
ParkTransit

TRAFFIC IMPACT ASSESSMENT – SENIORS HOUSING

17-21 Wardell Road, Alstonville

29th August 2023

ParkTransit Pty Ltd
Marrickville NSW 2525
ABN: 16 627 168 290

Traffic Impact Assessment Report for
Seniors Housing
17-21 Wardell Road, Alstonville
For: DTA Architects
Date: 29th August 2023

Version No.	Author	Reviewed by:	Date:
1	A.M.	G Caldwell	23.06.2023
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Abbreviations

Proposal: Construction of a Seniors Housing Development

TfNSW: Transport for New South Wales

DCP: Ballina Shire Council Development Control Plan– 2012

SEPP (Housing): State Environmental Planning Policy (Housing) 2021

RMS Guide: RMS Guide to Traffic Generating Development 2002

AS2890.1: Australian Standard for Off-Street Parking Facilities AS2890.1-2004

AS2890.6: Australian Standard for Off-Street Parking for people with Disabilities AS2890.6

1. Introduction

ParkTransit have been engaged by DTA Architects to assist with the Part 5 Activity Application process for the construction of a Seniors Housing development located at 17-21 Wardell Road, Alstonville, within the Ballina Shire Council LGA.

The proposed development will accommodate a total of 13 residential units with associated parking provided within the at-grade level car park within the site boundary.

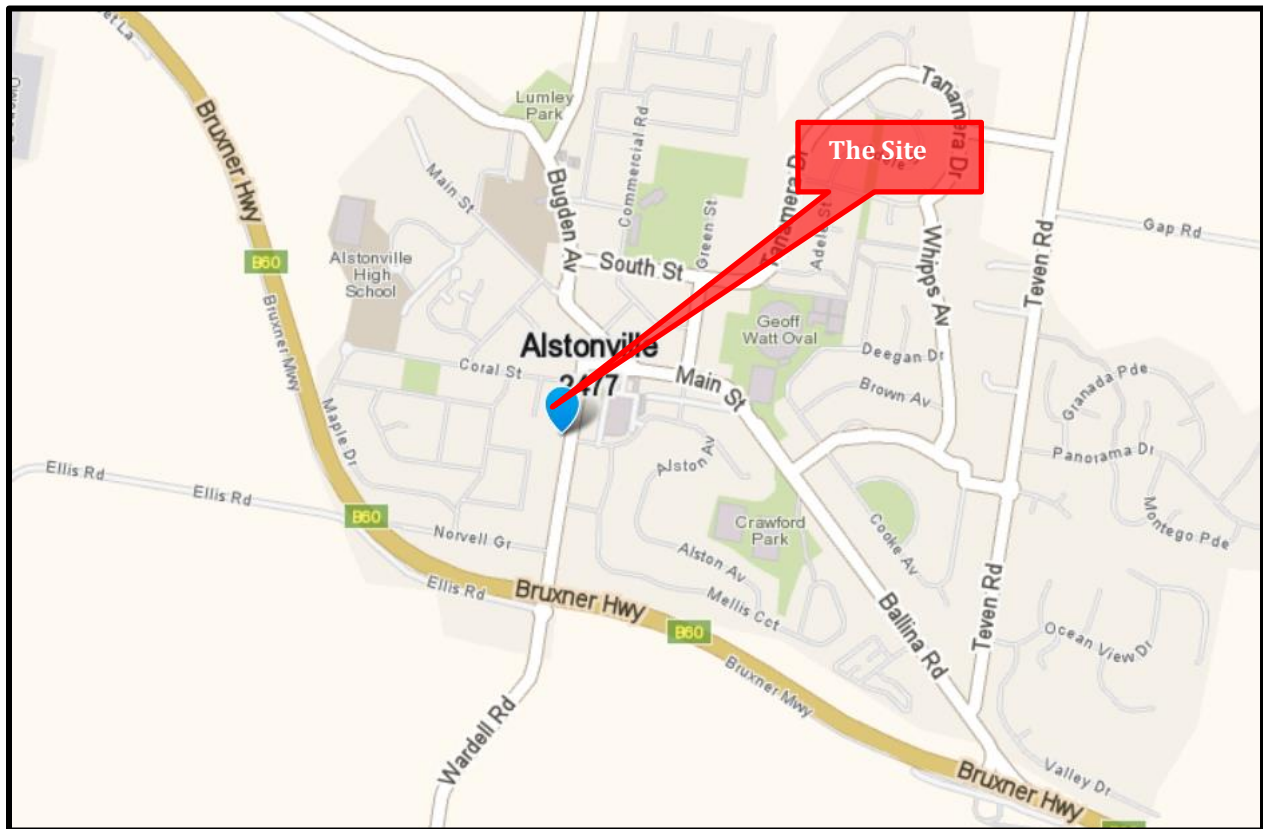


Figure 1-Site Location (Source Whereis Maps)

The purpose of this report is to present the traffic and parking assessment associated with the proposal, and to determine the implications of the projected change in traffic activity on the surrounding road network. The report is structured as follows:

Section 2:	Site Description
Section 3:	Overview of Existing Traffic Conditions
Section 4:	Description of the Proposed Development
Section 5:	Traffic Impact Assessment
Section 6:	Parking Provision
Section 7:	Access Arrangements
Section 8:	Conclusions and Recommendations
Section 9:	Attachments

The following documents were referenced for the preparation of this report:

- Ballina Shire Council Development Control Plan (DCP 2012);
- Transport for New South Wales Guide to Traffic Generating Development;
- NSW State Environmental Planning Policy (Housing) 2021;
- Australian Standard for Parking Facilities Part 1: Off-Street Car Parking (AS2890.1-2004); and
- Australian Standard for Parking Facilities Part 6: Off-Street Parking for People with Disabilities (AS2890.6-2009).

2. Site Description

The site is located at 17-21 Wardell Road, Alstonville in a predominantly residential area and forms part of the Ballina Shire Council LGA. The site is located on the western side of Wardell Road and occupies an area of 2086.6m².

The site occupies Lot 6, 7 & 8 of DP35468 and has a sole frontage located along Wardell Road. The site is bordered by residential development on all sides except to the east which is bordered by Wardell Road. The subject site is located across the Plaza Alstonville (one of the prominent shopping centre servicing the town).

The site is occupied by three (3) single storey dwelling houses. Each of the dwelling houses is serviced by a dedicated driveway resulting in a total of three driveways servicing the subject site.



Figure 2-The Site (Source NSW Imagery-Six Maps)

A site visit was undertaken to observe the operation of the existing road network and the site photographs are presented below:



Photo taken on Wardell Road frontage looking to the right (Robertson Street)



Photo taken on Wardell Road towards the Driveway Servicing 17 Wardell Road

The following map shows the hierarchy of the surrounding road network as classified by Transport for NSW (TfNSW).

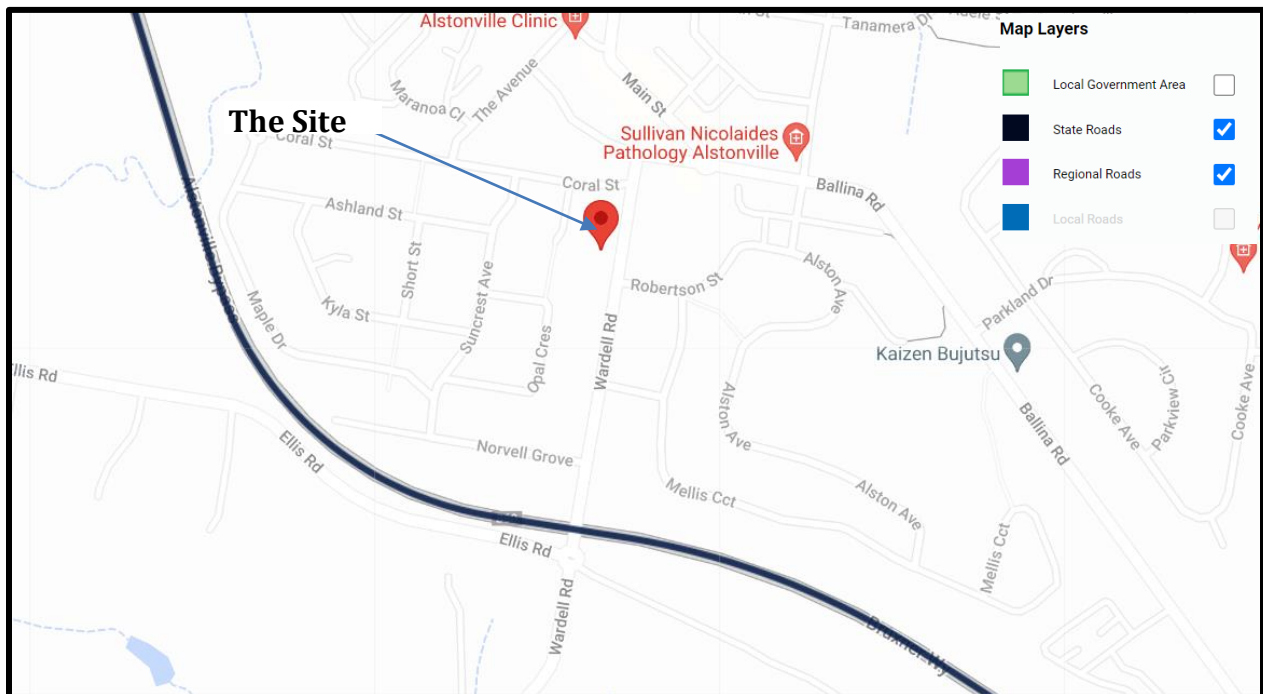


Figure 3-Surrounding Road Network (Source Transport for NSW Website)

3. Overview of the Existing Traffic Conditions

3.1. Description of Road Environment

Ballina Road is classified as a Local Road, and it follows a North-South alignment. The carriageway on Ballina Road is undivided and comprises one traffic lane in each direction with on-street parking permitted. A paved footpath is available on both sides of the carriageway and Ballina Road has a posted speed limit of 60kph. A number of residential properties have their frontages located along the Ballina Road and these properties are accessible via the driveways located along the Ballina Road. Within the suburb of Alstonville, a number of buses operate along the Ballina Road.

Wardell Road is classified as a Local Road and connects with Daley Street. Wardell Road follows a North-South alignment, and the carriageway is undivided and comprises one traffic lane in each direction with on-street parking permitted. Informal footpath is available on both sides of the carriageway and Wardell Road has a posted speed limit of 50kph. All vehicular access to the site is available via the driveways located on Wardell Road frontage.

Robertson Street is classified as a Local Road and follows an East-West alignment. The carriageway on Robertson Street is undivided and comprises one traffic lane in each direction with on-street parking permitted. The intersection of Wardell Road with Robertson Street operates as a priority-controlled intersection with motorists on Wardell Road having priority over vehicles on Robertson Street.

3.2. Public Transport

The site is serviced by bus services operated by Ballina Buslines. The nearest bus stop is located on Main Street – located approximately 300m northeast of the subject site.

Route No 661 is a regular bus service operating daily between Lismore to Ballina. It operates from 07:00am to 7:00pm (mid night), with a frequency of one service every hour.

Route No 662 operates from Monday to Friday between Lismore to Lennox Head. It is a limited bus service operating two services per day.

