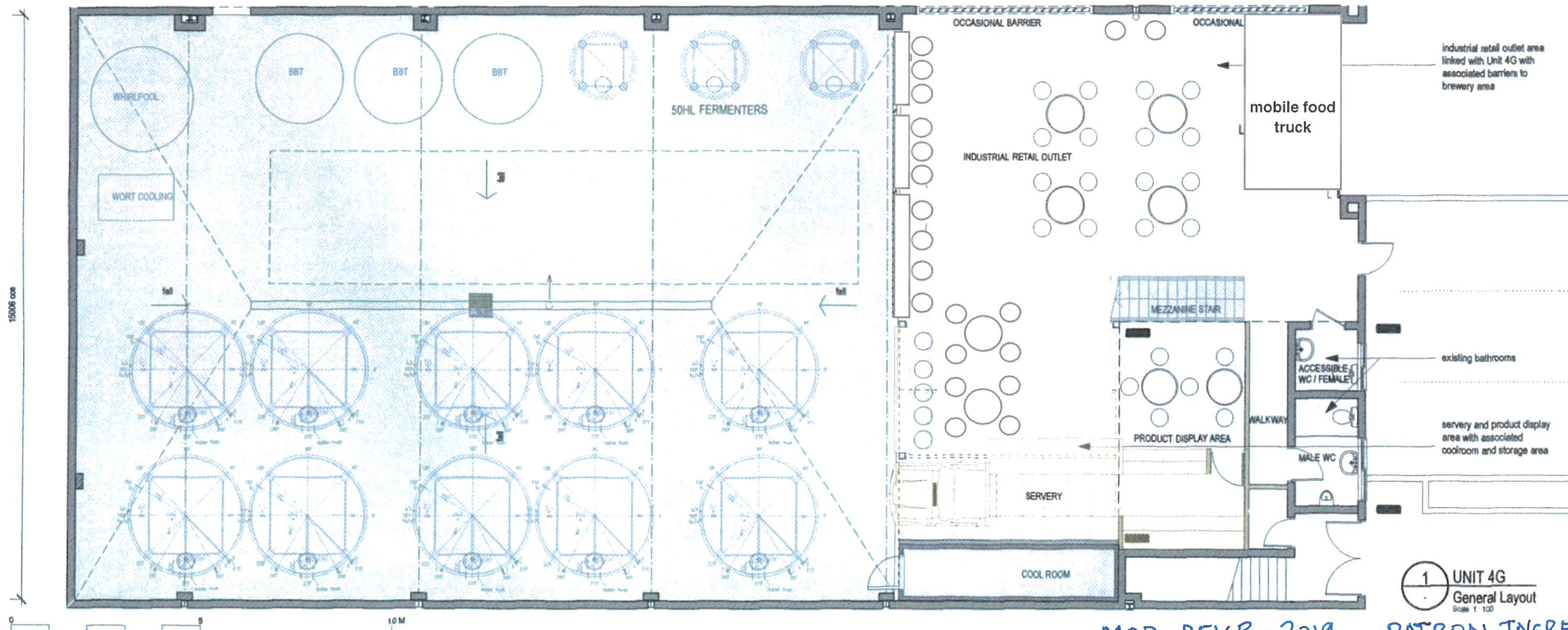
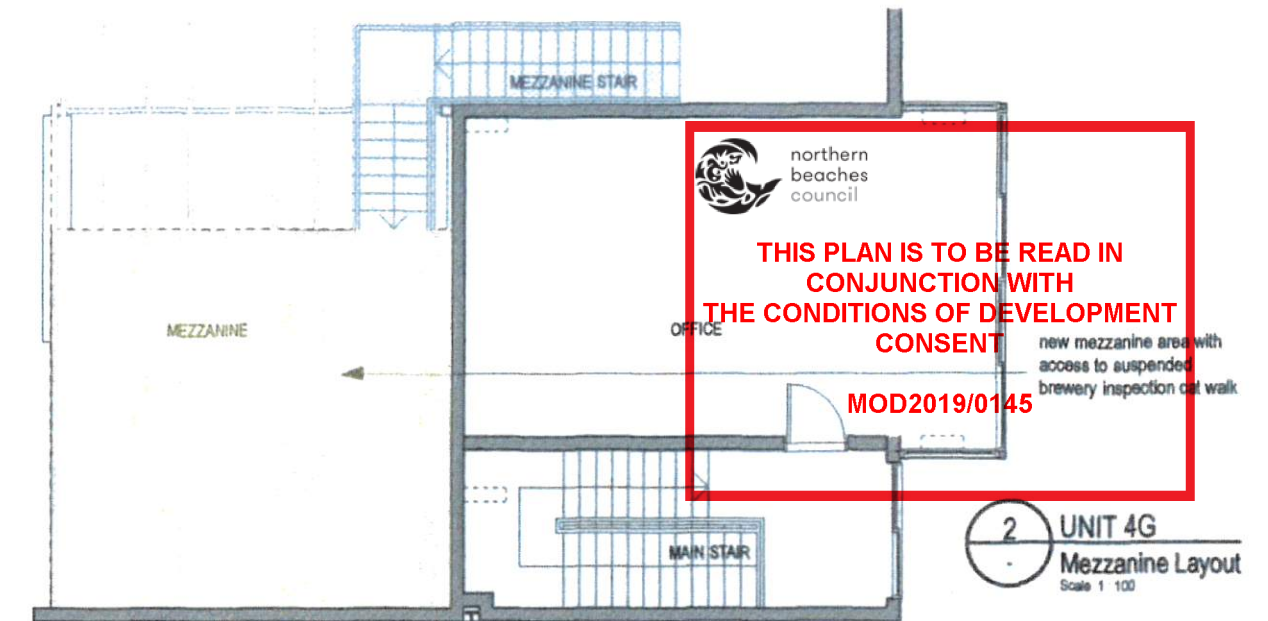
JOB NO	DWG NO	AMENDMENT	TITLE	SCALE	DATE PRINTED
1311	DA 101	A	4G & 4F BREWERY FITOUT	1:200	18.04.15

