

CARPARK CERTIFICATION OF AN RESIDENTIAL DEVELOPMENT

7 Hanley Place in Yass

Prepared for: The Price Group

N244037A (Version 1a)

November 2024

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1. INTRODUCTION

ML Traffic Engineers was commissioned by The Price Group to prepare a car parking certification report of a proposed residential development at 7 Hanley Place in Yass.

Vehicle access and egress to the car parking areas are via Hanley Place. Car parking is provided on ground levels. Tenant parking is provided via double garages. Two visitor car spaces are provided as open car spaces.

Reference is made to AS2890.1 (2004) and Council's Development Control Plan for compliance.

2. DRIVEWAY

The details of the driveway from Carlton Parade into the ground level are as follows from the perspective of the inbound movement for descriptive purposes only:

- The driveway is 6.1 metres wide
-

3. CAR SPACES

The details of the car parking areas are as follows:

- The car parking aisle is 7.105 metres wide.
- The visitor car spaces are 5.4 metres long and 2.4 metres wide.
- The double garages are 6.1 metres wide and 5.61 metres long
- The double garage car parking has an opening width of 4.8 metres.
 - The internal car parking area is 5.97 metres wide and 7.315 metres long.
- Blind aisle extensions are provided

4. SWEPT PATHS

A swept turning path analysis is performed using a B85 car with a length of 4.9 metres as stated in Australian Standards to confirm that vehicle movements are adequate for all car spaces.

All Swept paths show adequate maneuverability

The swept paths are provided in the Appendix A of this report.

5. SIGHT DISTANCE

The car driver's sight distance requirement to enter the external road is stated in Figure 3.2 of AS2890.1.

The sight distance varies according to the speed of the external road. Hanley Place has default speed limit of 50km/hr.

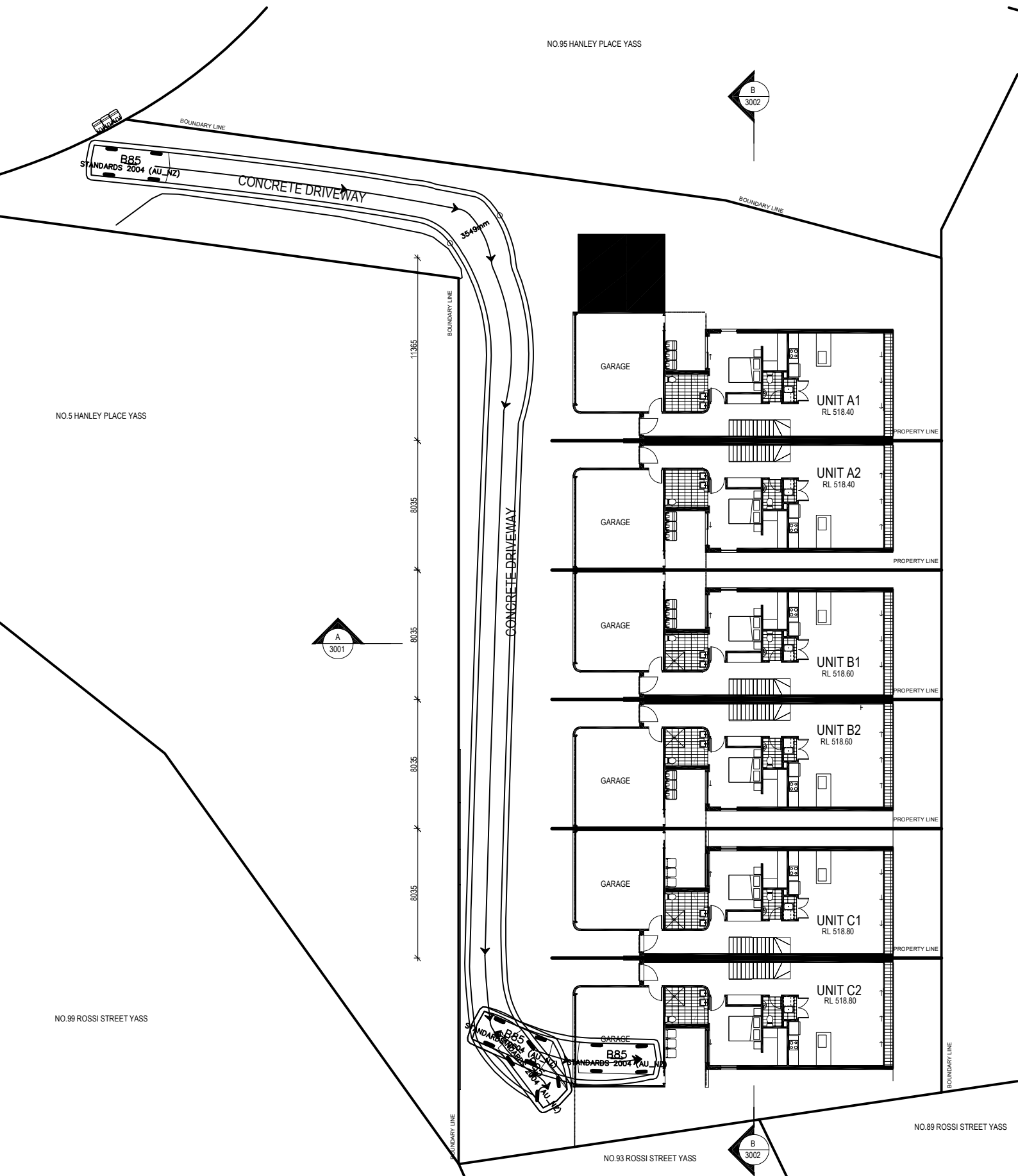
The minimum sight distance required is 45 metres. The minimum vehicle sight distance is met.