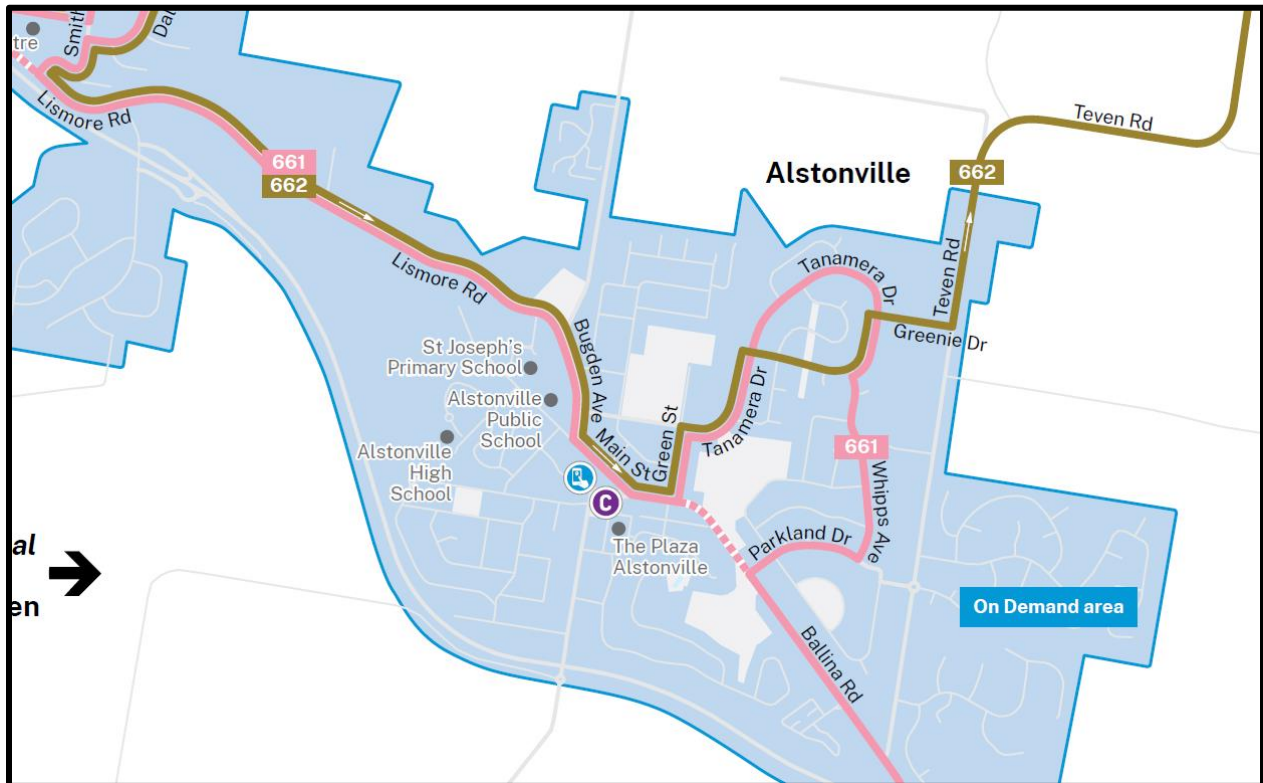


Figure 4- Route Map –Bus Route 661 & 662 (Source NSW Transport Info Website)

3.3. Existing Traffic Generation of the Site

The subject site is located within a predominantly residential area and is currently occupied by three single storey residential buildings. The traffic activity associated with the existing development was determined with reference to the RMS Guide to Traffic Generating Development (The Guide). In relation to the existing uses, the Guide classifies the existing residential use as a “Dwelling House” and recommends the following trip generation rates:

Weekday peak hour vehicle trips = 0.85 per dwelling

Application of the above trip generation rate to the three (3) existing dwelling houses results in the 2.55 (say 3) vehicle trip per hour during peak period.

3.4. Crash Data

The NSW Centre for Road Safety collects crash and casualty data on a periodic basis which is publicly available. A review of the latest crash data from 2017-2021 indicates, a limited number of crashes, predominantly non-casualty in nature, were recorded in the surround road network - indicates the local road is operating relatively safely. The Figure below provides the crash location and severity of these crashes recorded in the area.

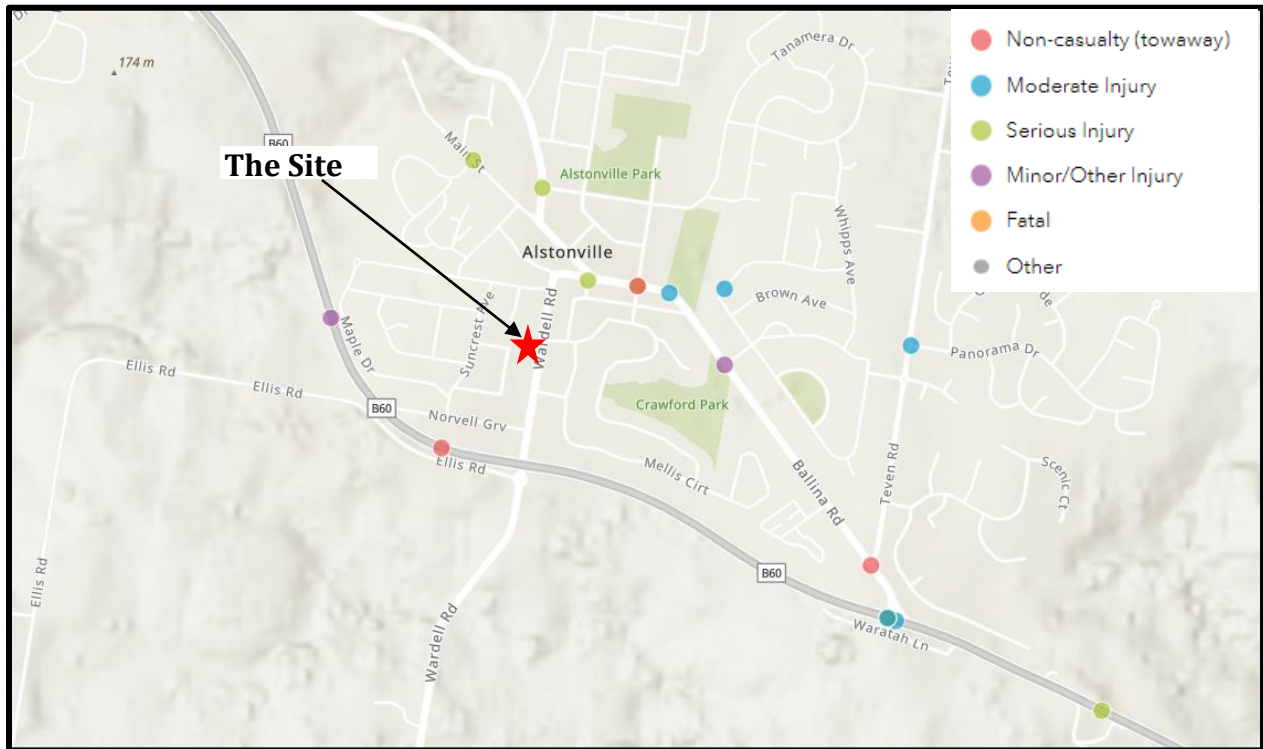


Figure 5- Crash data (Source NSW Centre for Road Safety)

4. Description of the Proposed Development

The development proposal involves the construction of a double storey Seniors Housing that will accommodate a total of 13 residential units comprising the following:

- 7 x one-bedroom units; and
- 6 x two-bedroom units.

As part of the proposal, an on-site parking provision of 10 car spaces, including three (3) disabled car spaces will be located within the at-grade level car park. All vehicular access will be provided via combined entry and exit driveway located on the Wardell Road frontages. The proposed Seniors Housing development is being constructed by a social housing provider.

Architectural plans associated with the proposal have been prepared by DTA Architects, and the plans indicating the car park are presented as **Attachment A**.

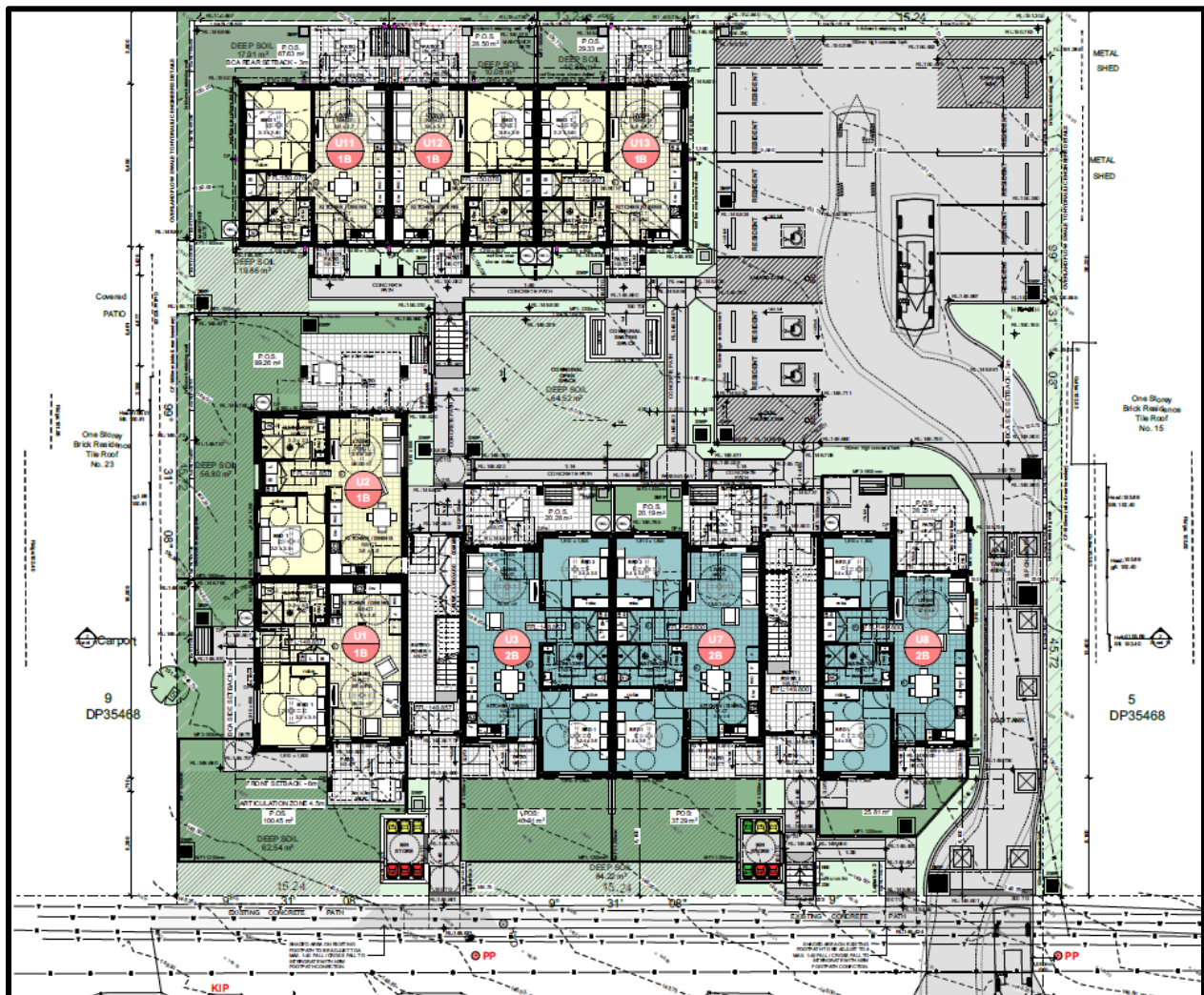


Figure 6– Proposed Ground Floor Plan (Source DTA Architects)

5. Traffic Impact Assessment

5.1. Trip Generation

The traffic activity associated with the proposal has been calculated with reference to the 'RMS Guide to Traffic Generation Developments'. The proposal involves the construction of a double storey Seniors Housing that will accommodate a total of 13 residential units.

In relation to the residential component, the RMS has recently published a Technical Direction for traffic, safety and transport practitioners. This document serves to update the existing Section 3 of the RMS Guide which was originally published in October 2002. The TDT classifies Seniors Housing as Housing for aged and disabled persons and specifies the following traffic generation rates:

Daily vehicle trips = 2.1 per dwelling

Peak hour vehicle trips = 0.4 per dwelling

Application of the above trip generation rates to the proposed development results in approximately 5.2 (say 6) vehicle trips, during both morning and evening peak hour.

5.2. Impact Assessment

The development is proposed on a site that currently has a peak hour traffic generation of 3.0 vehicle trips (please refer to Section 3.4 of this report for further details).