SIMON ROSEWELL PTY LTD architecture • design • project management

• Dimensions in millimetres.
• Confirm all dimensions on site prior to commencing work.
• Use figured dimensions only.
• Do not scale.
• If discrepancy exists notify architect.
• If in doubt ask.

Comply with relevant Authorities requirements
Comply with the Building Code of Australia
Comply with all relevant Australian Standards

Copyright in all documents and drawings prepared by the architect and in any works executed from those documents and drawings shall remain the property of the architect or on creation vest with the architect



MOD · REV B · 2019 PATRON INCREASE

ALTERATIONS & ADDITIONS
UNITS 4G & 4F 9-13 WINBOURNE ROAD, BROOKVALE
 4 PINES BREWING COMPANY

JOB NO 1311 DWG NO DA 102 AMENDMENT A TITLE 4G BREWERY FITOUT

SIMON ROSEWELL PTY LTD architecture • design • project management

SCALE 1:100 DATE PRINTED 14.04.15

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 • Confirm all dimensions on site prior to commencing work.
 • Use figured dimensions only.
 • Do not scale.
 • If discrepancy exists notify architect.
 • If in doubt ask.

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 Comply with the Building Code of Australia
 Comply with all relevant Australian Standards

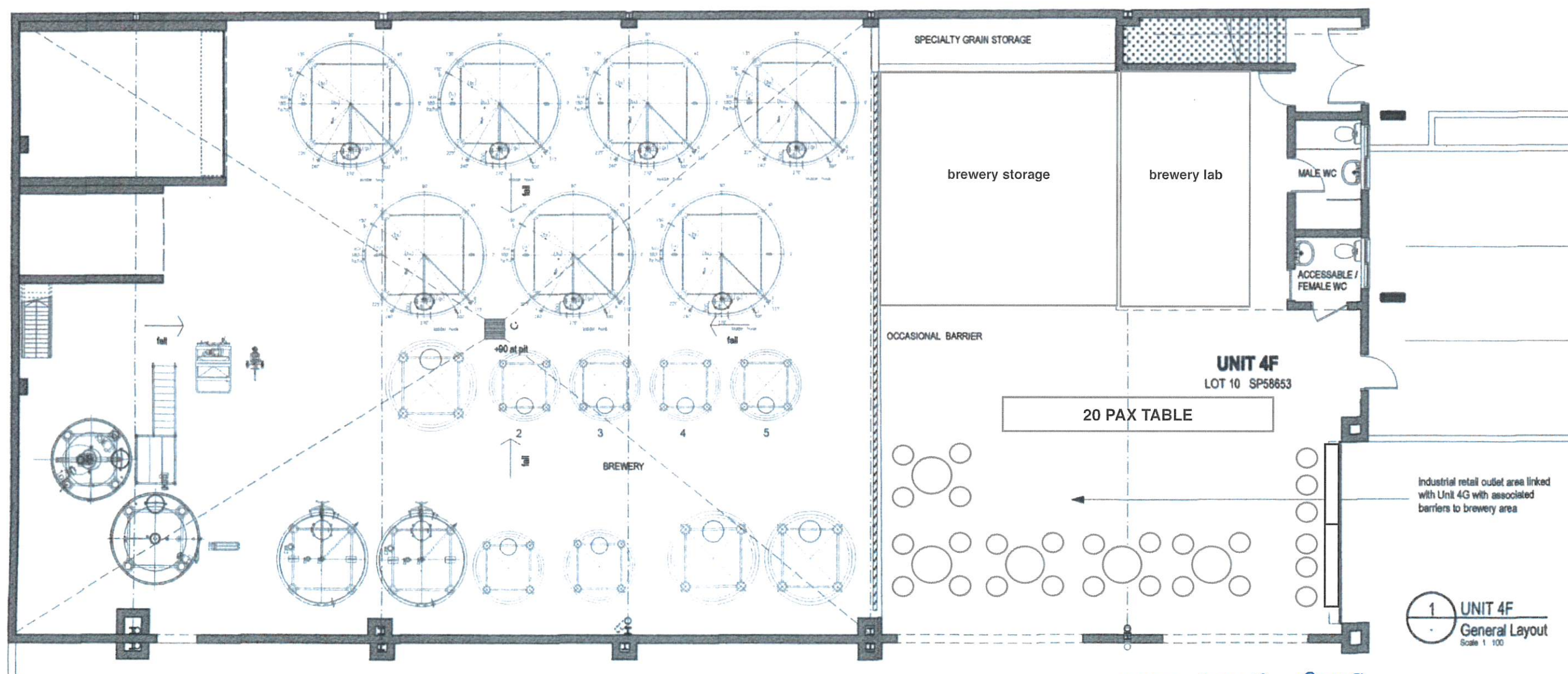
© Copyright in all documents and drawings prepared by the architect and in any works executed from those documents and drawings shall remain the property of the architect or on creation vest with the architect



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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0145



