

Reference: T188M21
3 February 2023

Statewide Planning
C/- Tony Owen Partners
Nour Qasho
Email: nour@tonyowen.com.au

Dear Nour,

Re: 757-774 Canterbury Road, Belmore – S4.55 Modification Traffic Assessment

Background

Consent was granted for a development scheme that involves a residential complex consisting of 59 apartments in the following composition:

13 x 1 Bed
44 x 2 Bed
2 x 3 Bed

A Lower Ground and Basement car park will be constructed to accommodate 81 spaces as follows:

Residents	69 spaces (incl. 6 DDA)
Visitors	12 spaces (incl. 1 DDA)
Bicycles	12 spaces

In addition, a car wash bay will be provided in the Lower Ground car park, while a loading bay suitable for a 12.5m HRV will be provided at grade, accessed via Chapel Lane.

The car parking details of the approved development scheme are provided on the approved plans in **Attachment 1**.

Section 4.55 Modification

The proposed modifications involve minor car park layout changes to the car parking levels. The development yield in terms of apartment number and mix will be retained.

The proposal will also retain the approved car parking quantum; however, it is proposed to increase the bicycle parking provision as follows:

Residents	69 spaces (incl. 6 DDA)
Visitors	12 spaces (incl. 1 DDA)
Bicycles	18 spaces (+6)

An intercom island will be incorporated on the approved driveway to provide the necessary access security for residents.

Details of the proposed modified plans are provided on the architectural plans prepared by Tony Owen Partners in **Attachment 2**.

The following discussions pertain to the traffic and parking implications of the proposal.

Car Parking Provision

The proposed car parking provision will be consistent with the approved allocation and arrangement. This is in keeping with the approved development yield which will be retained under the S4.55 proposal.

Traffic Impact

The proposal will not increase in terms of unit number. Therefore, the traffic generation outcome assessed in the approved TIA will remain valid under this proposal.

Internal Design

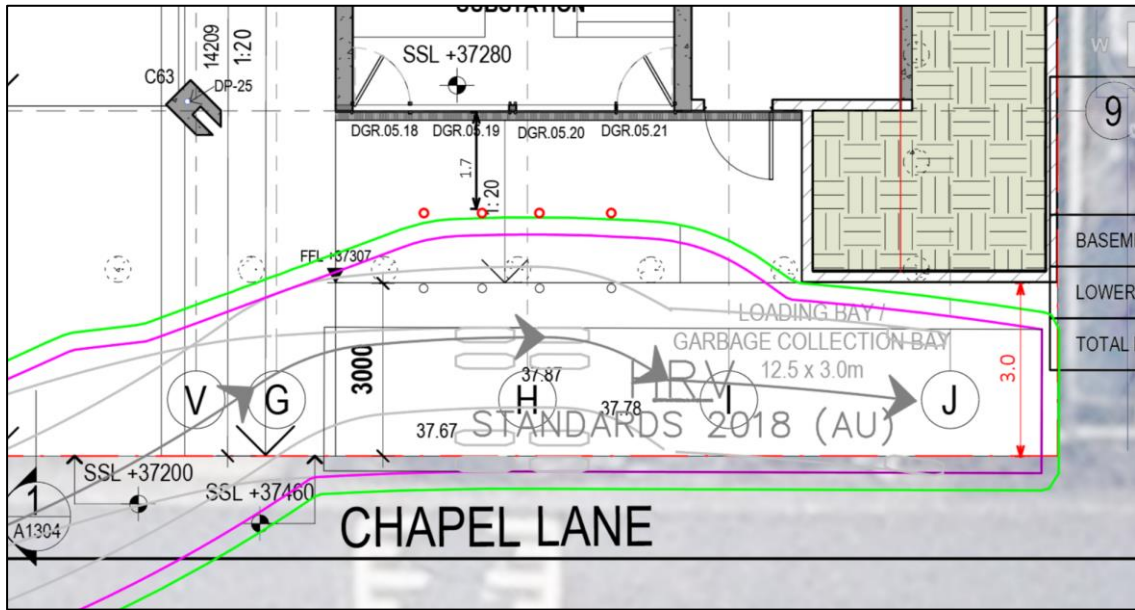
The proposed amendments made in the car parking area have been assessed against the AS2890.1 and AS2890.2 design criteria. The assessment found the revised car parking layout to be generally satisfactory with respect to provisions for car parking geometry, turning facility, and loading/servicing.

Details of a swept path analysis that indicate an adequate provision are provided in **Attachment 3**.

The assessment notes the following recommendations:

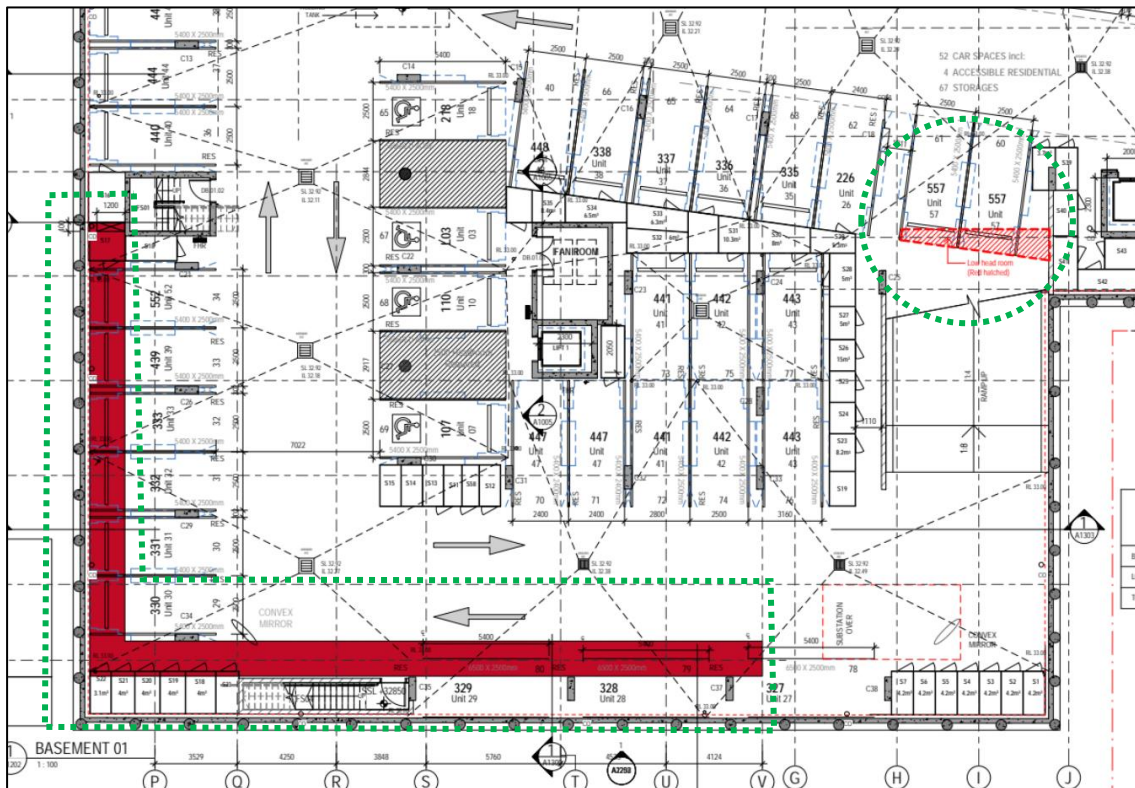
Ground Level

Relocate the bollards adjacent to the loading area to allow an HRV to enter the loading area with no undue difficulty. This is indicated in the below extract:



Basement

Indicate limitation of areas in circulation aisle by installing corresponding low headroom signage (refer below).