The projected traffic activity associated with the proposal indicates the site is likely to generate a peak hour traffic flow of 6 vehicle trips- representing a trip every ten minutes or so. A comparison of the existing traffic activity with the projected traffic activity indicates that the new development will result in a negligible increase in traffic activity within the surrounding road network.

The minimal increase in traffic activity is likely to be less than the typical daily variation, which is usually 10% of the peak hourly flow. Additionally, the minimal increased traffic activity will not impact existing, and post development intersection modelling. Therefore, no formal Sidra intersection analysis has been undertaken as part of this project.

In conclusion, the proposal is likely to generate a maximum of 6.0 vehicle trips an hour - which represents an increase of 3.0 vehicle trip an hour. This increase is highly unlikely to have any detrimental impact on the operation of the surrounding road network.

6. Parking Provision

6.1. Planning Requirements

Typically, the on-site parking provision is calculated with the reference to the Council's planning controls (i.e., Development Control Plan and Local Environmental Plan). However, in this instance the proposed development represents a Seniors Housing project and therefore, the on-site parking requirements are determined with reference to the NSW State Environmental Planning Policy (SEPP) (SEPP Housing 2021).

In relation to Self-contained dwellings, Clause 108(j) of the SEPP (Housing 2021) specifies the following parking provision rates (for sites developed by a social housing provider):

Table 1 – SEPP Recommended On-Site Parking Provision

Description	Car Park Provision
Dwellings	1 car space for each 5 dwelling

The proposed development will accommodate 13 units comprising of the following:

- 7 x one-bedroom units; and
- 6 x two-bedroom units.

Application of the above on-site parking provision rate to the proposed development would results in three (3) car spaces.

6.2. Proposed Parking Provision

The proposed on-site provision of 10 car spaces, including three (3) disabled spaces is compliant with the requirement recommended within the SEPP (housing 2021). Therefore, the proposed on-site parking provision is considered suitable to service the proposed development and is unlikely to result in increased on-street parking.

7. Access Arrangements

The proposed car parking arrangement has been assessed according to the requirements listed in AS2890.1 (2004). Table 1.1 of AS2890.1 provides a classification of the off-street parking facilities based on various land uses, which is essential in determining the associated parking space dimensions. The development is proposed to be occupied by residential use. Therefore, the proposed parking provision has been assessed against the 'Type 1A' user class with a 90-degree parking space configuration (which is associated with Residential and Employee Parking). In relation to the Type 1A user class, Figure 2.2 of the AS2890.1 specifies the following parking dimensions:

- Space width – 2.4 metres
- Space length – 5.4 metres
- Aisle width – 5.8 metres

The proposed car park accommodates a total of 10 parking spaces, including three (3) disabled spaces are located with the at-grade car park. The space dimensions were measured at a minimum of 2.4 metres wide and 5.4 metres long, with an associated aisle width exceeding 5.8 metres, thereby meeting the minimum requirements stipulated by AS2890.1.

In relation to the disabled car spaces, the Australian Standard for Off-street Parking for People with Disabilities – AS2890.6 -2009. The standard recommends disabled bays should be accompanied by a shared zone (same dimensions of a standard space). The dimensions of a standard space are the following:

- Space width – 2.4 metres
- Space length – 5.4 metres

The disabled space dimensions were measured at a minimum of 2.4 metres wide and 5.4 metres long, with an associated shared zone of 2.4 metres wide and 5.4 metres, thereby meeting the minimum requirements stipulated by AS2890.6-2009.

In this regard, the proposed car parking arrangement has been designed in accordance with the Australian Standard.

7.1. Driveway Arrangement

As part of the proposal, all vehicular access to the site will be provided via the driveway located along the Wardell Road frontage: Table 3.1 & Table 3.2 of AS2890.1 specifies the width of the access driveway, which is directly proportional to the on-site parking provision and also the type of frontage road.

Taking into account that the proposed driveway is located on Wardell Road (which is classified as a Local Road) and the car park has a capacity of 10 parking spaces, Table 3.1 classifies the proposed driveway as 'Category 1'. Table 3.2 subsequently recommends the driveway width should be within a range of 3.0-5.5 metres, as a combined entry and exit. The width of the proposed driveway is in excess of 3.0 metres and is therefore considered compliant with the Standard.

In order to access the driveway configuration, ParkTransit have undertaken Swept Path Analysis utilising the AutoTrack simulation software. The Swept Path Analysis was undertaken utilising the recommended vehicle type and is presented as **Attachment B**.

The swept path assessment concluded the driveway arrangement is suitable to service the Seniors Housing facility.

7.2. Vehicle Access

The proposal involves provision of a new combined entry/exit driveway to service the development. The width of the proposed driveway was measured to be 3.2 metres wide which is suitable to accommodate one-way flow.

During the morning peak hour, the proposal is likely to generate a total of 6 vehicle movements (for details please refer to Section 5.1 of this report) and would involve most of the commuting drivers exiting the site. Typically, during the morning peak period it is standard engineering practice to assume 80% of the total traffic generated from the residential development will exit the site and the remaining 20% arrives at the site. Application of the above to the projected traffic activity associated with the subject development will result in 5 vehicles exiting the site and 1 vehicle entering the site and vice versa during the evening peak period.

In this regard, the driveway generally operates as a one-way driveway and therefore in accordance with the Australian Standard (Section 3.2 of AS2890.1), a recommended minimum width of 3.0 metres is required to accommodate one-way driveway. The proposal includes the provision of a passing bay at the site entry and exit to the car park - thus minimising the need for motorists to reverse on to Wardell Road.

In this regard, the proposed access way configuration is considered adequate to service the proposed Seniors Housing development.

7.3. Sight Distance

Section 3.2 of AS2890.1 specifies the recommended sight distance associated with the driveway. The sight distance requirement is prescribed in accordance with the posted speed limit along the frontage road.

The proposed residential development will be accessible via the driveway located along the Wardell Road frontage which have a posted speed limit of 50kph.

Section 3.2 of the Standard specifies a desirable visibility distance of 69 metres, and a minimum distance of 45 metres for streets having a posted speed limit of 50kph. The proposed driveway is located on a straight section of local road with unobstructed visibility. In this regard, the driveway arrangement is considered safe and appropriate to service the proposed senior development.

7.4. Driveway Location

Figure 3.1 of the Standard shown below, specifies the prohibited location for introduction of a Category 1 driveway.

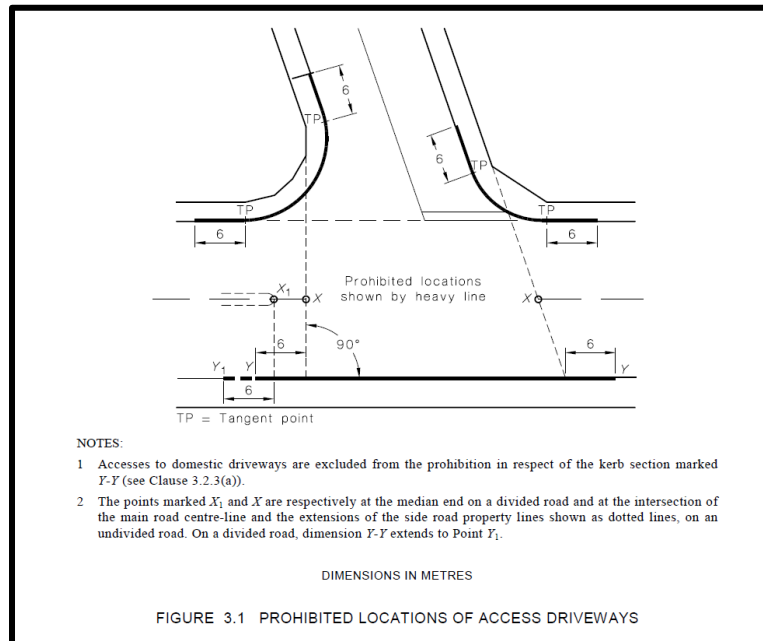


Figure 7- Prohibited Locations of Access Driveway (Source AS2890.1-2004)

A review of the proposed driveways indicate it is located well outside the prohibition zone and therefore, the proposal is considered compliant with the Standard.

7.5. Servicing

As part of the proposal, all deliveries (including furniture removalist) will utilize the existing on-street parking provision available along the site frontage. This procedure is considered typical for a development of this size. The subject site is located within a predominantly residential area and opposite the local centre where on-street parking is permitted along site frontage on Wardell Road. Therefore, the occasional delivery vehicle utilising on-street parking to service the development, is highly unlikely to result in any detrimental impact on the overall on-street parking provision.

8. Conclusions and Recommendations

- The provision of 10 car parking spaces, including three (3) disabled spaces, for the proposed senior residential development is considered sufficient to handle the project parking demand.
- Based on the information provided, the proposal does not generate any increase in safety risk to pedestrians or drivers as a result of the access and parking configuration;
- The proposed development will not negatively impact the current traffic conditions; and
- An assessment of the car park layout, including the proposed parking spaces and associated aisle width, indicate the car park layout is compliant with the relevant applicable Standards (AS2890.1-2004 & AS2890.6-2009).

9. Attachments

Attachment A - Architectural Plan indicating Access and Car Park Arrangement

Attachment B- Swept Path Assessment Demonstrating a Standard B85th Vehicle Type Accessing the Car Park

DA ISSUE ONLY

SENIORS HOUSING DEVELOPMENT

Lots 6, 7 & 8 in DP 35468

17-21 Wardell Rd Alstonville NSW 2477

DRAWING SCHEDULE:

ARCHITECTURAL

Type	Sheet No.	Rev
COVER PAGE	A 01 of 17	A
BLOCK ANALYSIS PLAN	A 02 of 17	A
SITE ANALYSIS PLAN	A 03 of 17	A
DEMOLITION PLAN	A 04 of 17	A
DEVELOPMENT DATA	A 05 of 17	A
SITE & GROUND FLOOR PLAN	A 06 of 17	A
FIRST FLOOR PLAN	A 07 of 17	A
ROOF PLAN	A 08 of 17	A
ELEVATIONS	A 09 of 17	A
ELEVATIONS	A 10 of 17	A
SECTIONS	A 11 of 17	A
SHADOW DIAGRAM - JUNE 21 9am	A 12 of 17	A
SHADOW DIAGRAM - JUNE 21 12noon	A 13 of 17	A
SHADOW DIAGRAM - JUNE 21 3pm	A 14 of 17	A
SHADOW ELEVATIONS	A 15 of 17	A
VIEW FROM SUN DIAGRAMS	A 16 of 17	A
PERSPECTIVES	A 17 of 17	A

CIVIL

Type	Sheet No.	Rev
SPECIFICATION SHEET	SW 1 of 5	P1
SITE DRAINAGE PLAN	SW 2 of 5	P1
OSD SECTION AND STORMWATER DETAILS	SW 3 of 5	P1
STORMWATER DETAILS	SW 4 of 5	P1
SEDIMENT CONTROL PLAN	SW 5 of 5	P1
CUT AND FILL PLAN	C -	-

HYDRAULIC

Type	Sheet No.	Rev
LEGEND & NOTES	H 1 of 4	B
SITE / GROUND FLOOR PLAN	H 2 of 4	B
FIRST FLOOR PLAN	H 3 of 4	B
ROOF PLAN	H 4 of 4	B

LANDSCAPE

Type	Sheet No.	Rev
LANDSCAPE PLAN	L 1 of 1	P3

SURVEY

Type	Sheet No.	Rev
DETAIL SURVEY	S 1 of 3	1
DETAIL SURVEY	S 2 of 3	1
DETAIL SURVEY	S 3 of 3	1



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PARRAMATTA NSW 2124
PHONE No 1800 738 718

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ARCHITECT
D T A Architects
PHONE No 1800 738 718

PROJECT MANAGER

Land & Housing Corporation
NORTHERN NSW REGION

DATE:
21/09/2023

DESIGN:
DA

PROJECT No:
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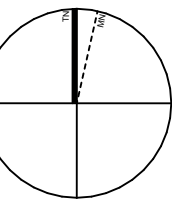
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Daniel Donai
NSW ARB No.9068

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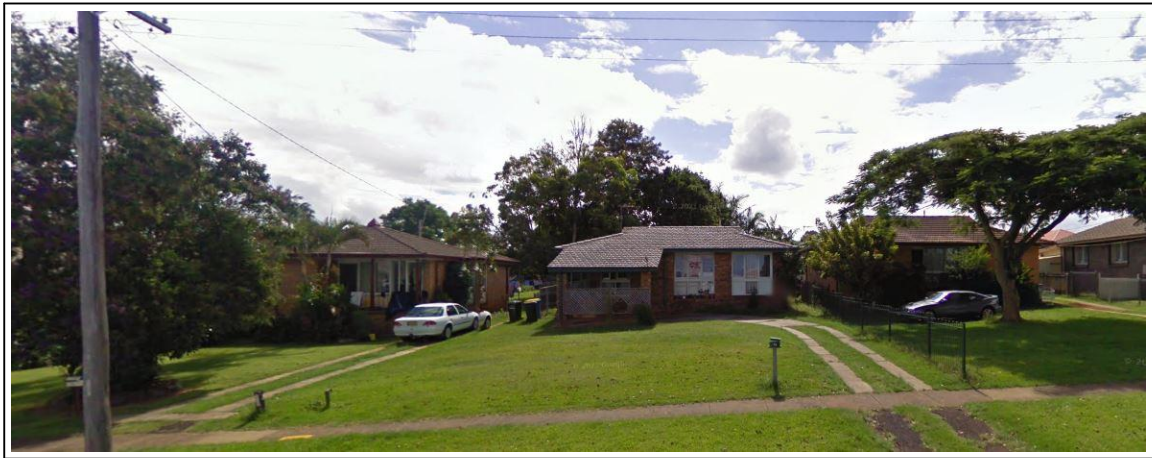
EXISTING 2 STOREY BUILDING.