MOD. REV B. 2019

PATRON INCREASE

ALTERATIONS & ADDITIONS
UNITS 4G & 4F 9-13 WINBOURNE ROAD, BROOKVALE
4 PINES BREWING COMPANY

JOB NO 1311 DWG NO DA 103 AMENDMENT A TITLE 4F BREWERY FITOUT

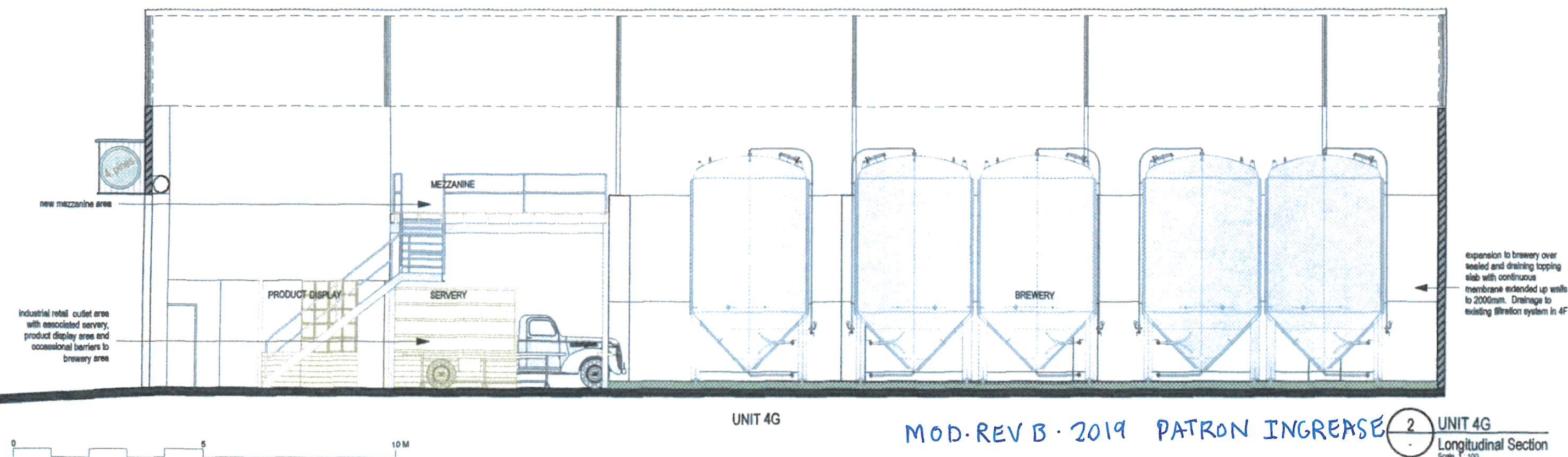
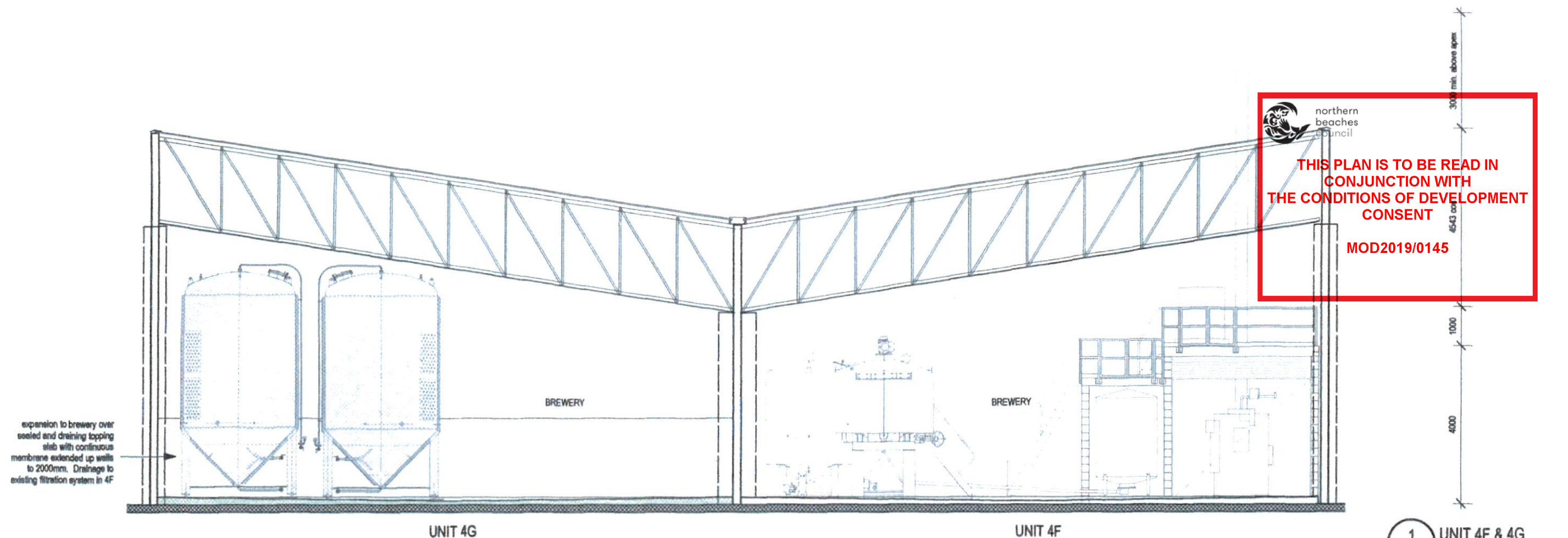
SIMON ROSEWELL PTY LTD architecture • design • project management

