

Date: 27th February 2023
Our Ref: 190225
Your Ref: DA-129/2022

General Manager
Inverell Shire Council
PO Box 138
INVERELL NSW 2360

Attention: Chris Faley - Development Services Coordinator

Dear Sir,

Re: DA-129/2022 Proposed Service Station, Rural Supplies & Specialised Retail Premises

Further to the lodgement of the Development Application 129/2022, please find below additional information requested by Council in letter correspondence dated 27.01.23.

1. Acoustic Assessment

Please see attached updated Noise Impact Report prepared by CRG Acoustics.

2. Revised Car Parking Assessment

The following revised parking assessment is provided to address the various elements of the proposed development.

Component/DCP Rate	Comment
Service Station 5 Spaces/100m ² GFA	As per the Ason Group Transport Assessment, 14 car parking spaces are required to be provided for the Service Station. 14 refuelling positions are provided at the bowers (12 for cars and 2 for trucks). Ason Group identify that additional queuing capacity is provided on-site.
Outdoor Tables/Seating 1 space per 3 seats	The design plans indicatively show 4 tables. Our client is agreeable to limit the number of seats in the outdoor area to 15. This can be conditioned accordingly on the development consent notice. 5 parking spaces are therefore required, and are accounted for within the 9 on-site parking spaces proposed.
Display Area 1 space per 25m ² of GFA	Display area totals 94m ² therefore 4 parking spaces are required, and are accounted for within the 9 on-site parking spaces proposed.

<p>Rural Supplies/Specialised Retail Premises No rate specified in the IDCP 2013.</p>	<p>Following discussion with Council, as no car parking rate has been specified in the IDCP 2013, the NSW RMS Guide to Traffic Generating Developments (Updated Traffic Surveys Published August 2013 – Ref TDT 2013/04a) has been reviewed.</p> <p>The traffic survey in the RMS guide provides trip generation rates for a Bulky Goods Retail which is based on a survey of Bulky Goods/Hardware stores. The Bulky Goods Retail land use is considered akin to the proposed development, and accordingly this rate has been used for the purpose of this car parking review in the absence of a DCP parking rate.</p> <p>For Bulky Goods Retail, the trip generation data identified in Appendix G2 has a peak parking accumulation rate as follows for the Non-Metropolitan Area based on <u><i>Trips/100m² GFA</i></u>.</p> <p><u>Weekdays</u> Min – 0.41 Max – 2.00 Avg – 1.03</p> <p><u>Weekend</u> Min – 0.35 Max – 2.25 Avg – 1.15</p> <p>For the purpose of this assessment, the minimum peak parking accumulation rate has been adopted as agreed by Council, based on the following reasons:</p> <ul style="list-style-type: none"> • The specialised retail/rural supplies shed has two (2) independent drive-thru lanes, and associated loading/unloading activities will be accommodated within the building. This will reduce the need for separate on-site car parking spaces; • Some overlap will exist between the Service Station component, and the specialised retail/rural supplies component in relation to the dual use of bowser car parking spaces. In this regard, customers utilising the fuel bowser parking spaces from time to time will likely access the specialised retail/rural supplies shed to make a purchase whilst in the process of completing the fuel transaction; • The display area for the development has been afforded its car parking spaces (4 spaces) as detailed above.
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	<p>Adopting the minimum peak parking accumulation rate, the following car parking spaces are triggered based on a floor area of 432m². Both scenarios will be being serviced by the two (2) independent drive-thru lanes within the shed, which each have their own associated loading/unloading areas.</p> <p><u>Weekdays</u> 1.77 spaces</p> <p><u>Weekend</u> 1.51 spaces</p>
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3. Transport for NSW Considerations

We are advised by our client that they are not intending to provide an EV charging station within the development.

Please see enclosed a revised swept path diagram as requested.

4. Essential Energy

We are currently awaiting on further information to be provided by ECL Power Services to address the Essential Energy matter. This will be lodged with Council when received.

5. Public Exhibition

We understand that Council will address the submissions, and a response from the applicant and/or developer is not considered necessary.

Should you have any questions regarding this matter or require any further information for assessment purposes, please do not hesitate contacting Luke Fittock of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE



DAMIAN CHAPELLE

Town Planner. BTP. CPP.