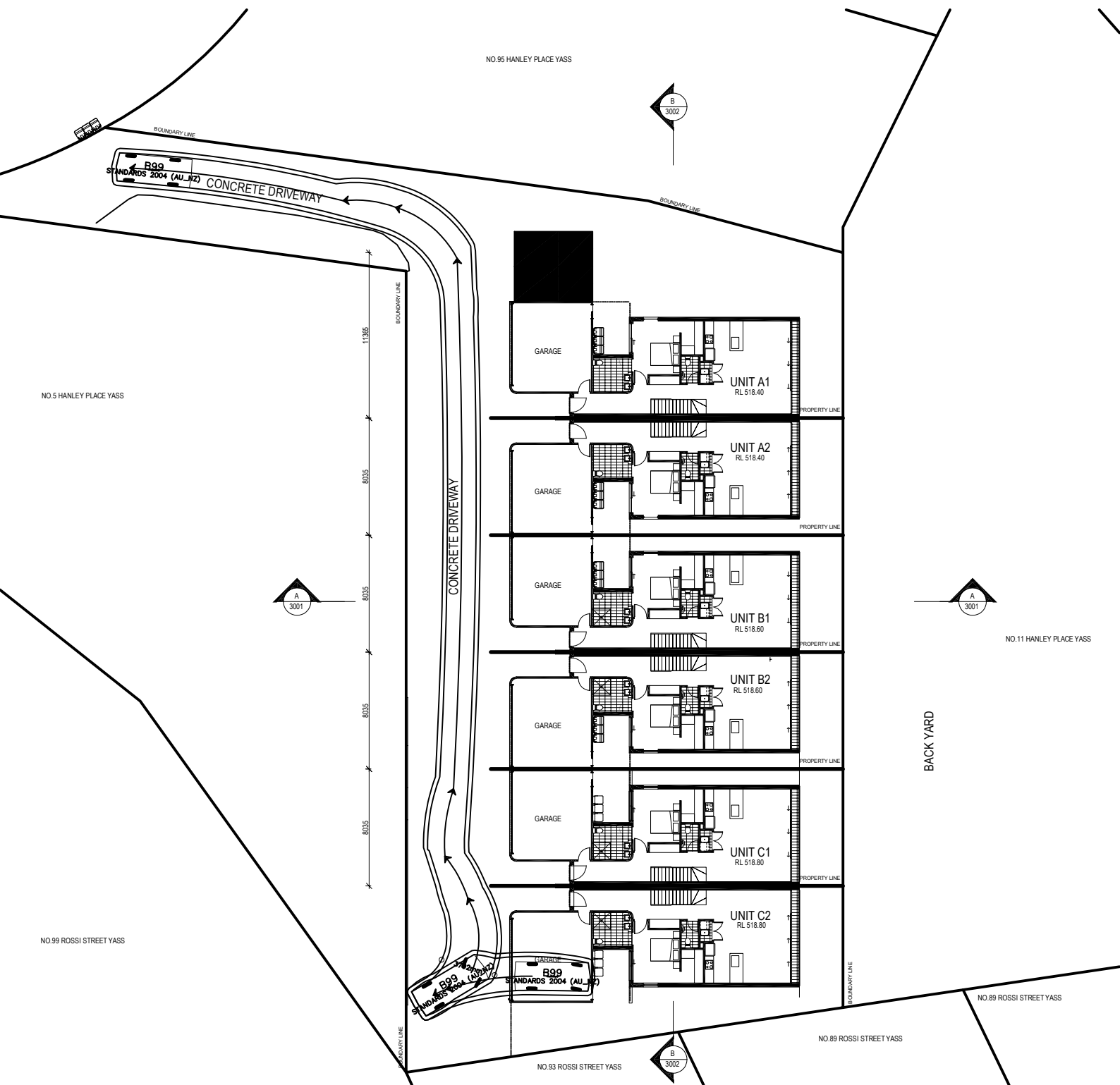
The pedestrian sight distance triangle as set out in Figure 3.3 of AS2890.1. is met as well.