SCALE 1:100 DATE PRINTED 14.04.15

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Comply with all relevant Australian Standards

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ALTERATIONS & ADDITIONS
UNITS 4G & 4F 9-13 WINBOURNE ROAD, BROOKVALE
 4 PINES BREWING COMPANY

JOB NO 1311 DWG NO DA 104 AMENDMENT A TITLE 4G & 4F BREWERY FITOUT

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SCALE 1:100 DATE PRINTED 14.04.15

- Dimensions in millimetres.
- Confirm all dimensions on site prior to commencing work.
- Use figured dimensions only.
- Do not scale.
- If discrepancy exists notify architect.
- If in doubt ask.

Comply with relevant Authorities requirements
 Comply with the Building Code of Australia
 Comply with all relevant Australian Standards

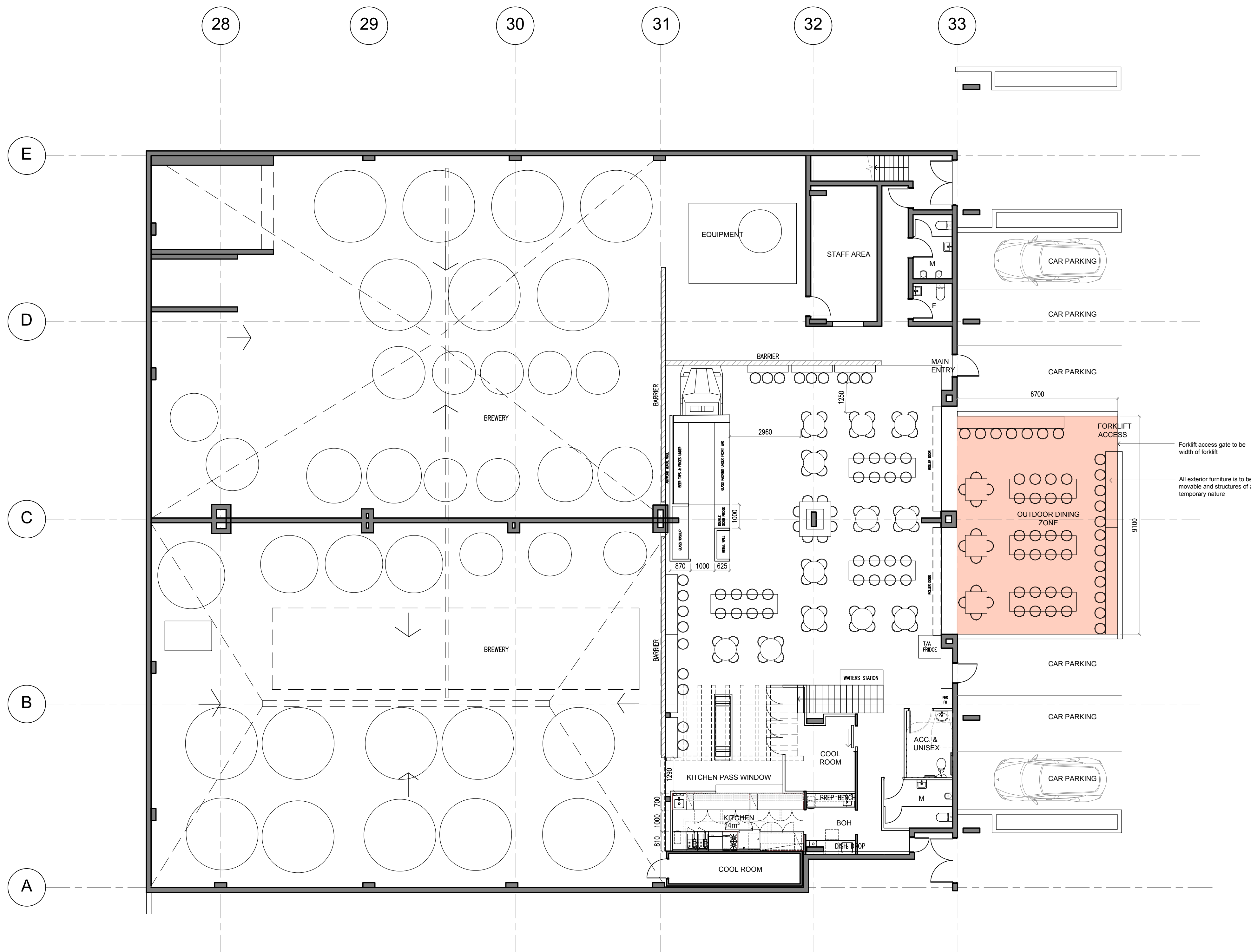
Copyright in all documents and drawings prepared by the architect and in any works executed from those documents and drawings shall remain the property of the architect or on creation vest with the architect