EXISTING SHOPPING COMPLEX.



PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING



EXISTING 1 STOREY MULTI UNIT DEVELOPMENT.



EXISTING 2 STOREY BUILDING.



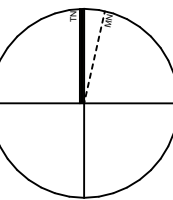
TYPICAL LOT DEVELOPMENT

LEGEND: BLOCK PLAN

PROPOSED DEVELOPMENT OWNED BY DEPARTMENT OF HOUSING

BOUNDARY LINE TO LOTS OWNED BY OTHERS

NOTE:
THERE IS NO TYPICAL LOT SIZE OR SHAPE IN THE VICINITY OF THE NEW DEVELOPMENT.



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PHONE No 1800 738 718
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NOMINATED ARCHITECTS:
Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 8544 1663
STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4228 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5706
ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1663
LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH (04) 22 294 712



Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 6, 7 & 8 in DP 35468
17-21 Wardell Rd Alstonville NSW 2477

TITLE:
BLOCK ANALYSIS PLAN

FILE:
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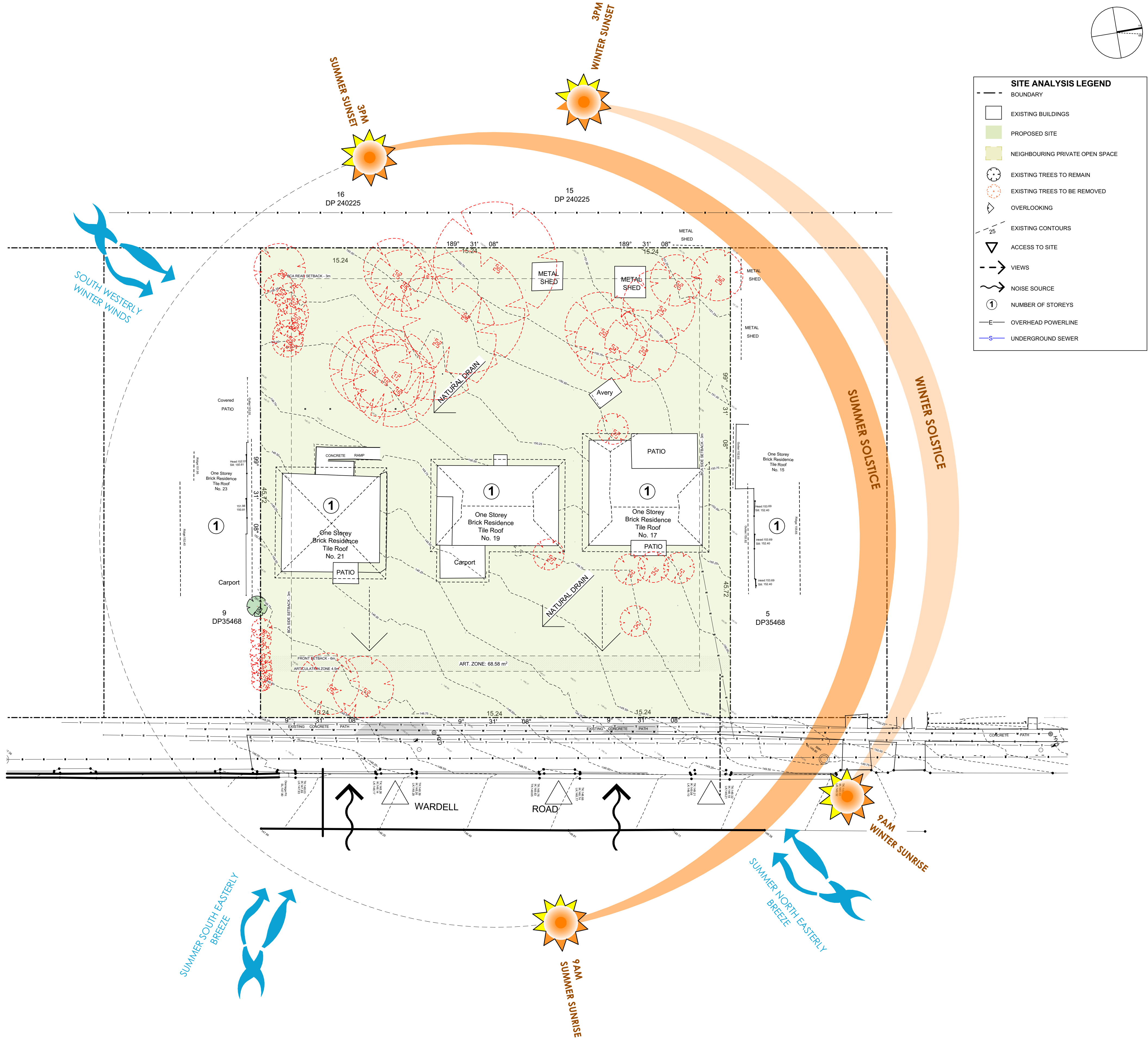
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PARRAMATTA NSW 2124
PHONE No 1800 738 718
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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architects Institute of Australia

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 8544 1663
STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4228 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5706
ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1663
LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH (04) 12 294 712

BUSINESS PARTNER:



Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 6, 7 & 8 in DP 35468
17-21 Wardell Rd Alstonville NSW 2477

TITLE:
SITE ANALYSIS PLAN

FILE:
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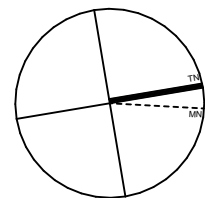
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LEGEND - DEMOLITION

--- EXTENT OF SITE BOUNDARY

EXISTING STRUCTURES TO BE DEMOLISHED.
REPAIR & REINSTATE ADJOINING SURFACES.

EXISTING SITE WORKS TO BE REMOVED /
DEMOLISHED

EXISTING TREES TO REMAIN. REFER ALSO TO
LANDSCAPE DRAWING.

EXISTING TREES TO BE REMOVED. REFER ALSO
TO LANDSCAPE DRAWING.

EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING
AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS
UNDER THE CONTRACT.

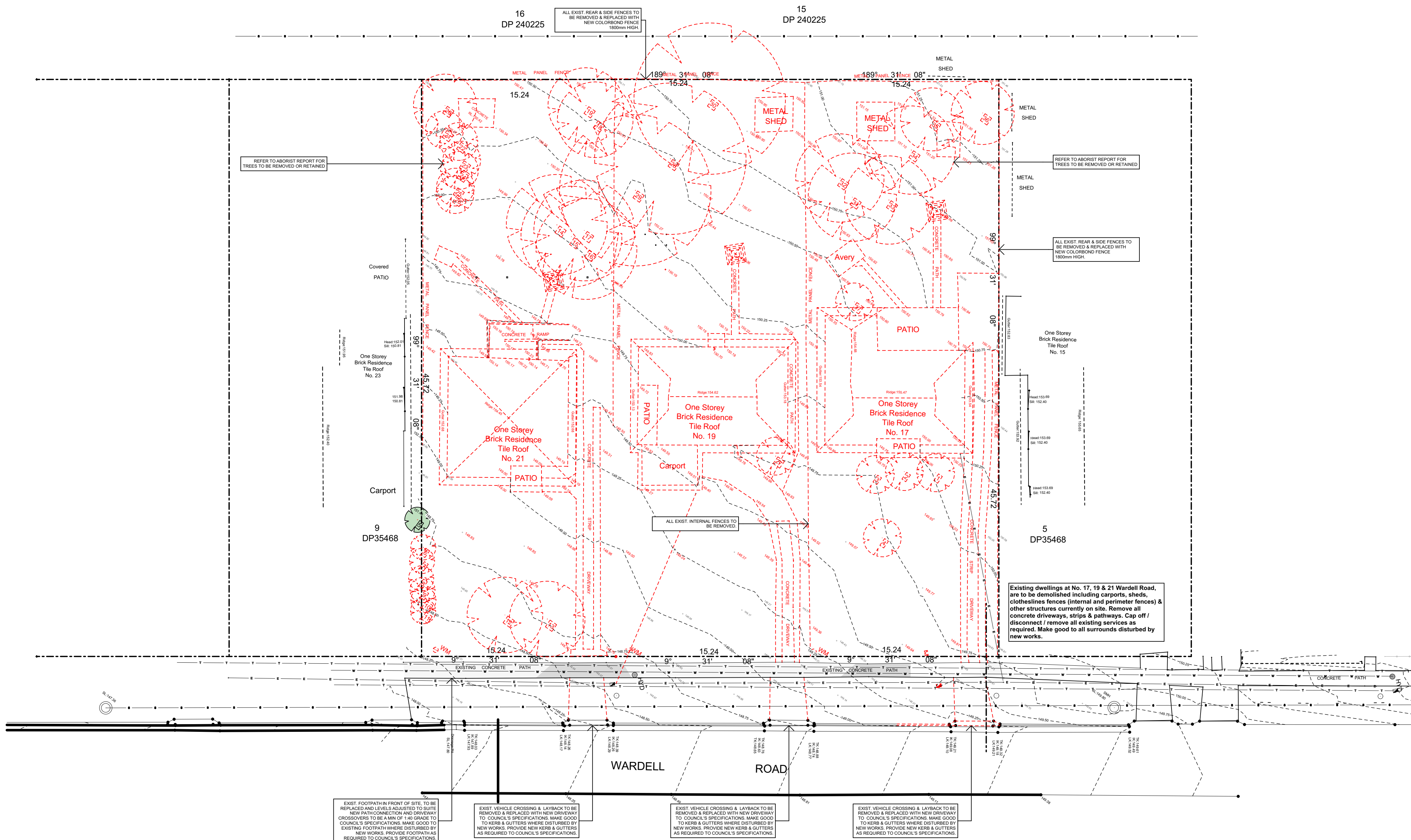
NB: CARE MUST BE TAKEN WHILE CARRYING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE
MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE
SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING
SERVICES INCLUDED IN OR ENCOUNTERED DURING THE
COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING
HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES,
CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE
PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING
JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF
SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.