Summary

Subject to the above resolution, the assessment found that the proposed amendments shown on the assessed plans will:

- continue to comply with the approved development car parking requirement/criteria;
- not generate more traffic movements than that which is approved;
- satisfy the AS2890.1:2004 and AS2890.2:2018 design principles in relation to car parking geometry and circulation arrangements.

I trust that the above is sufficient for Council's assessment. Otherwise, please do not hesitate to contact me to discuss this further.

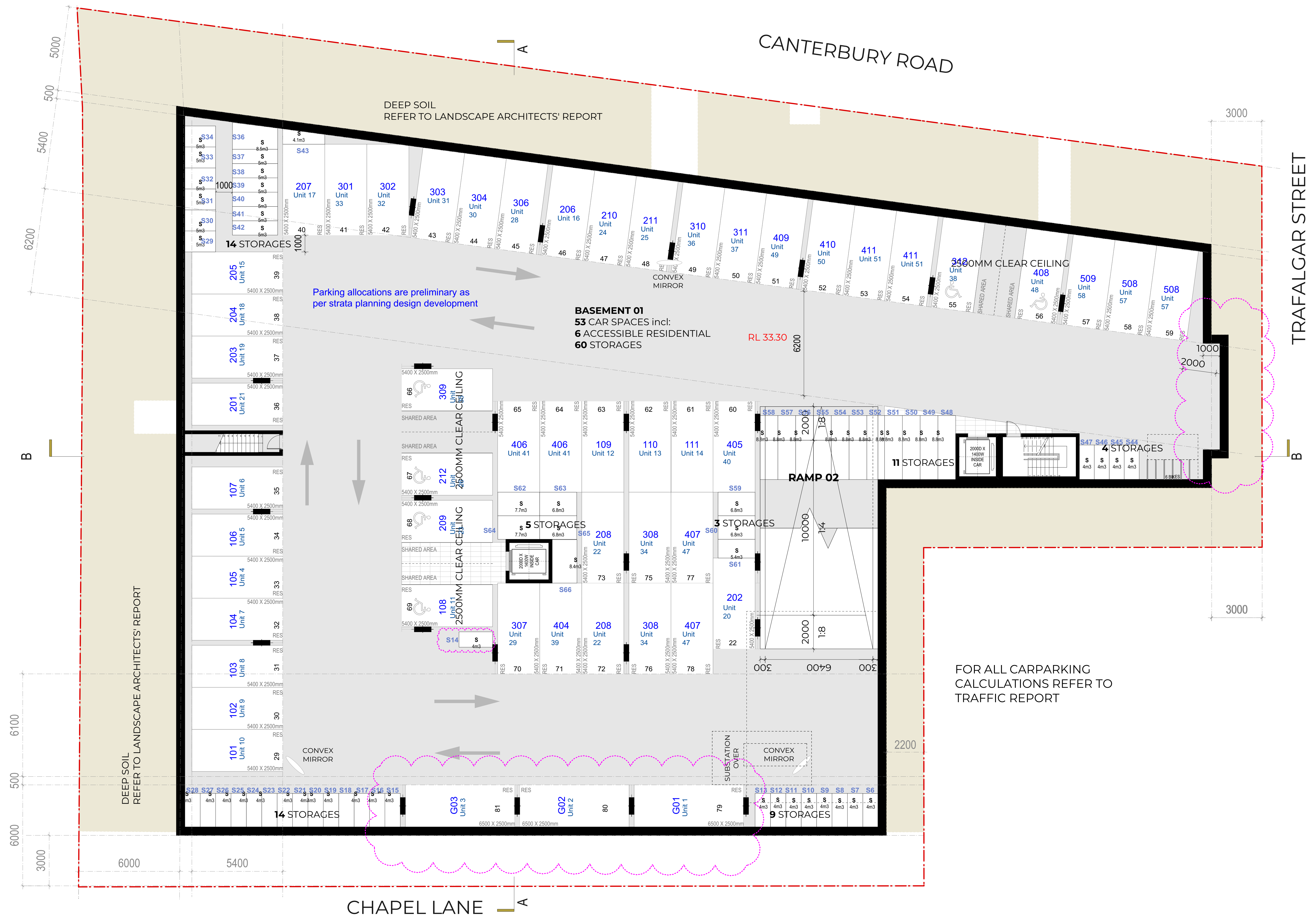
Yours faithfully,

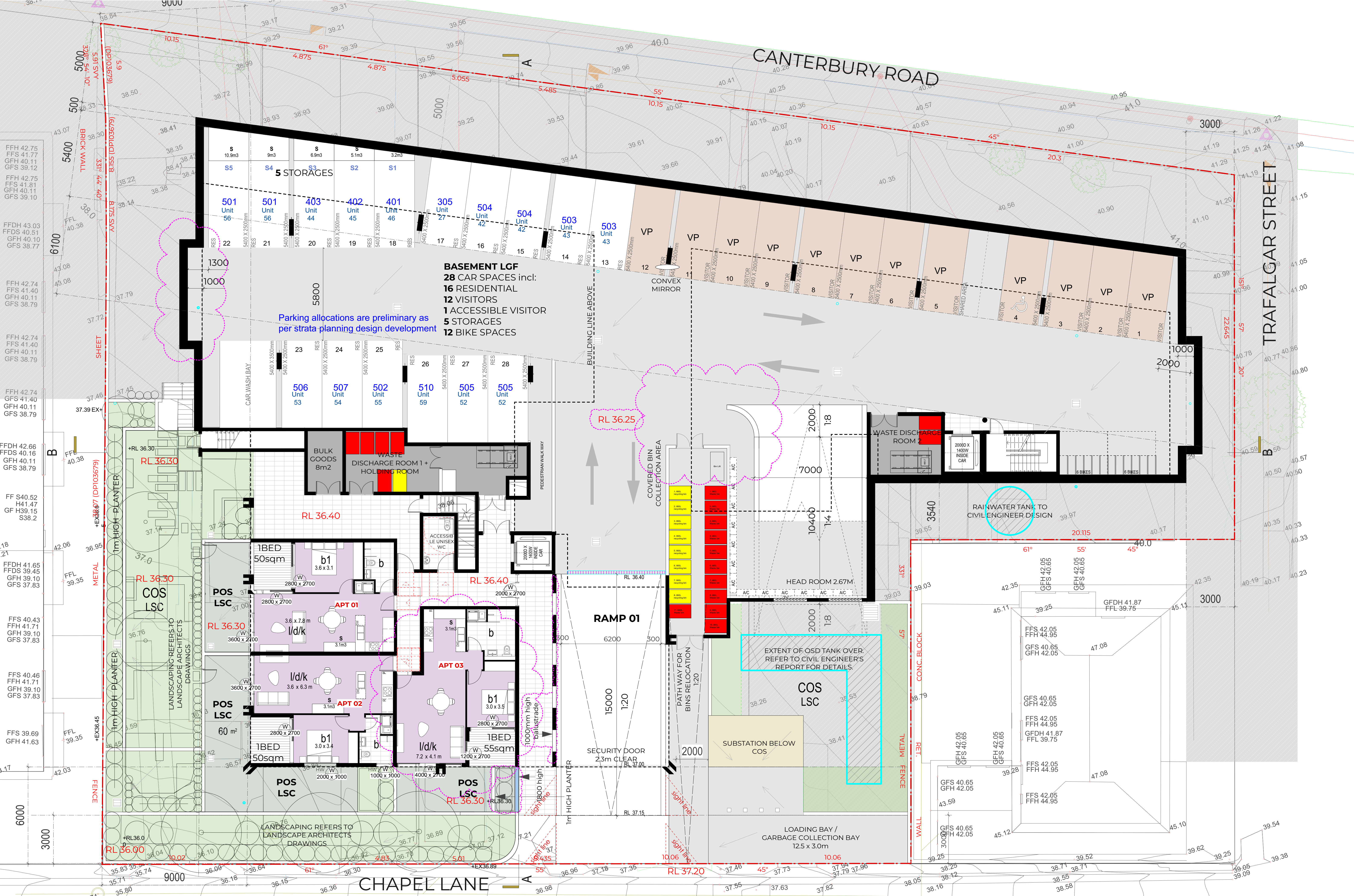


Bernard Lo BE (Civil), MTrans, PRE 0001491
Principal

Attachment 1

Approved Plans





Attachment 2

S4.55 Modified Plans

Regulated Design Record

Project Address:754-774 CANTERBURY ROAD, BELMORE

Project Title:754-774 CANTERBURY ROAD, BELMORE

Consent No:DA-255/2018

Body Corporate Reg No:

Drawing Title:COVER

Drawing No:

Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



- LEGEND:
- MECHANICAL
 - ELECTRICAL
 - HYDRAULIC
 - STRUCTURAL THICKENING ABOVE/BALCONY SETDOWN ABOVE

REV.	AMENDMENTS	DATE
1	ISSUE FOR INFORMATION	22/01/22
2	ISSUE FOR INFORMATION	22/03/15
3	ISSUE FOR INFORMATION	22/03/17
4	ISSUE FOR ENGINEER	22/03/24
5	ISSUE FOR INFORMATION	22/04/01
6	ISSUE FOR INFORMATION	22/04/07
7	ISSUE FOR ENGINEER	22/04/20
8	ISSUE FOR INFORMATION	22/05/05
9	ISSUE TO ANTHONY	22/05/11
10	ISSUE FOR STRUCTURE	22/05/19
11	ISSUE FOR STRUCTURE	22/05/25
12	ISSUE FOR SERVICES	22/05/30
13	ISSUE FOR INFORMATION	22/06/08
14	ISSUE FOR COORDINATION	22/06/23
15	ISSUE FOR COORDINATION	22/06/28
16	ISSUE FOR INFORMATION	22/07/21
17	ISSUE FOR INFORMATION	22/08/02
18	ISSUE FOR COORDINATION	22/09/12
19	ISSUE FOR COORDINATION	22/09/20
20	ISSUE FOR MEETING	22/11/02
21	ISSUE FOR INFORMATION	22/11/17
22	ISSUE FOR 70%	22/12/02
23	ISSUE FOR INFORMATION	23/01/20

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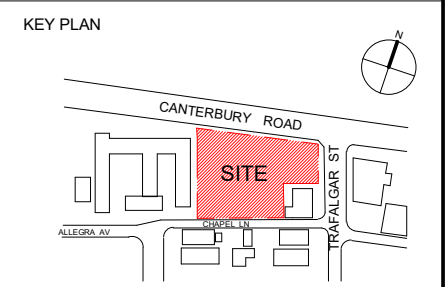
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Genesis Traffic
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ARCHITECT:
tony owen architects
1002 Canterbury Road, Belmore NSW 2160
Reg No 7080

PROJECT ADDRESS:
754-774 Canterbury Road,
Belmore



SCALE:
1 : 100 @ A1

DRAWING TITLE:
GA - BASEMENT PLAN

PROJECT NO: 1039
DRAWING NO: A1100

REV: 23
DESIGNED: Designer Author
DRAWN: Designer Author
CHECKED: Checker

DATE: 23/01/20

FOR INFORMATION

	TOTAL CP	CAR PARKING				BYCICLE	STORAGE
		RESI NON-ACCESSIBLE	RESI ACCESSIBLE	VISITOR	VISITOR ACCESSIBLE		
BASEMENT LEVEL 1	53	47	6	0	0	6	60
LOWER GROUND FLOOR	28	16	0	12	1	12	5
TOTAL PROPOSED	81	63	6	12	1	18	65

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Project Title:754-774 CANTERBURY ROAD, BELMORE

Consent No:DA-255/2018

Body Corporate Reg No:

Drawing Title:COVER

Drawing No:

Rev	Date	Description	DP Full Name	Reg No
				5518

LEGEND:

MECHANICAL

ELECTRICAL

HYDRAULIC

STRUCTURAL THICKENING ABOVE/BALCONY SETDOWN ABOVE

BASEMENT LGF
28 CAR SPACES incl:
16 RESIDENTIAL
12 VISITORS
1 ACCESSIBLE VISITOR
5 STORAGES
12 BIKE SPACES

REV.	AMENDMENTS	DATE
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21	ISSUE FOR INFORMATION	22/11/17
22	ISSUE FOR 76%	22/12/02
23	ISSUE FOR INFORMATION	23/01/20

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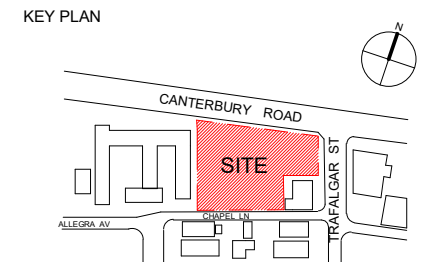
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Reg No 7080

PROJECT ADDRESS
754-774 Canterbury Road,
Belmore



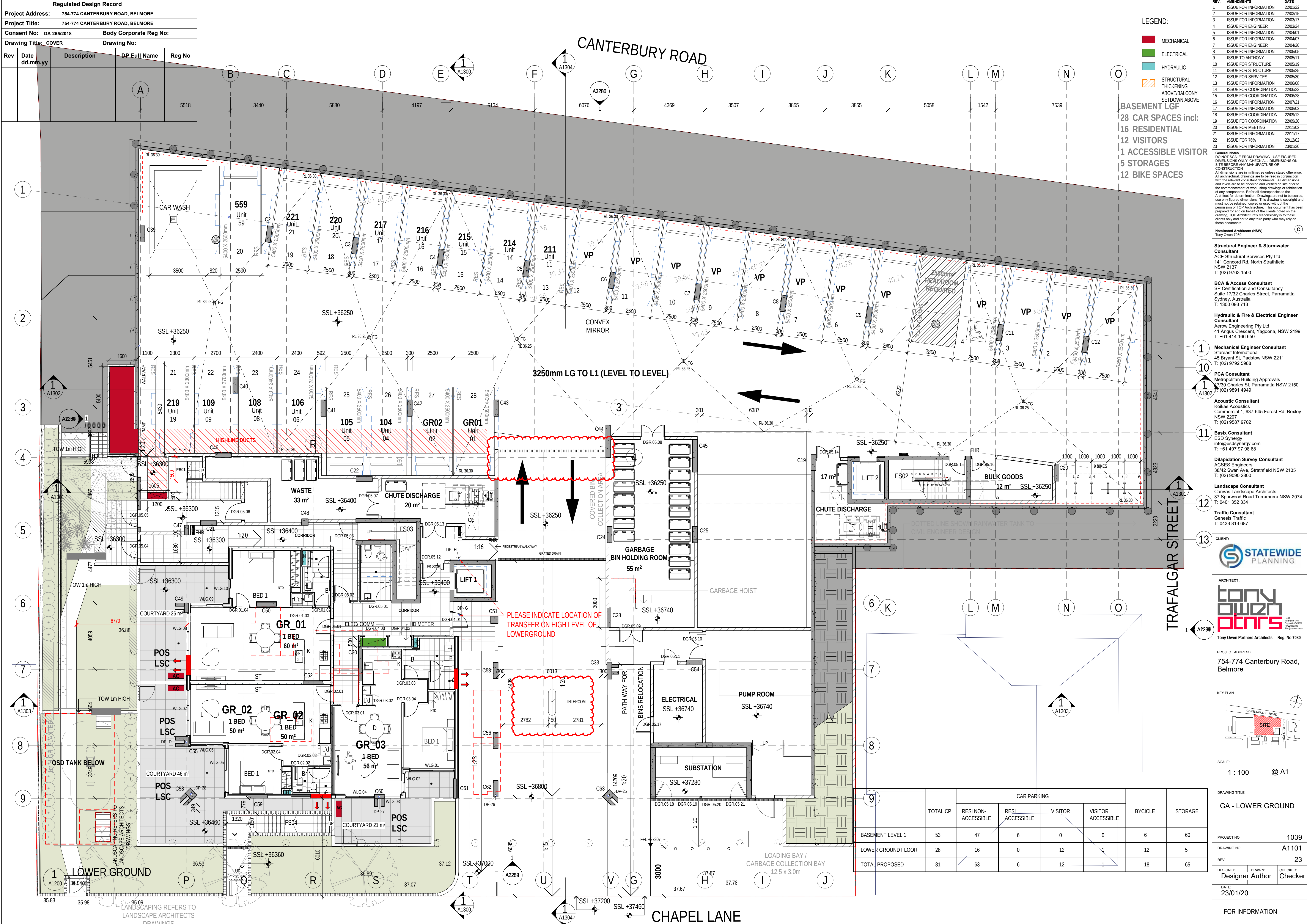
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DRAWING TITLE:
GA - LOWER GROUND