MOD-REV B-2019 PATRON INCREASE



APPENDIX B

S4.55(2) Modification #2 Development Scheme



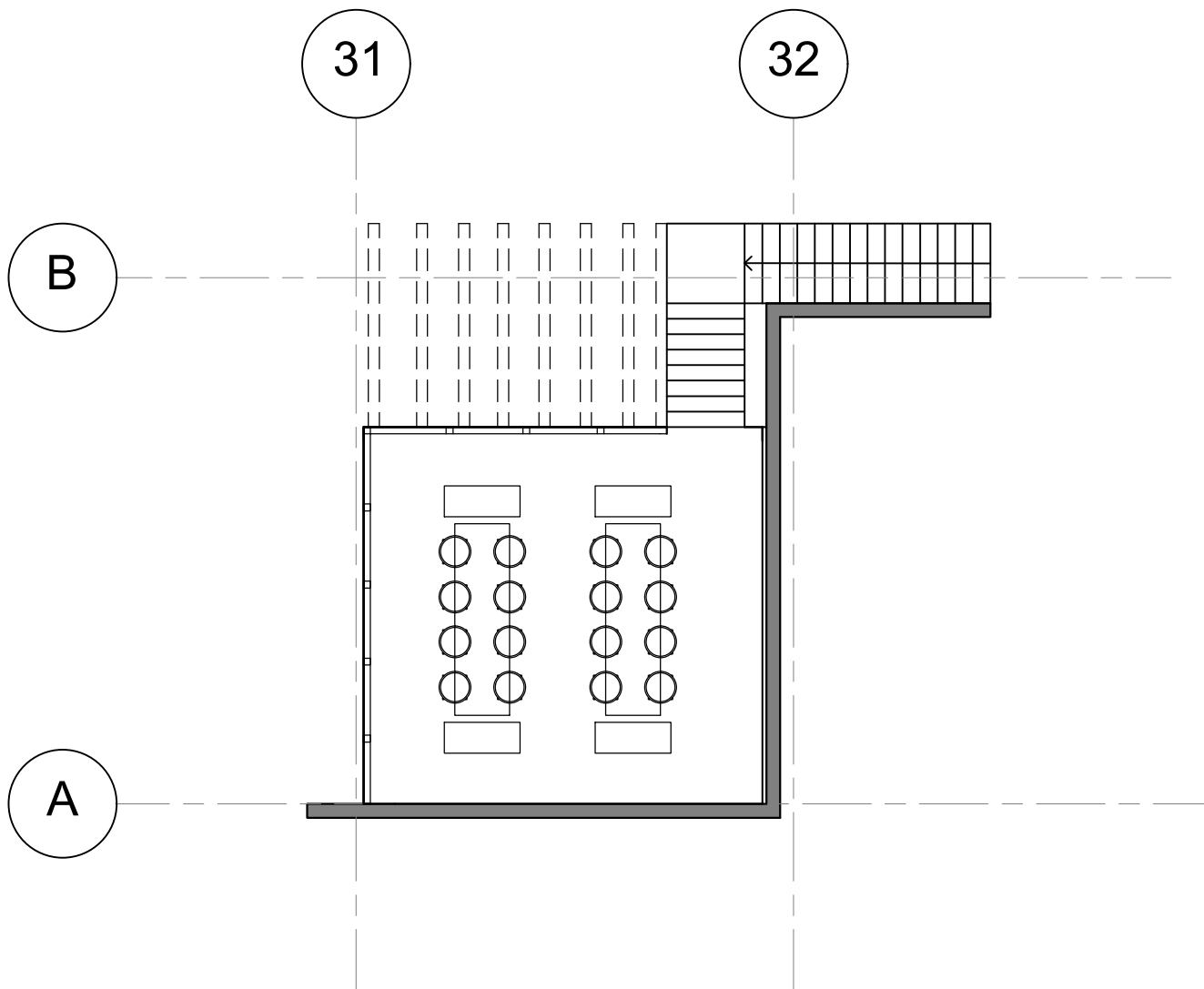
LEGEND

- EXISTING WALLS / CORE TO BE RETAINED
- EXISTING GLAZED PARTITIONS TO BE RETAINED
- EXISTING TO BE DEMOLISHED AND MADE GOOD
- INDICATES PROPOSED MODIFICATION

FLOOR AREA (for Artisan food & beverage)

GROUND FLOOR INTERIOR - 235m²
GROUND FLOOR EXTERIOR - 61m²
MEZZANINE - 32m²

TOTAL FLOOR AREA - 1004m²



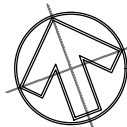
GROUND FLOOR LEVEL

INTERIOR SEATING - 99
EXTERIOR SEATING - 56

MEZZANINE LEVEL

INTERIOR SEATING - 24

FOR COMPLIANT DEVELOPMENT CERTIFICATE



REV A - 28.09.22 - ISSUE FOR REVIEW	
REV B - 30.09.22 - KITCHEN EQUIPMENT ADDED	
REV C - 29.05.24 - FOR CDC APPLICATION	

CLIENT	4PINES BREWING
ADDRESS	4F/9-13 WINDBOURNE ROAD, BROOKVALE NSW 2100

DRAWING TITLE	PROPOSED GROUND FLOOR PLAN