1

-

DEMOLITION PLAN

1:200



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PHONE No 1800 738 718

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NOMINATED
ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	21/09/2023	DA ISSUE
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 1800 738 718

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4228 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:



Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 6, 7 & 8 in DP 35468
17-21 Wardell Rd Alstonville NSW 2477

TITLE:
DEMOLITION PLAN

FILE:
CAD File: S:\Data\2022\2022 033 LAHC SL 17-21
Wardell Rd Alstonville\3_Design\3.2 DA
2022 033 LAHC Wardell Rd, Alstonville.DA01.pn

STATUS:	DEVELOPMENT APPLICATION			
DATE:	SCALE:	PROJ:	JOB:	
21/09/2023	As shown @ A1	BGZDW	2022.033	
STAGE:	DRAWN:	CHECKED:	CERTIFIER:	
C	SD	DD	DD	
TYPE:	SHEET:	REV:		
A	4 of 17	A		

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- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTA/ARCHITECTS

BASIXReport

Building Sustainability Index www.basix.nsw.gov.au

Project summary			
Project name	17-21 Wardell Road, Alstonville		
Street address	17-21 Wardell Road Alstonville 2477		
Local Government Area	Ballina Shire Council		
Plan type and plan number	deposited S468		
Lot no.	6-4		
Section no.			
No. of residential flat buildings	1		
No. of units in residential flat buildings	12		
No. of multi-dwelling houses	3		
No. of single dwelling houses	0		
Project score			
Water	40	Target 40	
Thermal Comfort	Pass	Target Pass	
Energy	66	Target 50	

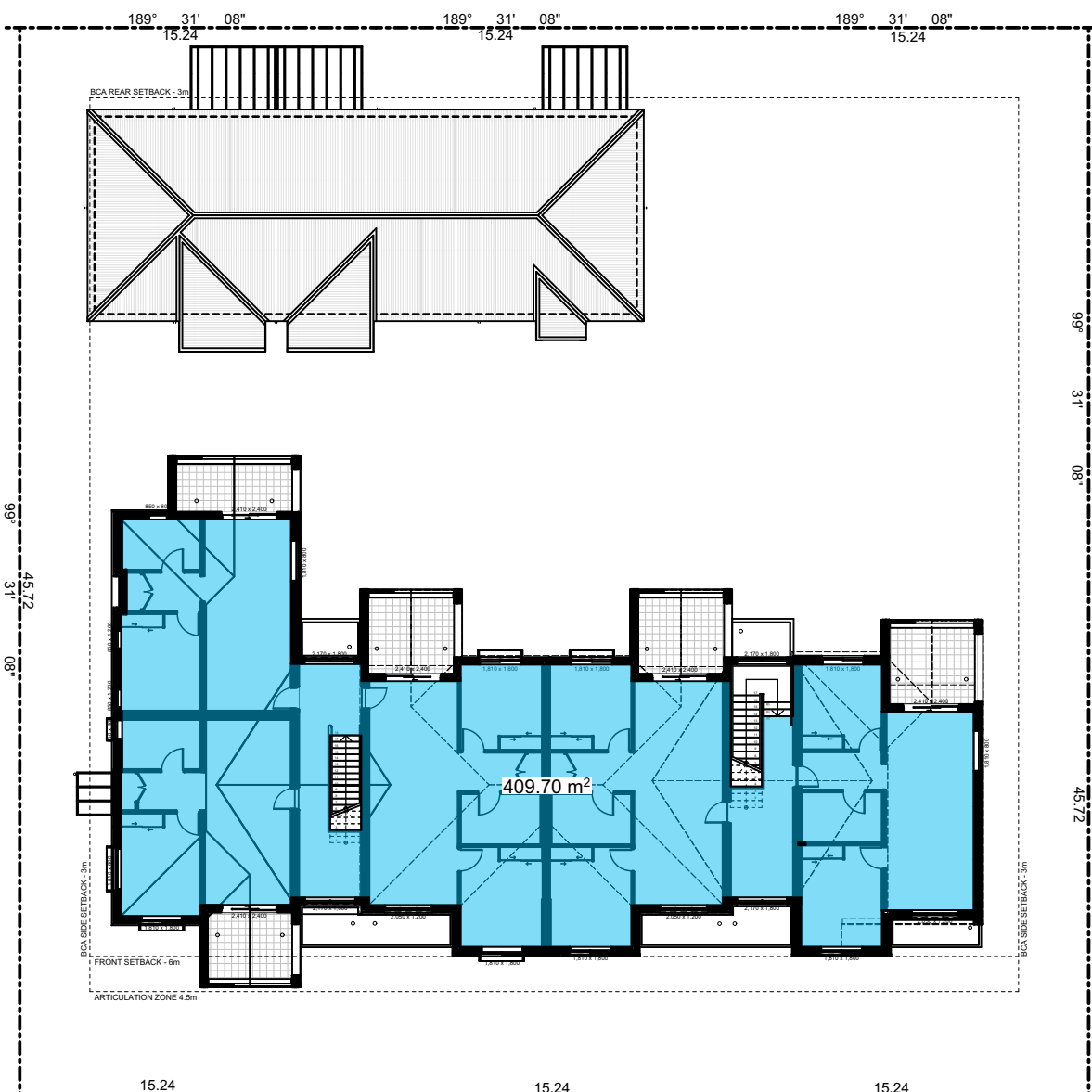
Certificate Prepared by
Greenview Consulting Pty Ltd
ABN: 32600067338
Email: dean@greenview.net.au Phone: 0404 649 782

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Version: 3.0 (2019/04/13)