PROJECT NO: 1039
DRAWING NO: A1101

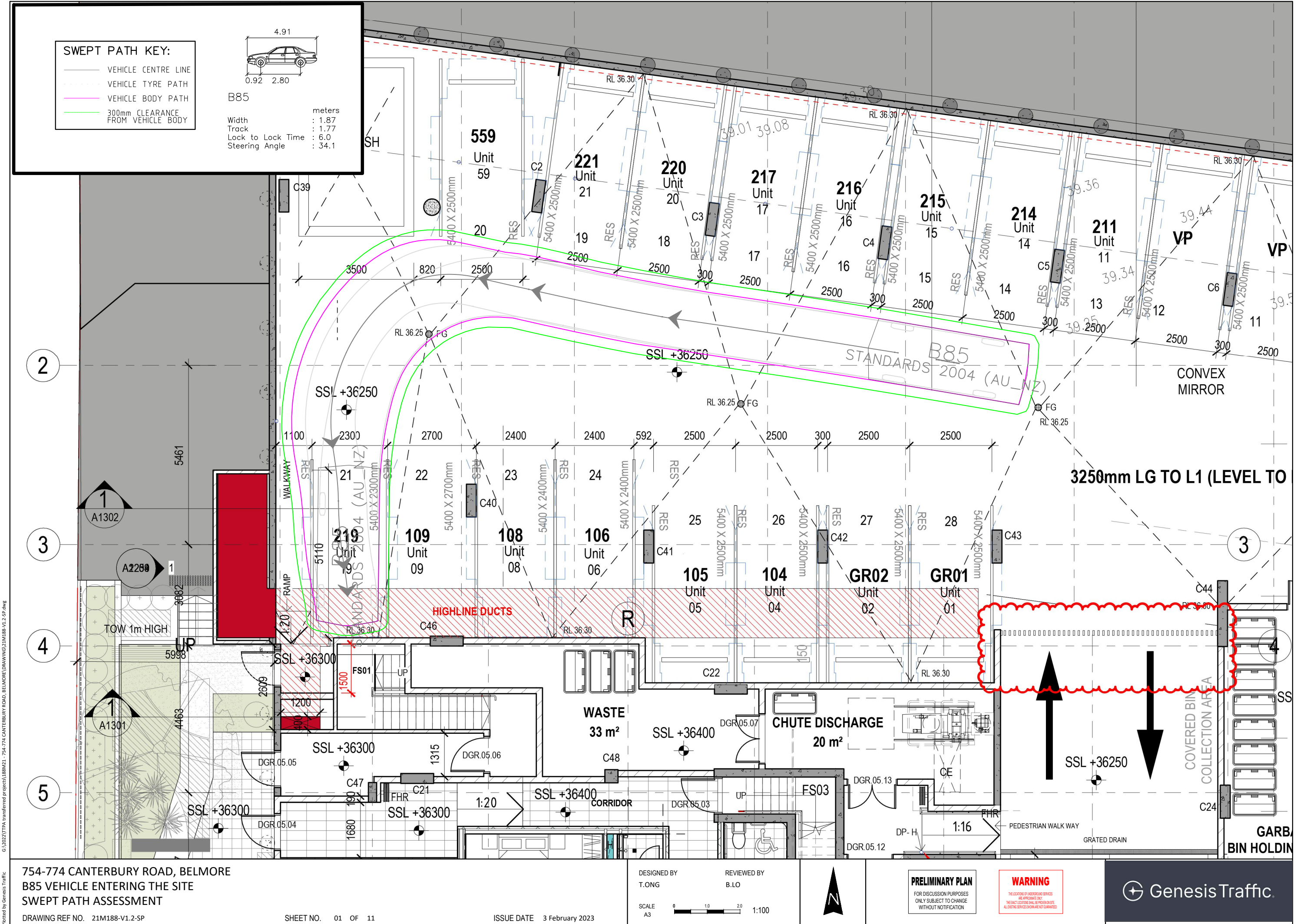
REV: 23
DESIGNED: Designer Author
DRAWN: Designer Author
CHECKED: Checker