REFERENCE	605 - 4PINES TRUCKBAR
SCALE	1:100@A1
DRAWN	JT



APPENDIX C

Travel Mode Survey

DATE 28/02/2025
DAY FRIDAY
PERIOD 1800-2000

NO.	TIME	CAR DRIVER	CAR PASSENGER	TAXI/UBER	WALK/CYCLE
1	17:00			3	
2	17:10				3
3	17:30				2
4	17:37			4	
5	17:51			2	
6	18:18	1	3		
7	18:28	1	2		
8	18:41	1	1		
9	18:48	1	2		
10	18:49				3
11	18:58			4	
12	18:59				2
13	19:17				6
14	19:28				3
15	19:30			3	
16	19:40				2
17	19:43			3	
18	19:54	1	4		
19	20:15				6
Total		5	12	19	27
		8%	19%	30%	43%

63
100%

DATE 29/02/2025
DAY SATURDAY
PERIOD 1700-2000

NO.	TIME	CAR DRIVER	CAR PASSENGER	TAXI/UBER	WALK/CYCLE
1	17:00			2	
2	17:10	1	2		
3	17:48	1			
4	18:10	1	2		
5	18:15				16
6	18:40			4	
7	18:46	1	1		
8	18:57				2
9	19:00	1	2		
10	19:38			4	
11	19:39				3
12	19:45			3	
13	20:00	1	4		
14	20:00			2	
15	20:00			4	
16	20:05	1	1		
17	20:14	1	1		
18	20:15			2	
Total		8	13	19	21
		13%	21%	31%	34%