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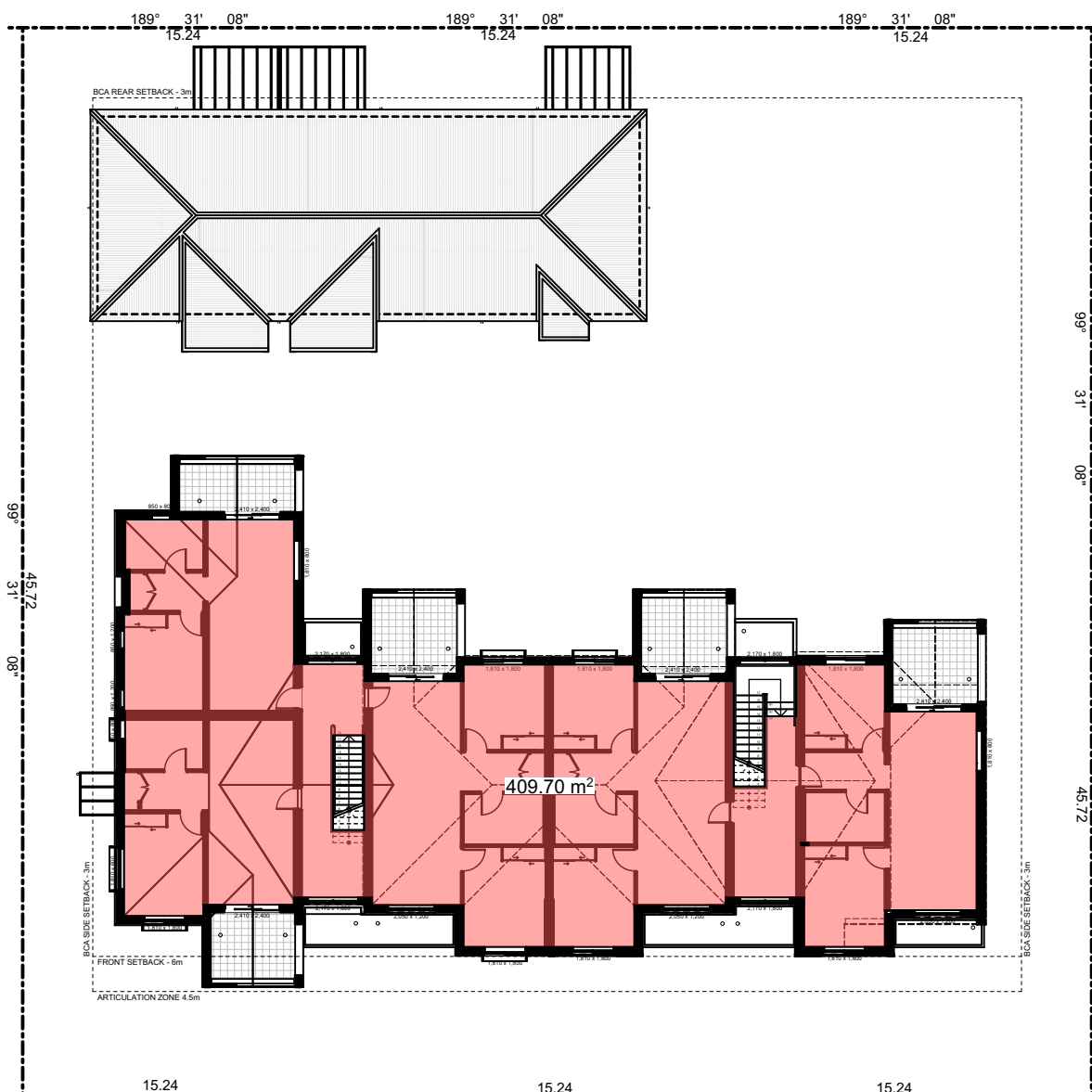
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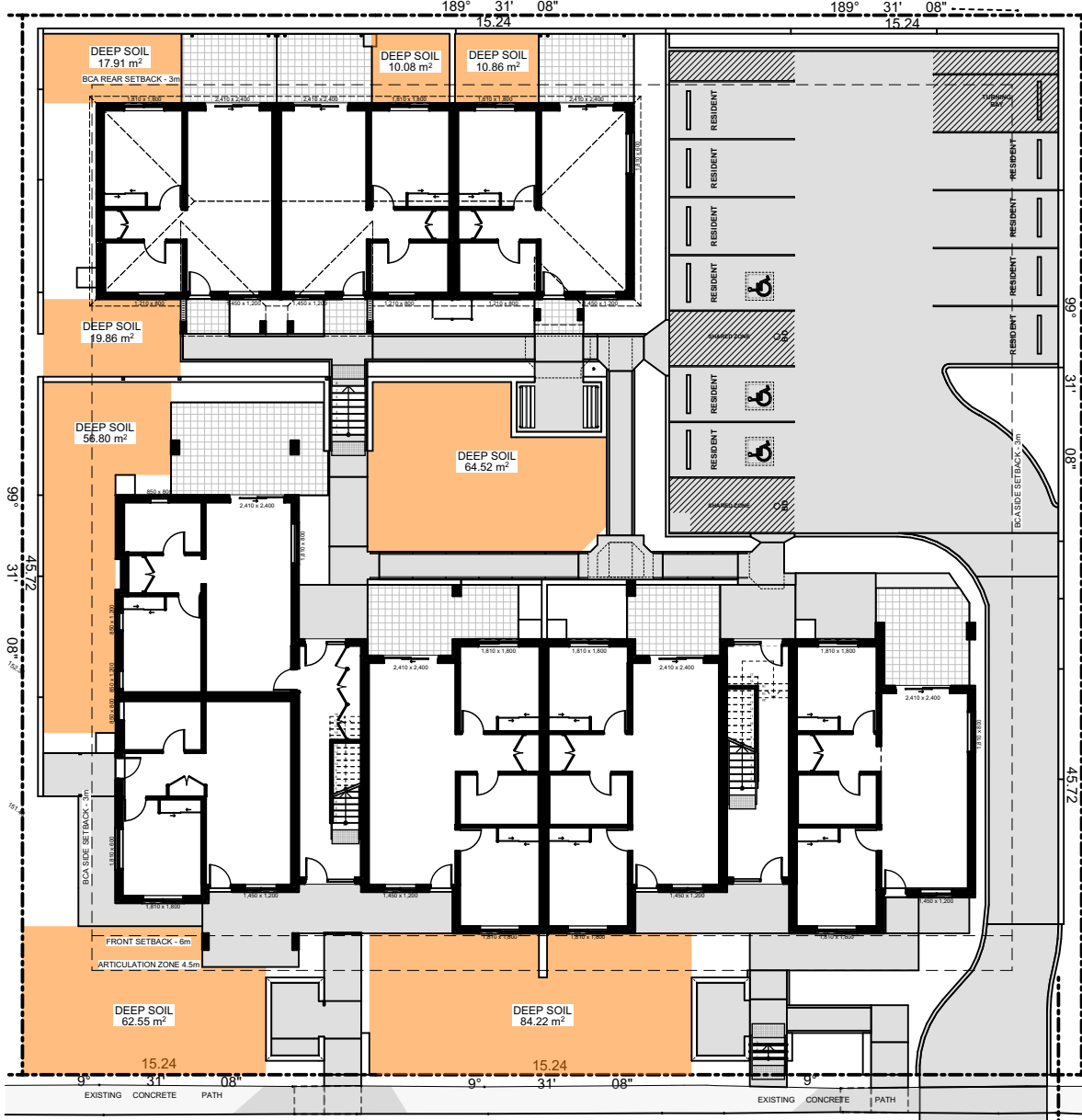
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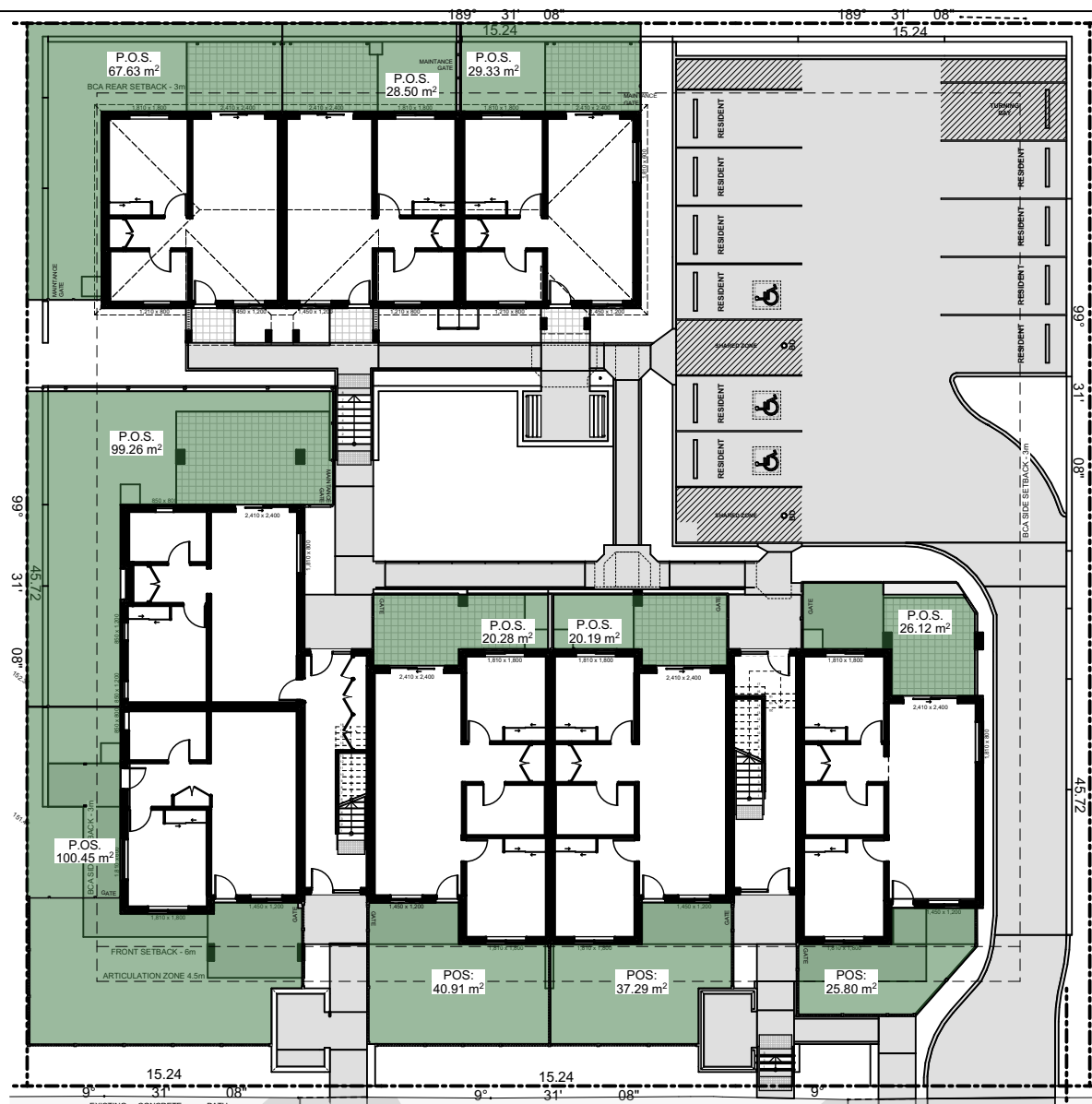
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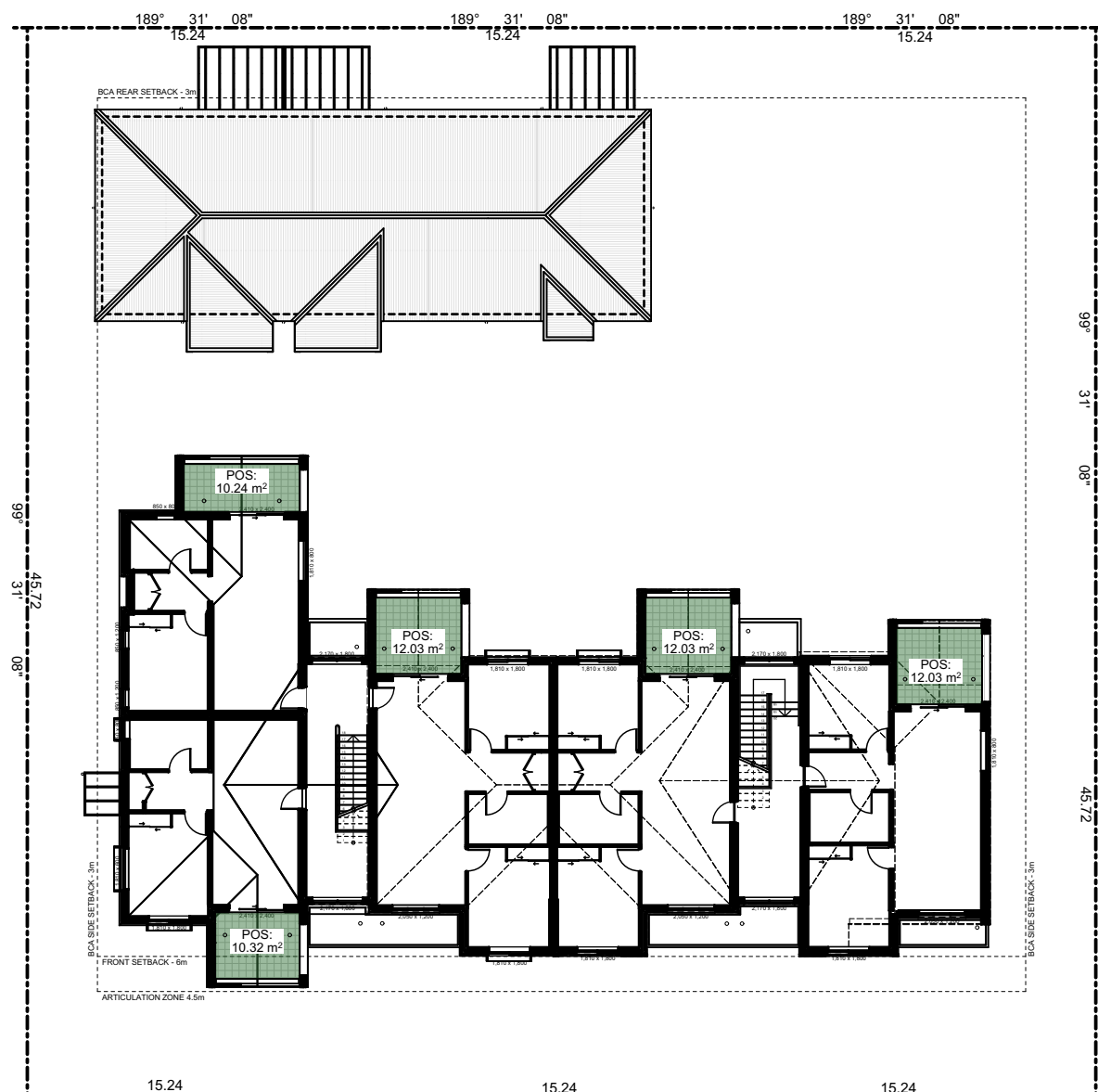
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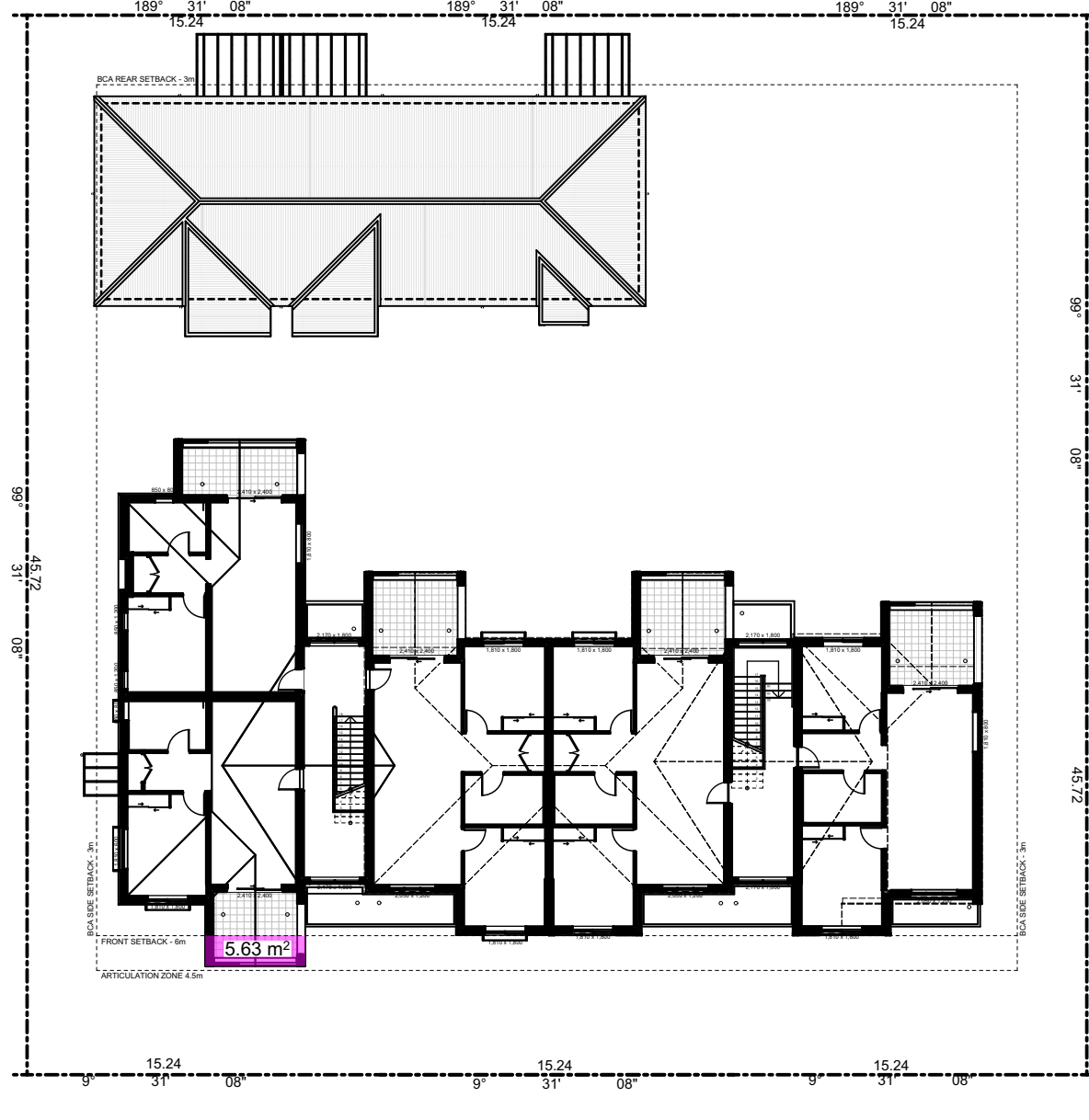
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3 DEVELOPMENT DATA- GF POS 1:300