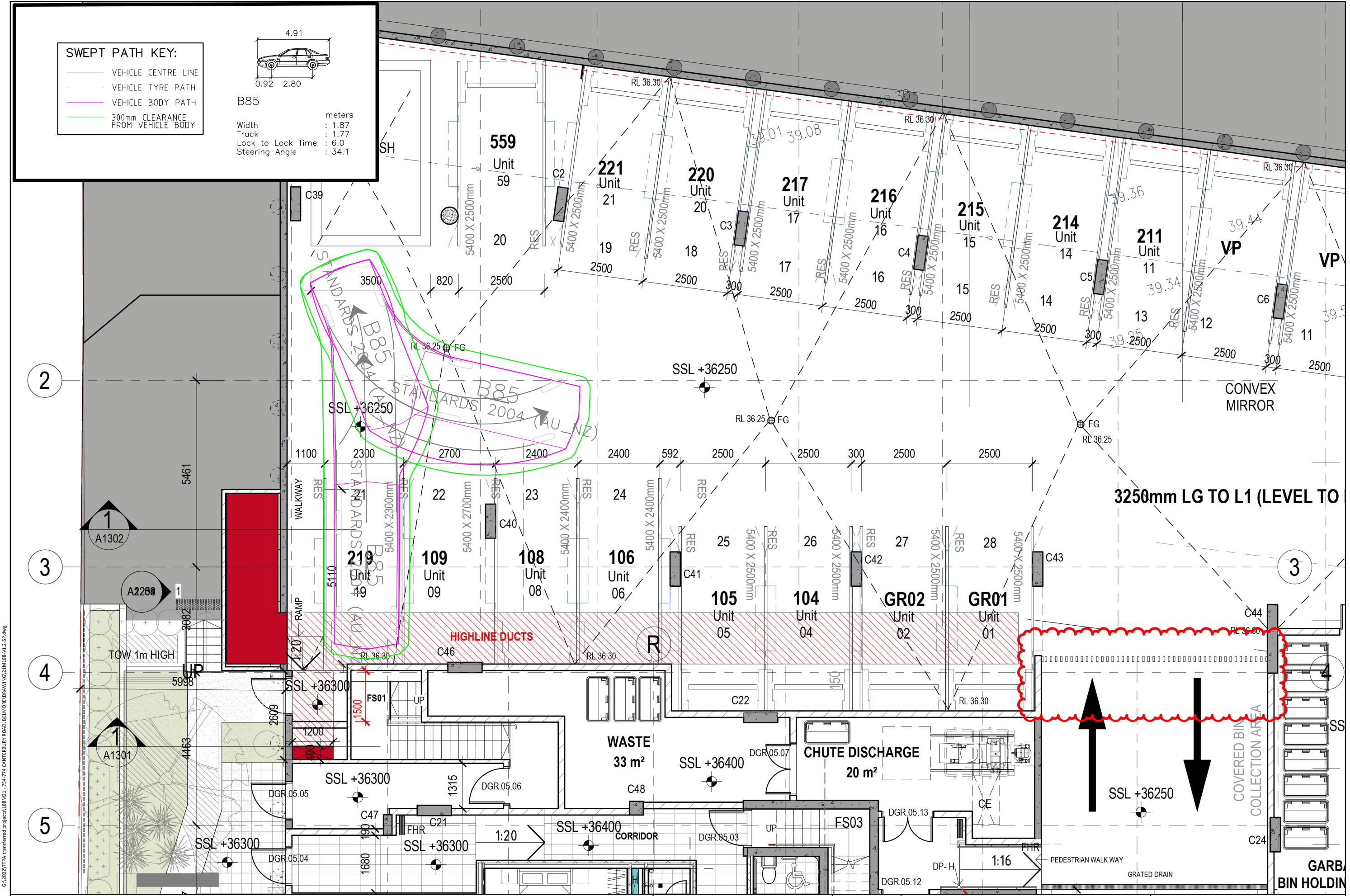
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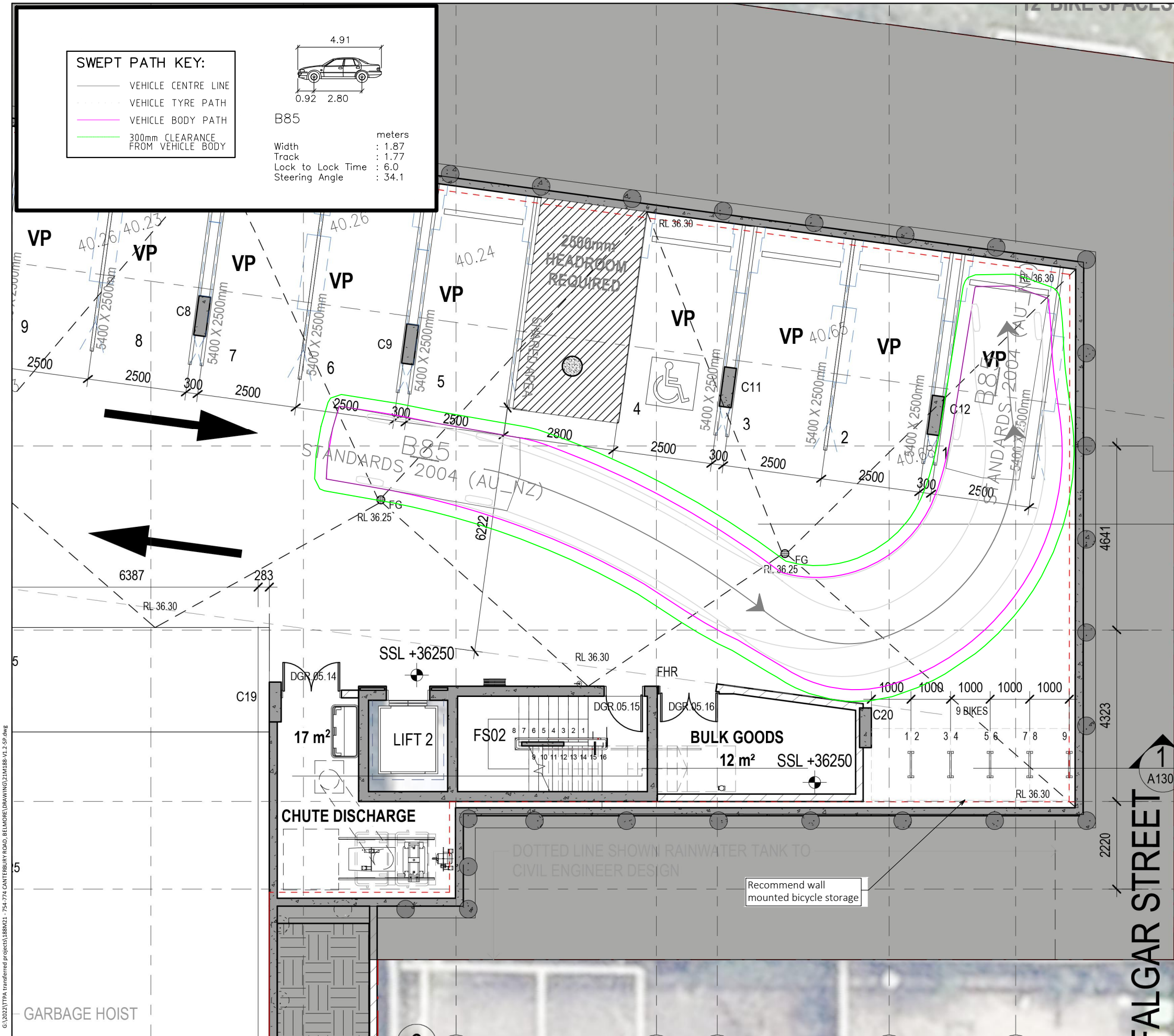


Attachment 3

Swept Path Diagrams

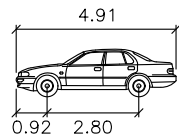






SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1

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CLIENT:



ARCHITECT :



754-774 CANTERBURY ROAD, BELMORE
B85 VEHICLE ENTERING THE SITE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 21M188-V1.2-SP

SHEET NO. 03 OF 11

ISSUE DATE 3 February 2023

DESIGNED BY
T.ONG

REVIEWED BY
B.L.O

SCALE
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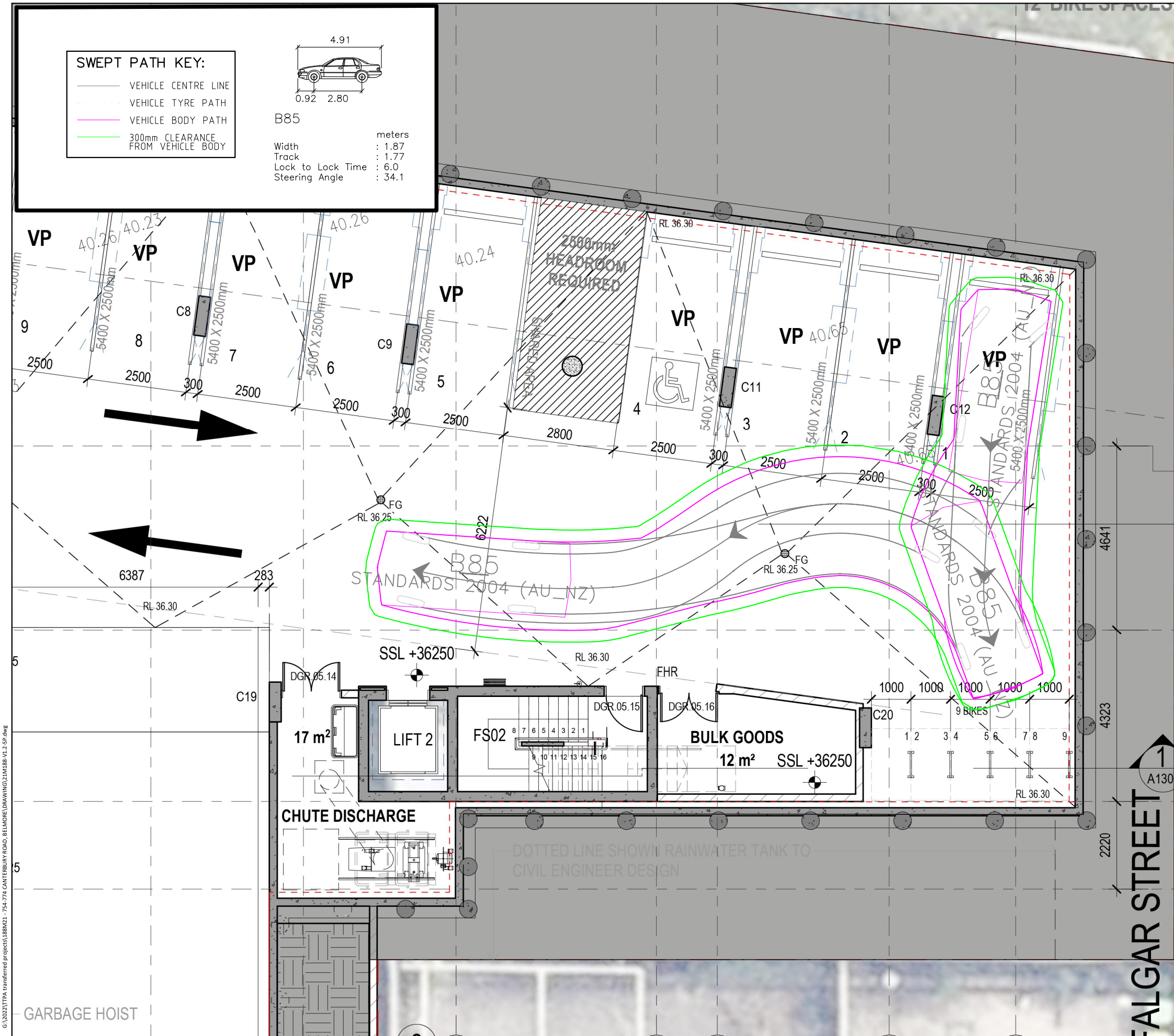
PRELIMINARY PLAN