DATE 28/02/2025
DAY FRIDAY
PERIOD 1800-2000

NO.	TIME	CAR DRIVER	CAR PASSENGER	TAXI/UBER	WALK/CYCLE
1	17:00			3	
2	17:10				3
3	17:30				2
4	17:37			4	
5	17:51			2	
6	18:18	1	3		
7	18:28	1	2		
8	18:41	1	1		
9	18:48	1	2		
10	18:49				3
11	18:58			4	
12	18:59				2
13	19:17				6
14	19:28				3
15	19:30			3	
16	19:40				2
17	19:43			3	
18	19:54	1	4		
19	20:15				6
Total		5	12	19	27
		8%	19%	30%	43%

63
100%



Transport Strategies

APPENDIX D

Estate Owner Consent

Owners Consent Form Development Application

If you need help lodging your form, contact us	
Email	council@northernbeaches.nsw.gov.au
Phone	1300 434 434
Customer Service Centres	<div>Manly Town Hall, 1 Belgrave Street Manly NSW 2095</div> <div>Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099</div> <div>Mona Vale 1 Park Street Mona Vale NSW 2103</div> <div>Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107</div>

Office use only	
Form ID	2097
Last updated	September 2023
Business unit	Development Assessment

Privacy Protection Notice	
Purpose of collection	For Council to provide services to the community
Intended recipients	Northern Beaches Council staff
Supply	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction	Please contact Customer Service on 1300 434 434 to access or correct your personal information

Form Information
From 1 January 2023 the EP&A Regulation 2021 requires written land owners consent for all Development Applications where the applicant is not the owner. Applicants must ensure all relevant owner's details are provided in both the Planning Portal and on this form to prevent delays. Refer to the Development Application Lodgement Requirements for further information.

Part 1: Subject Property

Address	Units 4F and 4G, at 9 - 13 Winbourne Road, Brookvale
Lot / Section Number / Plan	Lot 10 (4F) and Lot 11 (4G), in Strata Plan 58653

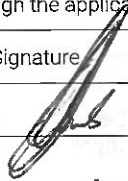
Part 2: Applicant Details

Title	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Miss <input type="radio"/> Other: <input type="text"/>
Applicant Full Name	Adam Dearing adearing@4pinesbeer.com.au
Company Name (if applicable)	4 Pines Brewing Company

Part 3: Type of Owner(s)

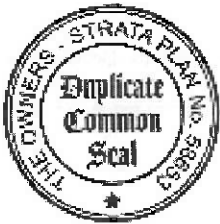
<input type="radio"/> Land Owner - Torrens Title	<input type="radio"/> Joint Wall/Fence (Consent of all owners required)
<input type="radio"/> Land Owner - Company Title	<input type="radio"/> Council
<input checked="" type="radio"/> Unit Owner - Strata Title (Common Seal required)	<input type="radio"/> Legal Authority - Power of Attorney, Executor, Trustee
<input type="radio"/> Other (specify)	<input type="text"/>


Part 4: Owner(s) Declaration (Every registered owner of the land must sign this form)

As owner(s) of the land to which this application relates, I/We: <u>Glenbell Pty Ltd.</u>		
<input checked="" type="checkbox"/>	Consent to this application	
<input checked="" type="checkbox"/>	Consent to Authorised Council Officers to enter the land to carry out inspections relating to the application	
<input checked="" type="checkbox"/>	Accept that all communication regarding this application will be through the applicant	
Name/s of ALL Land Owners	Signature	Date
1. <u>Glenbell Pty Ltd.</u>		<u>11/11/24</u>
2.		
3.	Ian J. Edwards Sole Director & Secretary	
4.		
5.		

Part 5: Notification Sign

It is a requirement for a notification sign to be displayed on site for the duration of the notification period. If the notification sign is not displayed for the full notification period, the application will need to be renotified and additional fees may be applicable. Please advise the address the sign is to be posted below.		
<input checked="" type="checkbox"/> Applicant Address	<input checked="" type="checkbox"/> Owner Address	<input type="checkbox"/> Other (specify below)
Postal Address	<u>3B / 9-13 Winbourne Rd, Brookvale 2100</u>	
Other comments		




CHAIRMAN
SP