6 DEVELOPMENT DATA- FF POS 1:300



9 DEVELOPMENT DATA- FF ART. ZONE 1:300

Description of project

Project address		Common area landscape	
Project name	17-21 Wardell Road, Alstonville	Common area (m²)	124.0
Street address	17-21 Wardell Road Alstonville 2477	Common area garden (m²)	124.0
Local Government Area	Ballina Shire Council	Area of impermeable or slow water cover spaces (m²)	0.0
Plan type and plan number	deposited S468	Assessor details	
Lot no.	6-4	Assessor number	DMN135445
Section no.		Certificate number	DMN135445
Project type		Climate risk	10
No. of residential flat buildings	1	Conform to at least one bedroom	Yes
No. of units in residential flat buildings	12	Conform to at least one living room or other residential area	Yes
No. of multi-dwelling houses	3		
No. of single dwelling houses	0		
Site area		Project score	
Site area (m²)	2086.66	Water	40 Target 40
Roof area (m²)	802.76	Thermal Comfort	Pass Target Pass
Non-residential floor area (m²)	124.0	Energy	66 Target 50
Residential car spaces	20		
Non-residential car spaces	0		

This is not a valid certificate

Version: 3.0 (2019/04/13)

NCC 2022 NatHERS Thermal Performance Specification - Alstonville			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity brick	R2.7	Med - SA 0.475 - 0.70	As per elevations
Metal cladding	R2.5	Med - SA 0.475 - 0.70	As per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Single skin brick	None	Internally in units (Ground floor)	
Plasterboard stud	None	Internally in units (Level 1)	
Cavity brick	None	Shared walls with units/lobbies	
Floors			
Floor Type	Insulation	Comments	
Concrete	None	Throughout	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Unit above	
Plasterboard	R2.5	Roof/air above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (ventilated cavity)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	5.4	0.58	e.g. Single glazed clear Aluminium frame
Awning (Throughout)	5.4	0.49	e.g. Single glazed clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Ceiling fan			
Size	Location	Comments	
1200mm in diameter	Living and bedrooms	Throughout	

Certificate Prepared by



Greenview Consulting Pty Ltd
ABN: 32600067338
Email: dean@greenview.net.au Phone: 0404 649 782



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PARADISE NSW 2124
PHONE NO 1800 738 718

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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068



DATE		NOTATION/AMENDMENT	
A	21/09/2023	DATE	DATE
REV		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.	FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECTS
Ariel & Brown Pty Ltd
PH (02) 9601 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 1800 738 718

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4228 5247

HYDRAULIC
Ariel & Brown Pty Ltd
PH (02) 9709 5706

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1663

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 6, 7 & 8 in DP 35468
17-21 Wardell Rd Alstonville NSW 2477

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 6, 7 & 8 in DP 35468
17-21 Wardell Rd Alstonville NSW 2477

BASIX REQUIREMENTS

All Dwellings:
- Shower to have a min rating of 4 stars (>4.5 but <=6.0 L/min)
- Toilet flushing system to have a min rating of 4 stars
- Taps for kitchens and bathrooms to have a min rating of 5 stars
- Hot water units to be electric heat pump to ground floor units and solar electric boosted to first floor units.
- Provide electric cooktop and electric oven to all units

Common Areas:
- Rainwater tank to be a min of 4,000 Litres and be of a central rain water tank, collecting a min of 400qsm of roof area.
- Landscape connection to all ground floor units and common landscape area. Toilet connection to all units.
- Solar panels to be provided with a min electrical output of 15 peak kW

TITLE
DEVELOPMENT DATA

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CAD File: S:\Data\2022\2022 033 LAHC SL 17-21
Wardell Rd Alstonville\3_Design\3.2 DA
2022 033 LAHC Wardell Rd, Alstonville.DA01n

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DEVELOPMENT APPLICATION			
DATE	SCALE	PROJ	JOB
21/09/2023	As shown @ A1	BGZDW	2022.033
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	5 of 17		A



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PROVIDE TRAFFICABLE LYSAGHT OR STRATCO CARPORT SYSTEM, POSTS & SUPPORTS. TRAFFICABLE TRANSCUENT SHEET ROOFING OVER. POWDERCOAT FINISH. INSTALL TO MANUFACTURER'S DETAILS.

SELECTED COLORBOND DOWNPIPES & GUTTERS. REFER TO FINISHES SCHEDULE

PROVIDE TRAFFICABLE LYSAGHT OR STRATCO CARPORT SYSTEM, POSTS & SUPPORTS. TRAFFICABLE TRANSCUENT SHEET ROOFING OVER. POWDERCOAT FINISH. INSTALL TO MANUFACTURER'S DETAILS.

LINE OF BUILDING BELOW SHOWN DOTTED

SELECTED COLORBOND DOWNPIPES & GUTTERS. REFER TO FINISHES SCHEDULE

SITE LEGEND

- 1 BED
- 2 BED
- PRIVATE OPEN SPACE (POS)
- LANDSCAPE AREA
- DRIVEWAY, FOOT PATH & PAVED AREA
- DEEP SOIL ZONE
- CERAMIC TILE (NS-CT)
- BRICK RETAINING WALL
- EX.TREES TO BE RETAINED
- EX. TREES TO BE REMOVED
- OVERHEAD POWERLINE
- UNDERGROUND SEWER
- EXISTING LEVELS AS PER SURVEY DETAILS
- NEW LEVELS TO CIVIL ENGINEERS DETAILS
- HOSE TAP REFER TO HYDRAULIC ENGINEERS DETAILS

LEGEND

- AB ARMCO BARRIER
- ABH ARMCO BARRIER WITH HANDRAIL
- ANG CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE TO WALL LINE. REFER TO DETAILS
- ANG-1 CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
- B STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
- B-1 VANITY BASIN
- B-2 WALL HUNG BASIN - DISABLE COMPLIANT
- B-3 WALL HUNG BASIN
- BC BATTERY CHARGE
- BF BACK FLASHING
- BFC BROOM FINISHED CONCRETE
- C CARPET AS SPECIFIED
- CAP CEILING ACCESS PANEL
- CF COLORBOND FENCE
- CH CLOTHES HOOK
- CR CEMENT RENDERED FINISH
- CS CLEANERS SHELF
- CT CERAMIC TILES
- CW COMPLETE WITH
- DB ELECTRICAL DISTRIBUTION BOARD
- DP DOWNPIPE - COLORBOND
- DPS DOWNPIPE & SPREADER - COLORBOND.
- DT DOOR THRESHOLD REFER TO DETAIL
- DW DISHWASHER AS SPEC.
- EAC EXPOSED AGGREGATE CONCRETE
- EDB ELECT. DISTRIBUTION BOARD. REFER TO ELECT. DOCUMENTS
- EF EXHAUST FAN
- EG EAVES GUTTER
- EW EYE WASH
- F FRIDGE AS SPEC.
- FG FIXED GLASS
- FHR FIRE HOSE REEL REFER TO HYDRAULIC ENGINEERS DETAILS
- FIP FIR INDICATOR PANEL (LOCATED MAIN ENTRY)
- FM RECESSED FLOOR MAT
- FW FLOOR WASTE
- GD GRATED DRAIN
- GPO-S SINGLE GENERAL PURPOSE OUTLET
- GPO-D DOUBLE GENERAL PURPOSE OUTLET
- GRB GOAL POST BOLLARDS
- GR GRAB RAIL
- HD HAND DRYER
- HTH HEATED THRESHOLD
- HWU HOT WATER UNIT
- HYD HYDRANT REFER TO HYDRAULIC ENGINEERS DETAILS
- LC LAMINATED BENCH TOP & CUPBOARDS
- LK LOCKERS
- M1 MIRROR
- MSB ELECTRICAL MAIN SWITCH BOARD
- MW MICROWAVE OVEN AS SPEC.
- MF1 METAL FENCE MF1-1200mm IN HEIGHT
- MF2 METAL FENCE MF2-1500mm IN HEIGHT
- MF3 METAL FENCE MF3-1800mm IN HEIGHT
- NS-CT NON-SUP CERAMIC TILE
- OF OVERFLOW
- PB PLASTERBOARD LINING
- PTD PAPER TOWEL DISPENSER
- RH RANGE HOOD
- RM RECESSED ENTRY MAT
- SCR SHOWER CURTAIN RAIL
- SC COLUMN TO STRUCTURAL ENGINEERS DETAILS
- SD SOAP DISPENSER
- SH WALL SHELF
- SK SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
- SK-1 STAINLESS STEEL SINK
- SK-2 CLEANER SINK
- SMP BOX GUTTER SUMP & OVERFLOW
- STF STEEL TROWEL FINISHED CONCRETE
- TGSI TACTILE INDICATOR
- TG TRENCH / GRATED DRAIN
- TH THRESHOLD RAMP
- TIM TIMBER FLOORING
- TP TOILET PARTITIONS
- TPH TOILET PAPER HOLDER
- TRS TRANSLUCENT ROOF SHEETING
- TS-1 TAP SET - WASHROOMS
- TS-2 TAP SET - DISABLE COMPLIANT
- TS-3 TAP SET - KITCHEN
- TS-4 TAP SET - CLEANERS
- US MOP & BROOM SHELF
- V VINYL
- VP VENT PIPE
- VTY REFER TO HYDRAULIC DOCUMENTS
- WB VANITY UNIT
- WB WORK BENCH
- WC-1 TOILET PAN / SUITE
- WC-2 TOILET PAN / SUITE DISABLE COMPLIANT
- WC-3 TOILET PAN / SUITE AMBULANT
- WG WHEEL GUIDE
- WT WASH TROUGH
- WU-1 WALL HUNG URINAL
- WS WHEEL STOP
- XP EPOXY FLOORING

1

FIRST FLOOR PLAN
1:100



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PHONE No 1800 738 718

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NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

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ARCHITECT
Abel & Brown Pty Ltd
PH (02) 9601 0011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 1800 738 718

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4228 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5706

ELECTRICAL / BASIX CONSULTANT
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PH (02) 8544 1683

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PH 0412 294 712



Land & Housing Corporation
NORTHERN NSW REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT