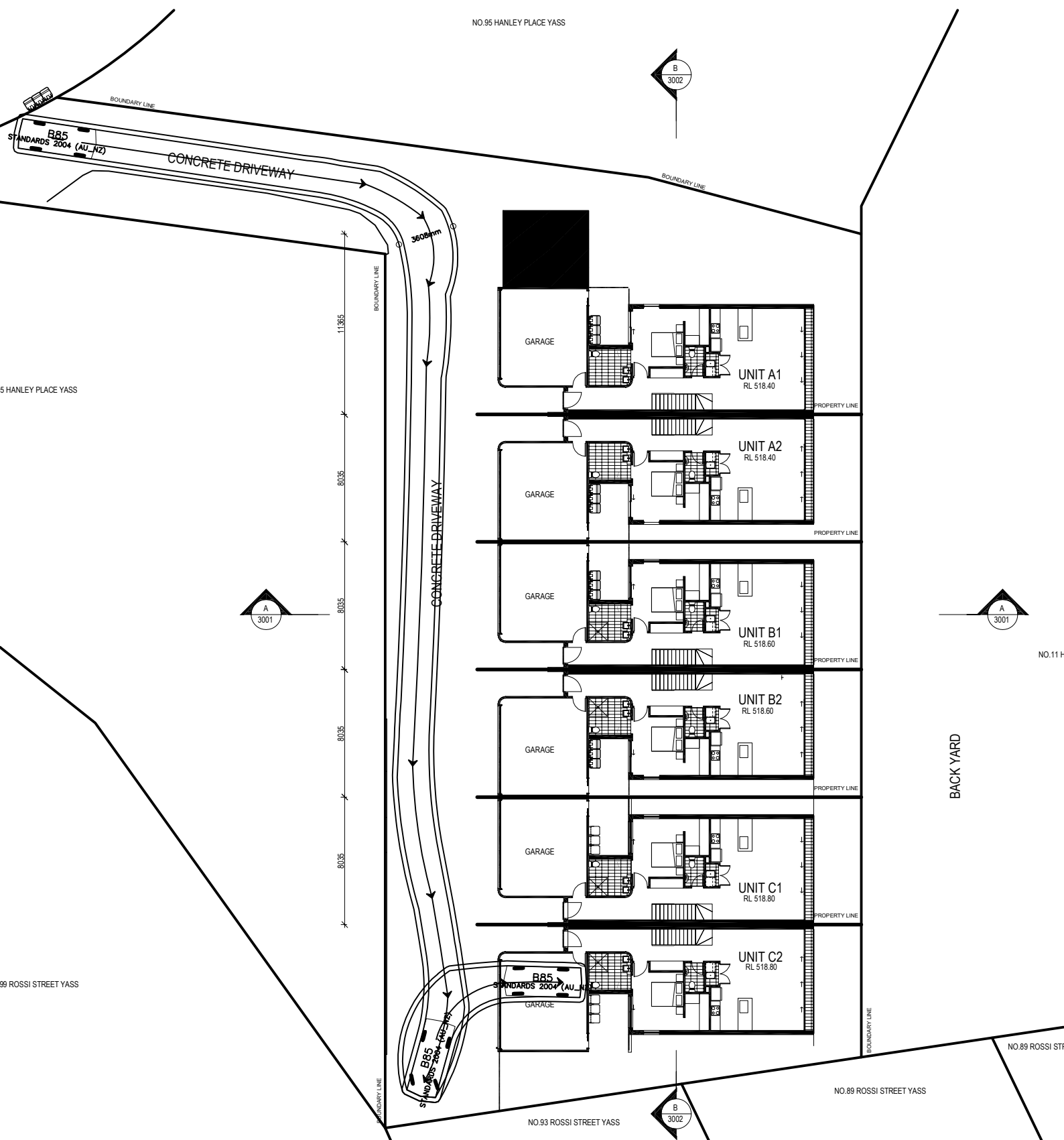
6. CONCLUSIONS

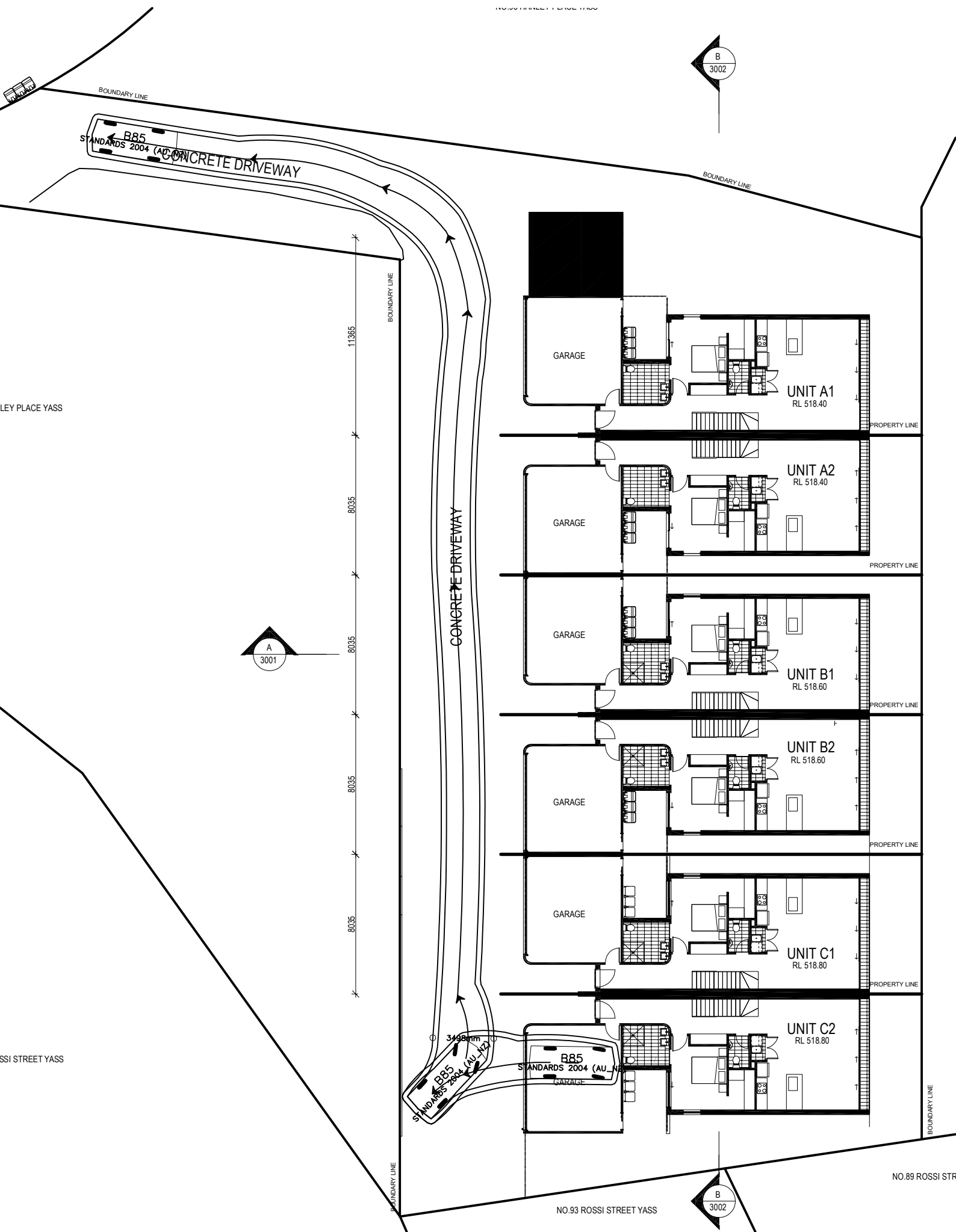
The car parking area and driveway is compliant with Australian Standards and Council's DCP.