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WARNING

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THE EXACT LOCATIONS SHALL BE DETERMINED ON SITE
ALL EXISTING SERVICES SHOWN ARE NOT GUARANTEED

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ARCHITECT :



754-774 CANTERBURY ROAD, BELMORE
B85 VEHICLE EXITING THE SITE
SWEEP PATH ASSESSMENT

DRAWING REF NO. 21M188-V1.2-SP

SHEET NO. 04 OF 11

ISSUE DATE 3 February 2023

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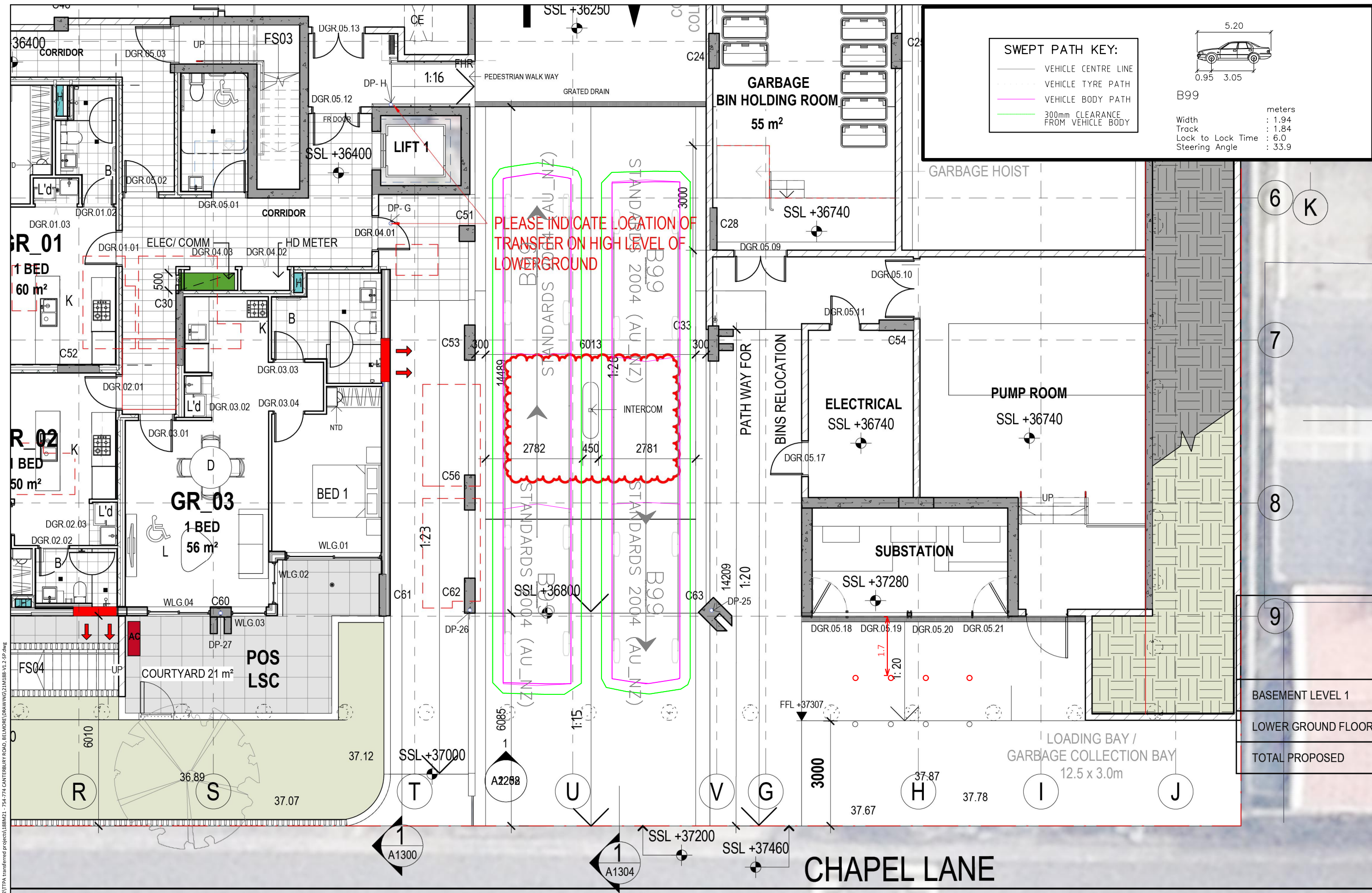
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754-774 CANTERBURY ROAD, BELMORE
B99 VEHICLE PASSING ON THE GROUND FLOOR
SWEPT PATH ASSESSMENT