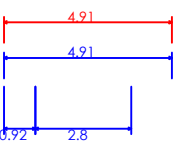
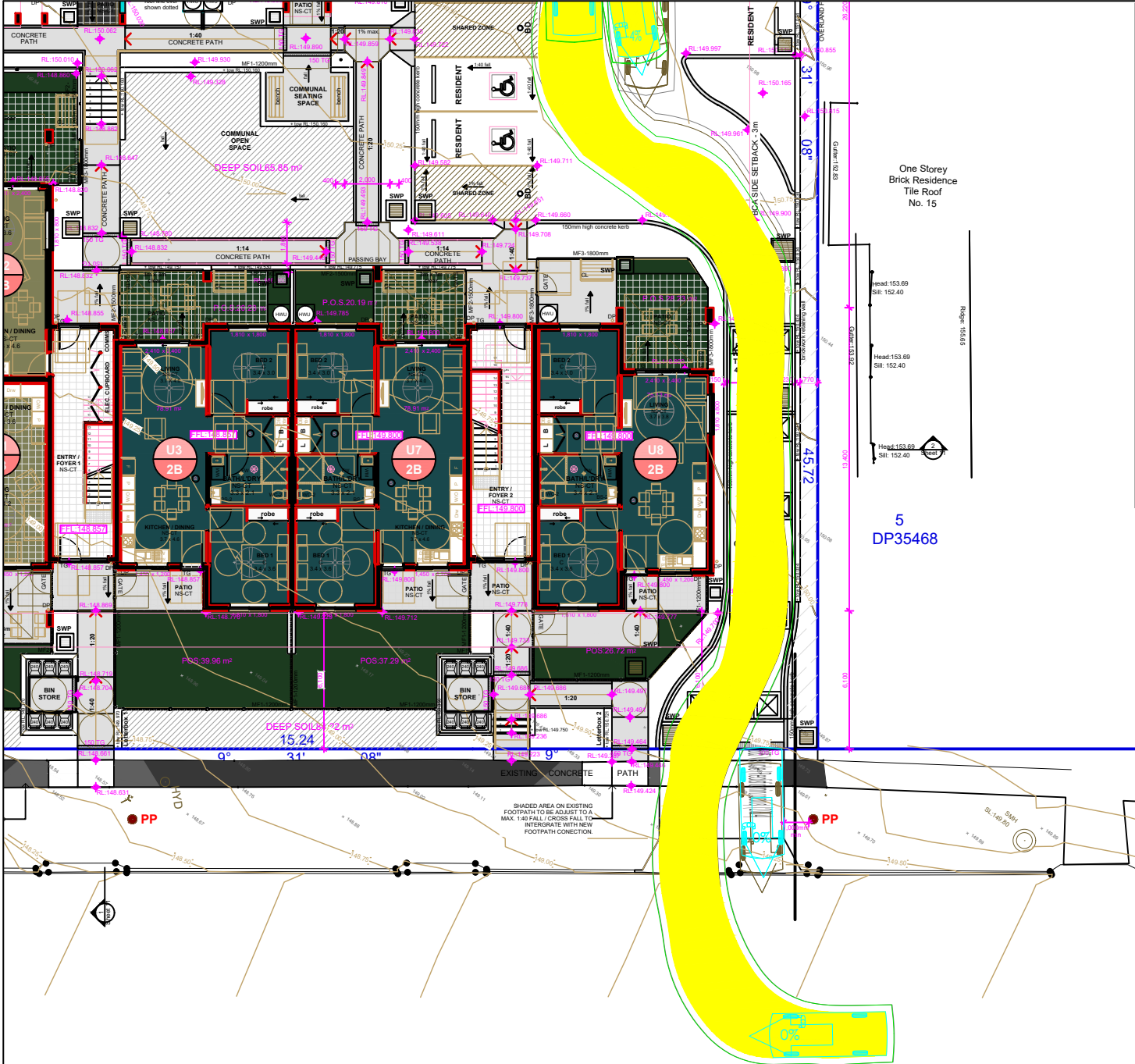
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TITLE:
FIRST FLOOR PLAN

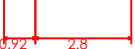
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A	7 of 17	A	

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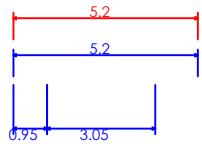
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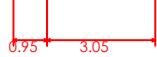
B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m



DESIGN VEHICLE SPECIFICATIONS



B99 Vehicle (Realistic min radius) (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m



DRAWING TITLE- B85th & B99th VEHICLE TYPE ACCESSING THE SITE

PROJECT NO - PT 17WRR01

SCALE - NTS

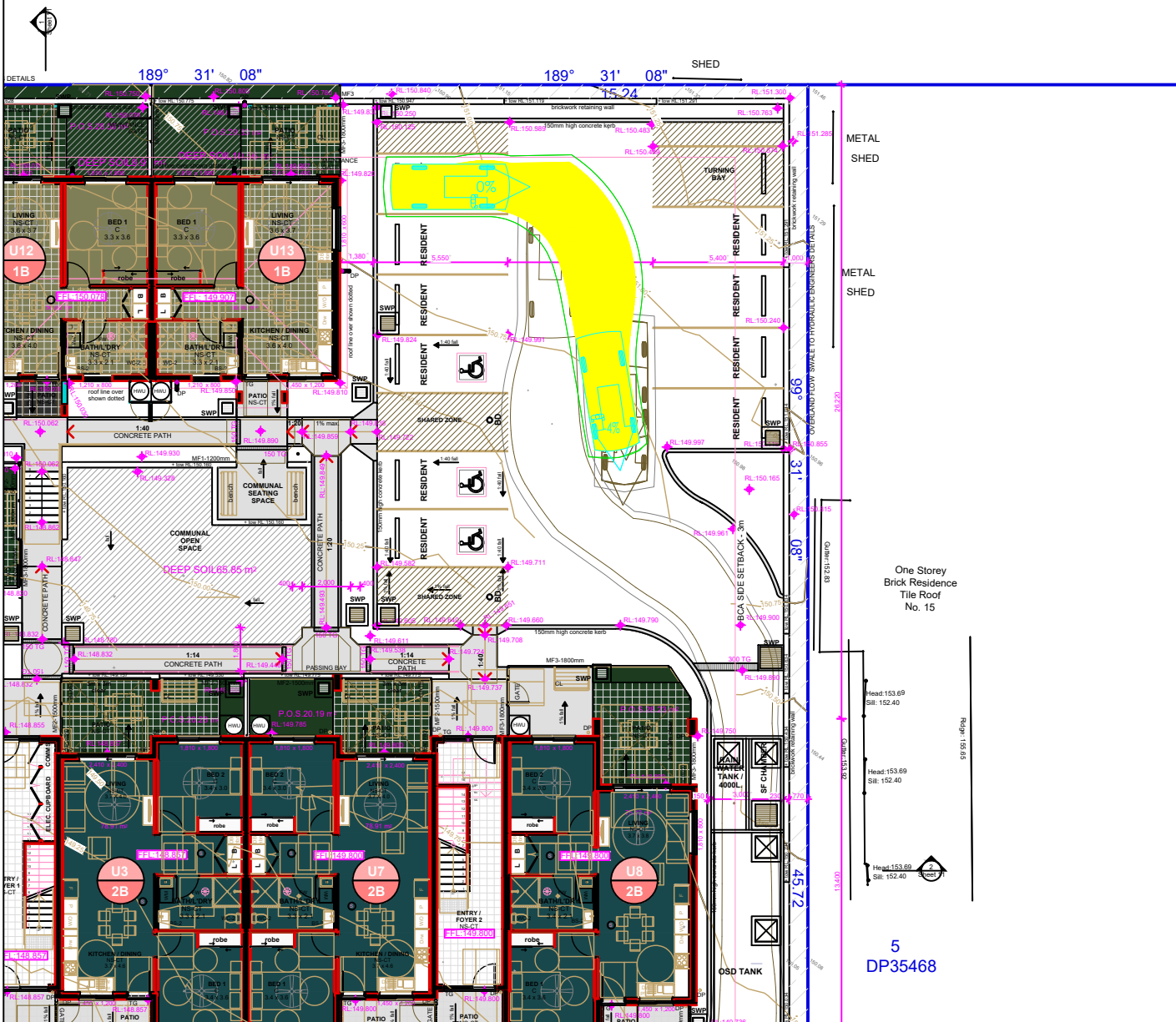
CLIENT- DTA ARCHITECTS

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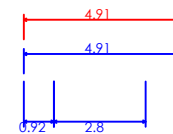
DATE - 29/08/2023

PROJECT ADDRESS - 17-21 WARDELL ROAD, ALSTONVILLE

NOTES -



DESIGN VEHICLE SPECIFICATIONS



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Overall Width 1.870m
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Min Body Ground Clearance 0.159m
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ParkTransit
Parking & Traffic Design

DRAWING TITLE- B85th VEHICLE TYPE EXITING CAR SPACE 1

CLIENT- DTA ARCHITECTS

PROJECT ADDRESS - 17-21 WARDELL ROAD, ALSTONVILLE

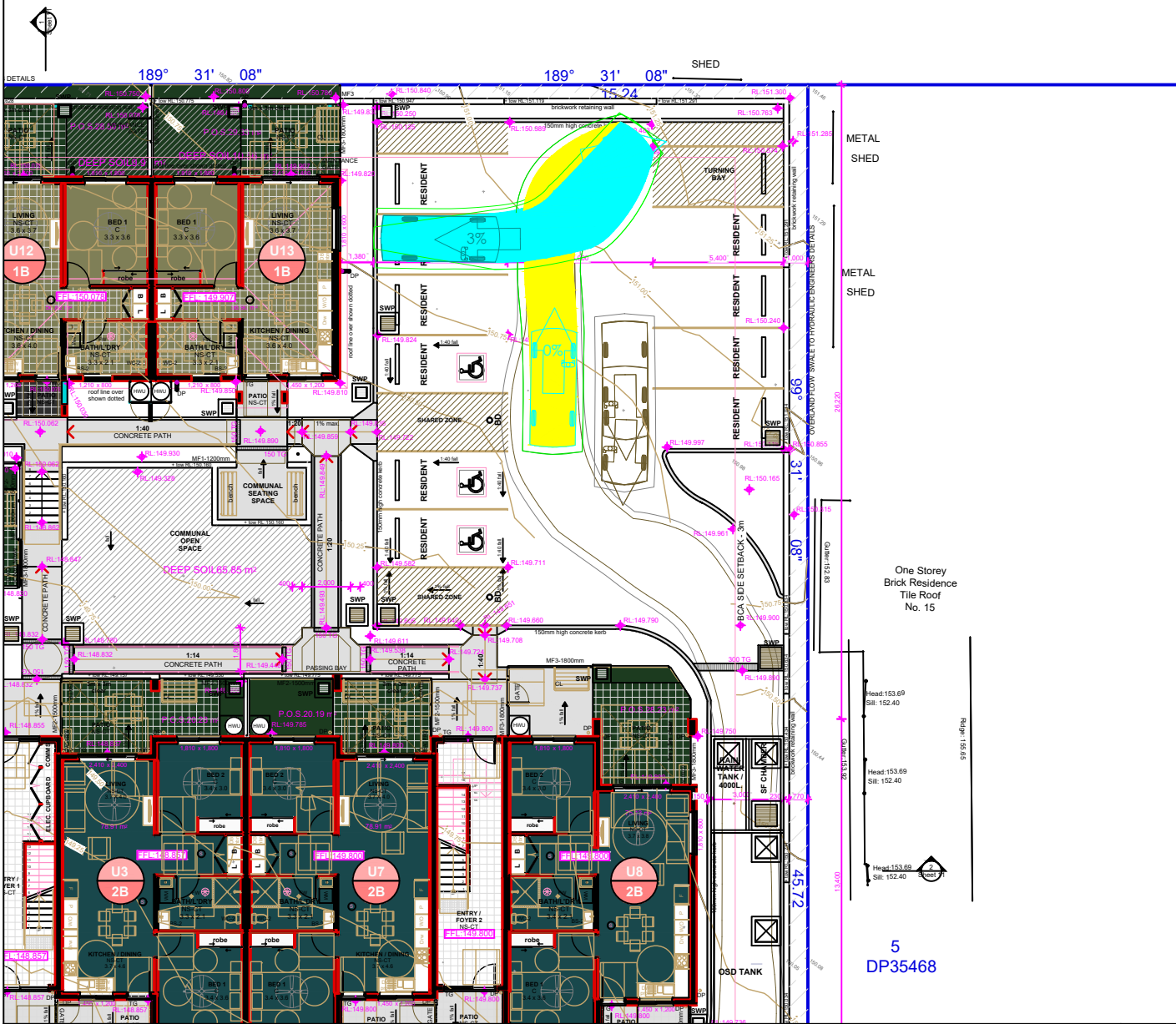
PROJECT NO - PT 17WRR01

DRAWING NO - PT 17WRV03

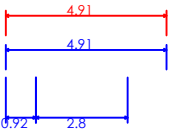
NOTES -

SCALE - NTS

DATE - 28/08/2023



DESIGN VEHICLE SPECIFICATIONS



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



ParkTransit
Parking & Traffic Design

DRAWING TITLE- B85th VEHICLE TYPE ENTERING CAR SPACE 2

CLIENT- DTA ARCHITECTS

PROJECT ADDRESS - 17-21 WARDELL ROAD, ALSTONVILLE

PROJECT NO - PT 17WRR01

DRAWING NO - PT 17WRV04

NOTES -

SCALE - NTS

DATE - 28/08/2023