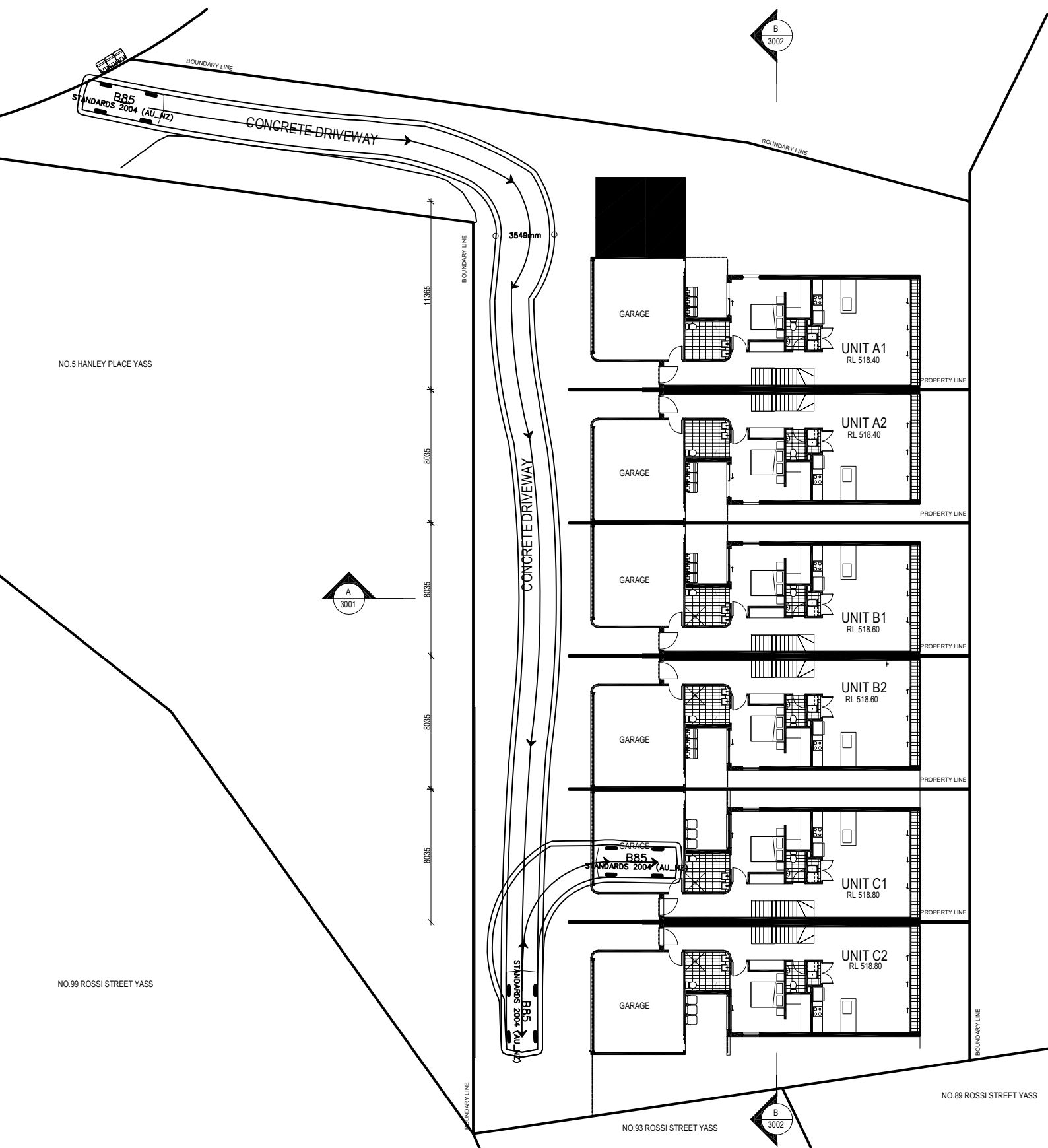
APPENDIX A – SWEPT PATHS

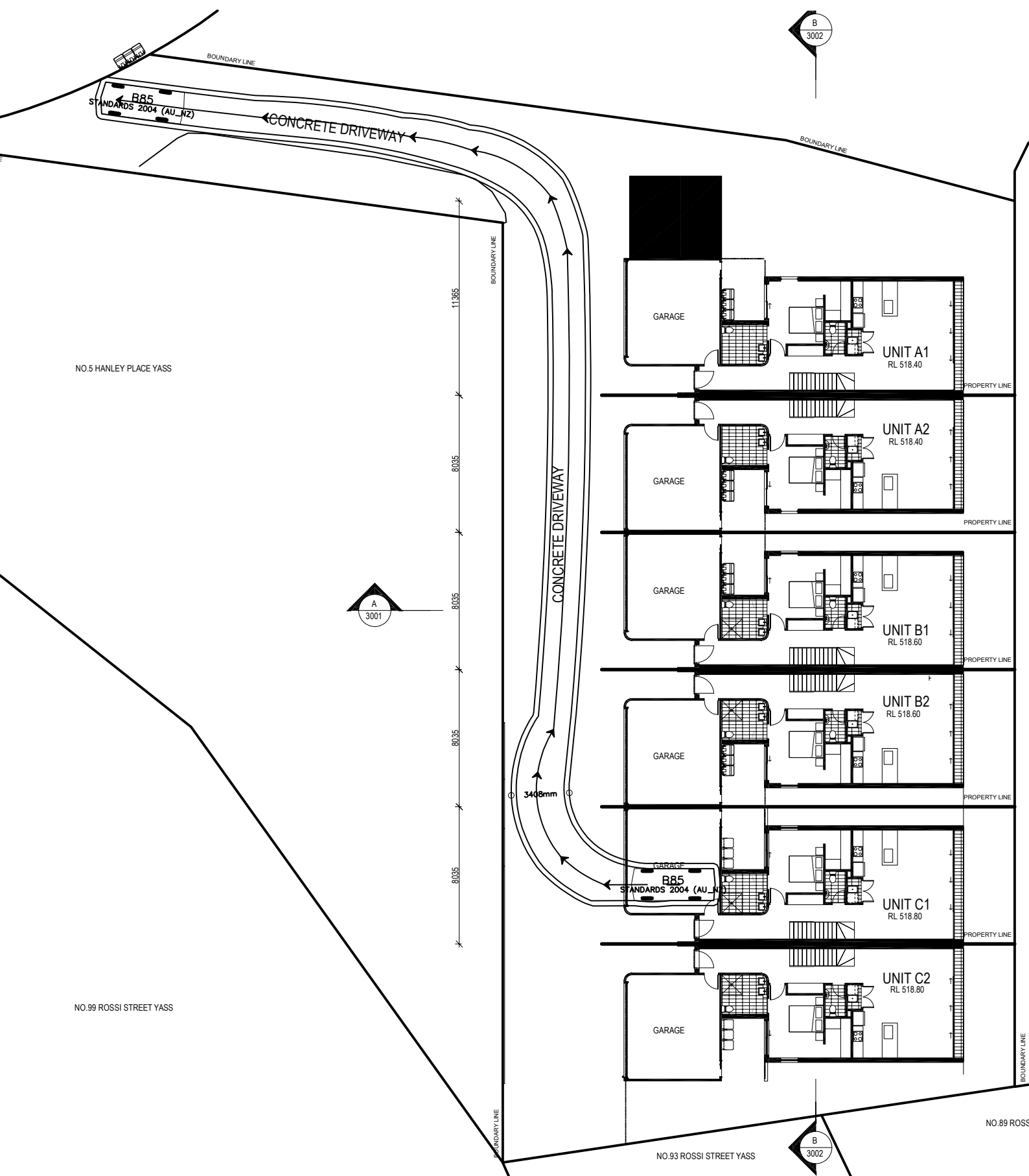


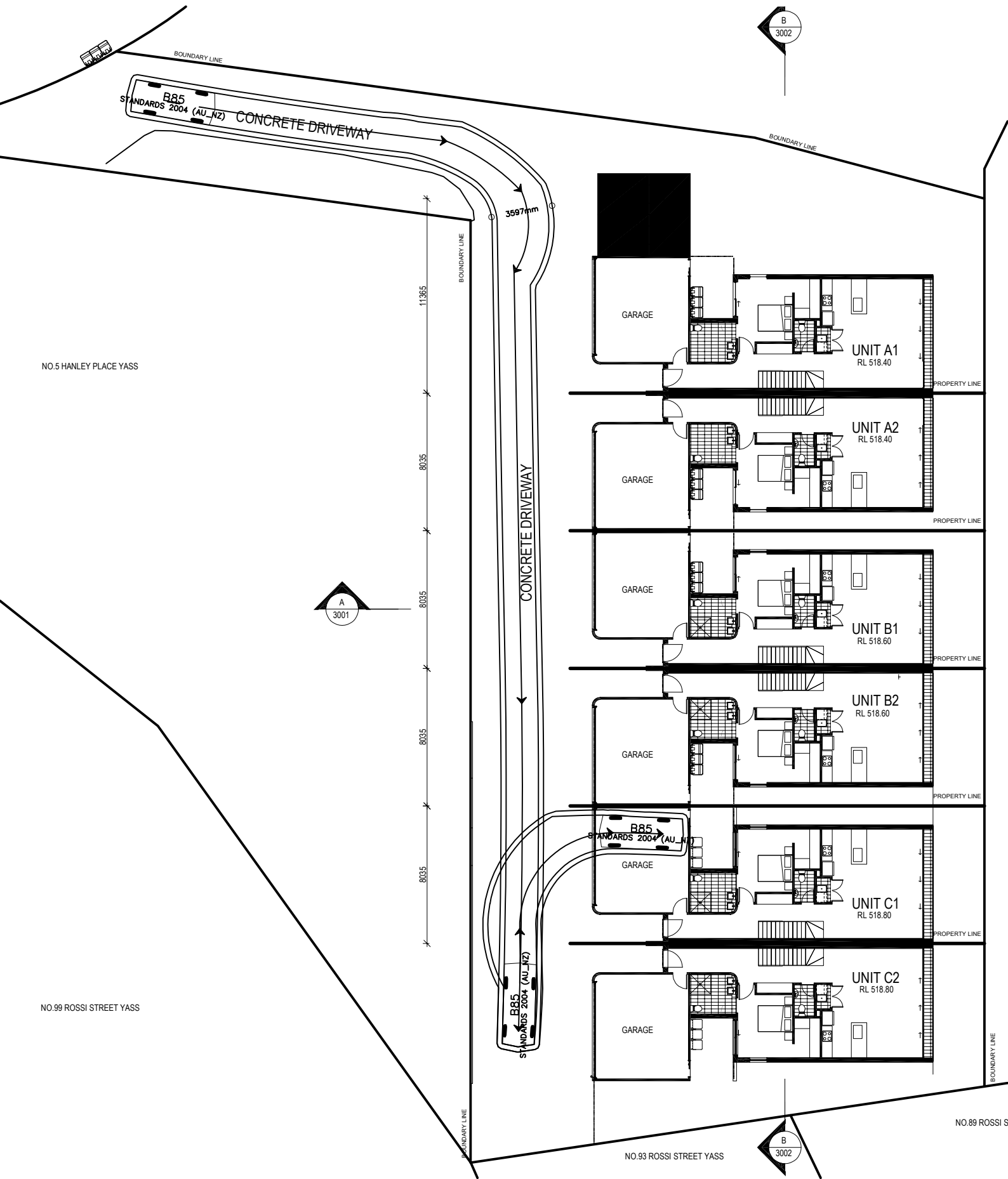