DRAWING REF NO. 21M188-V1.2-SP SHEET NO. 05 OF 11 ISSUE DATE 3 February 2023

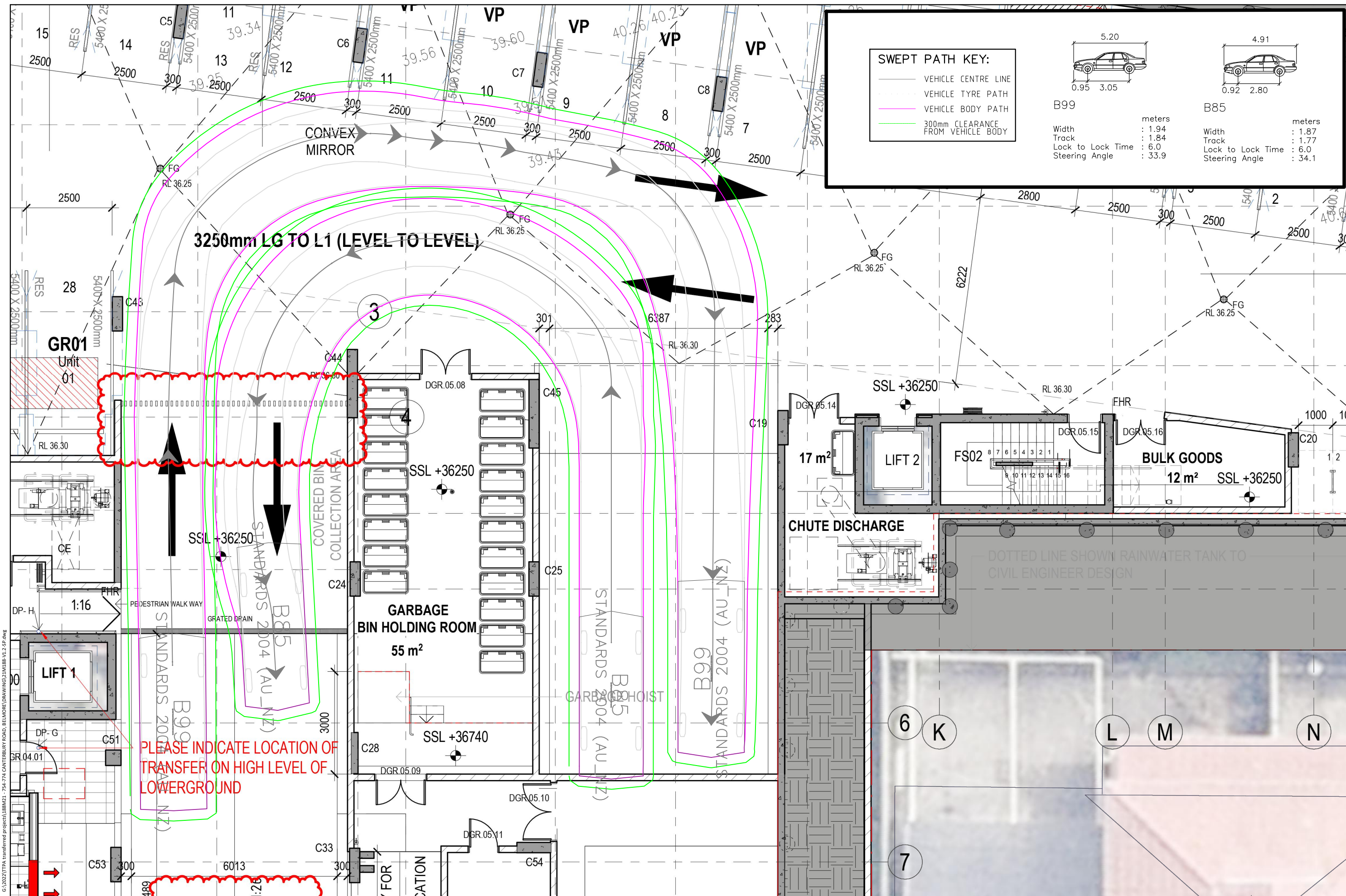
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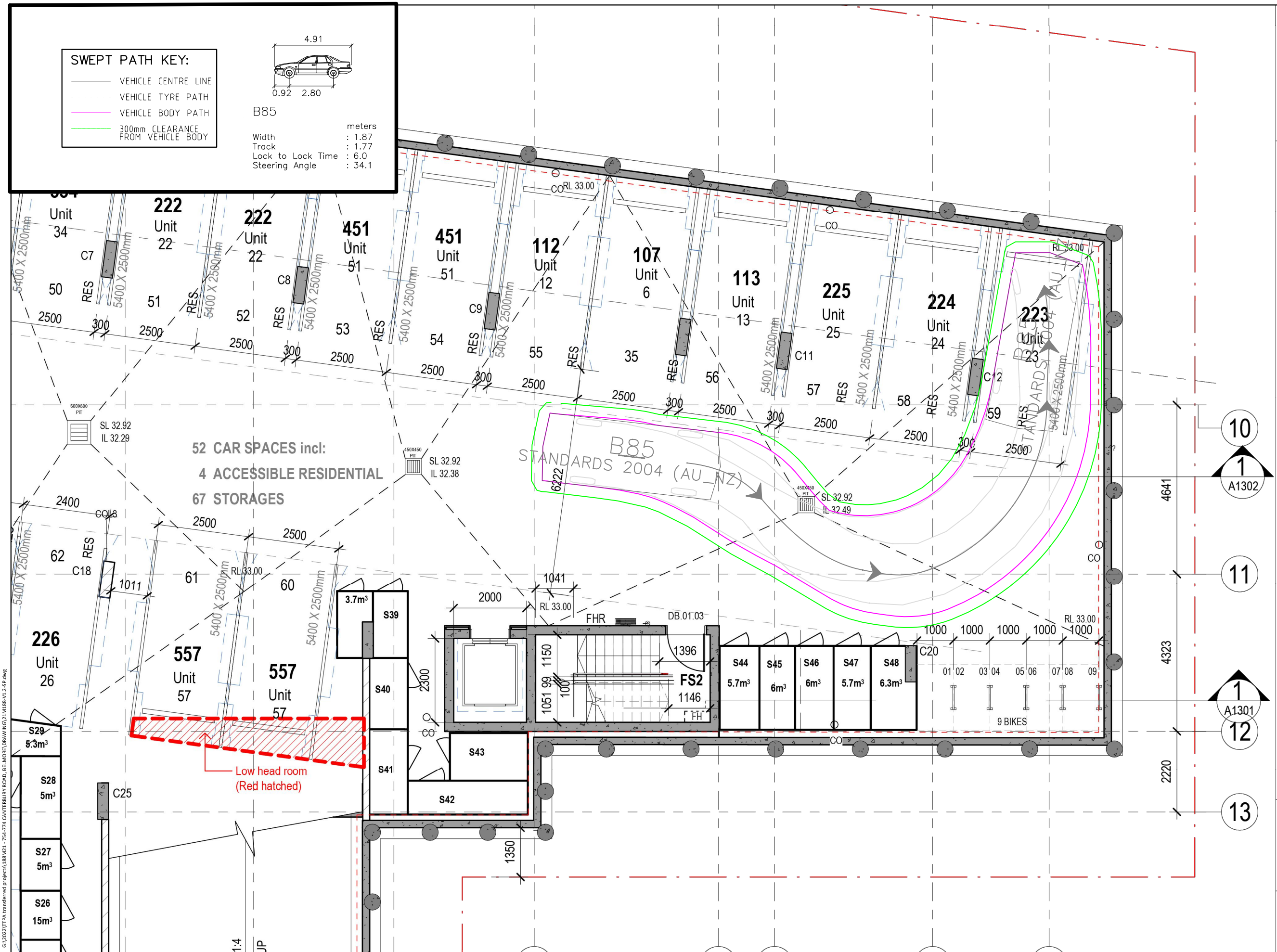
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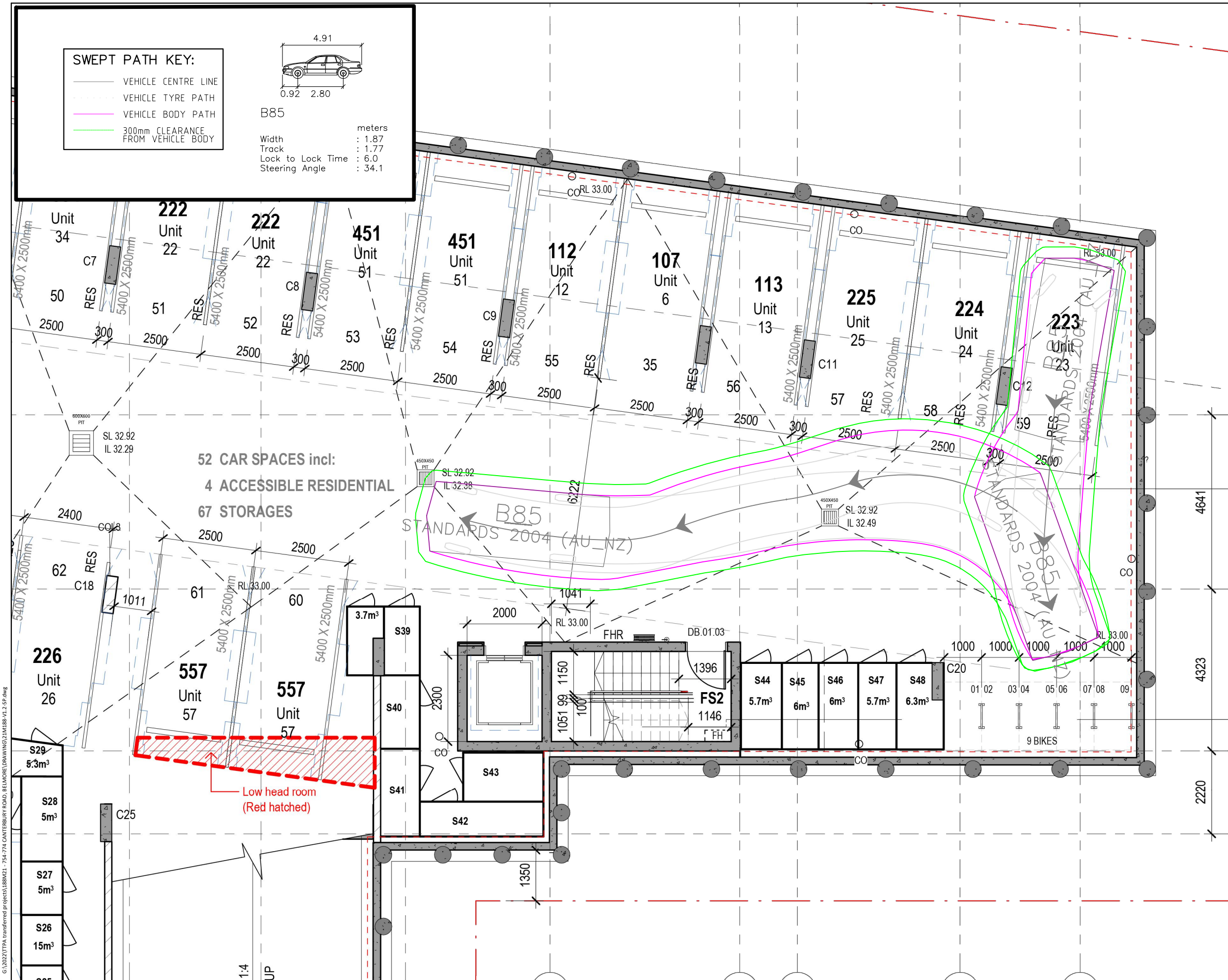
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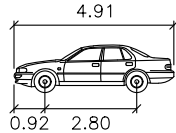
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SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1

52 CAR SPACES incl:
4 ACCESSIBLE RESIDENTIAL
67 STORAGES

STANDARDS 2004 (AU_NZ)

Low head room
(Red hatched)

754-774 CANTERBURY ROAD, BELMORE
B85 VEHICLE EXITING THE SITE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 21M188-V1.2-SP

SHEET NO. 08 OF 11

ISSUE DATE 3 February 2023

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T.ONG

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SCALE A3 0 10 20 1:100

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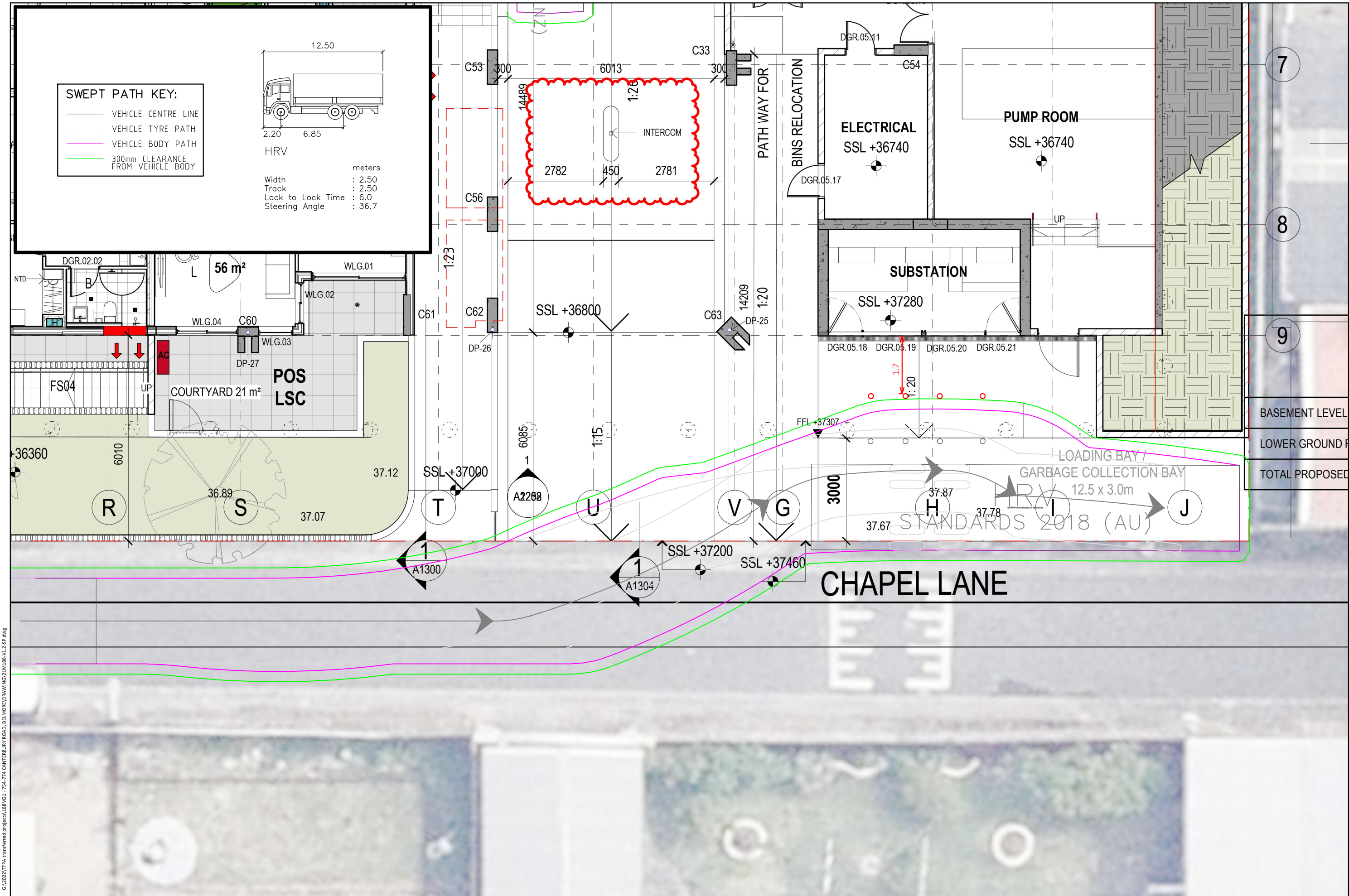
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754-774 CANTERBURY ROAD, BELMORE
HRV ENTERING THE SITE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 21M188-V1.2-SP

SHEET NO. 10 OF 11

ISSUE DATE 3 February 2023

DESIGNED BY
T.ONG

REVIEWED BY
B.L.O

SCALE
A3
0 1.0 2.0 1:100



PRELIMINARY PLAN
FOR DISCUSSION PURPOSES
ONLY SUBJECT TO CHANGE
WITHOUT NOTIFICATION

WARNING
THE LOCATION OF UNDERGROUND SERVICES
ARE APPROXIMATE ONLY
THE EXACT LOCATIONS SHALL BE PROVEN ON SITE.
ALL EXISTING SERVICES SHOWN ARE NOT GUARANTEED.

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