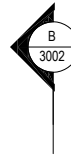








NO.95 HANLEY PLACE YASS



BOUNDARY LINE
B85
STANDARDS 2004 (AU_NZ)
CONCRETE DRIVEWAY

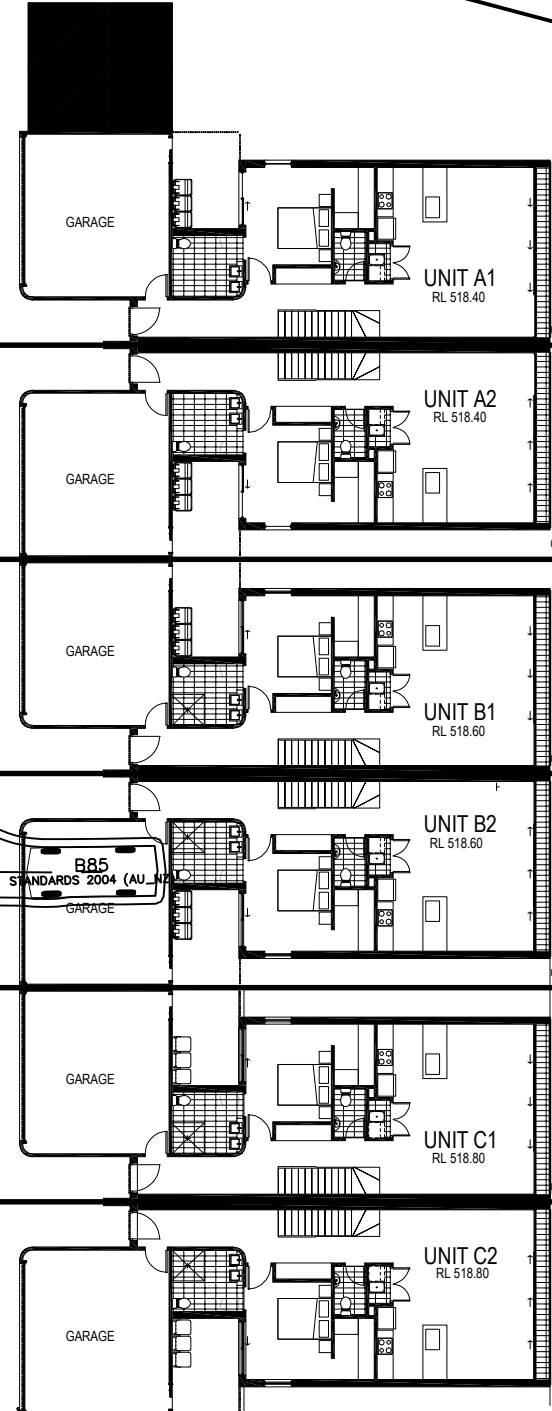
NO.5 HANLEY PLACE YASS



BOUNDARY LINE
11365
8035
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8035
8035
BOUNDARY LINE

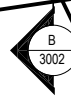
CONCRETE DRIVEWAY

3441mm

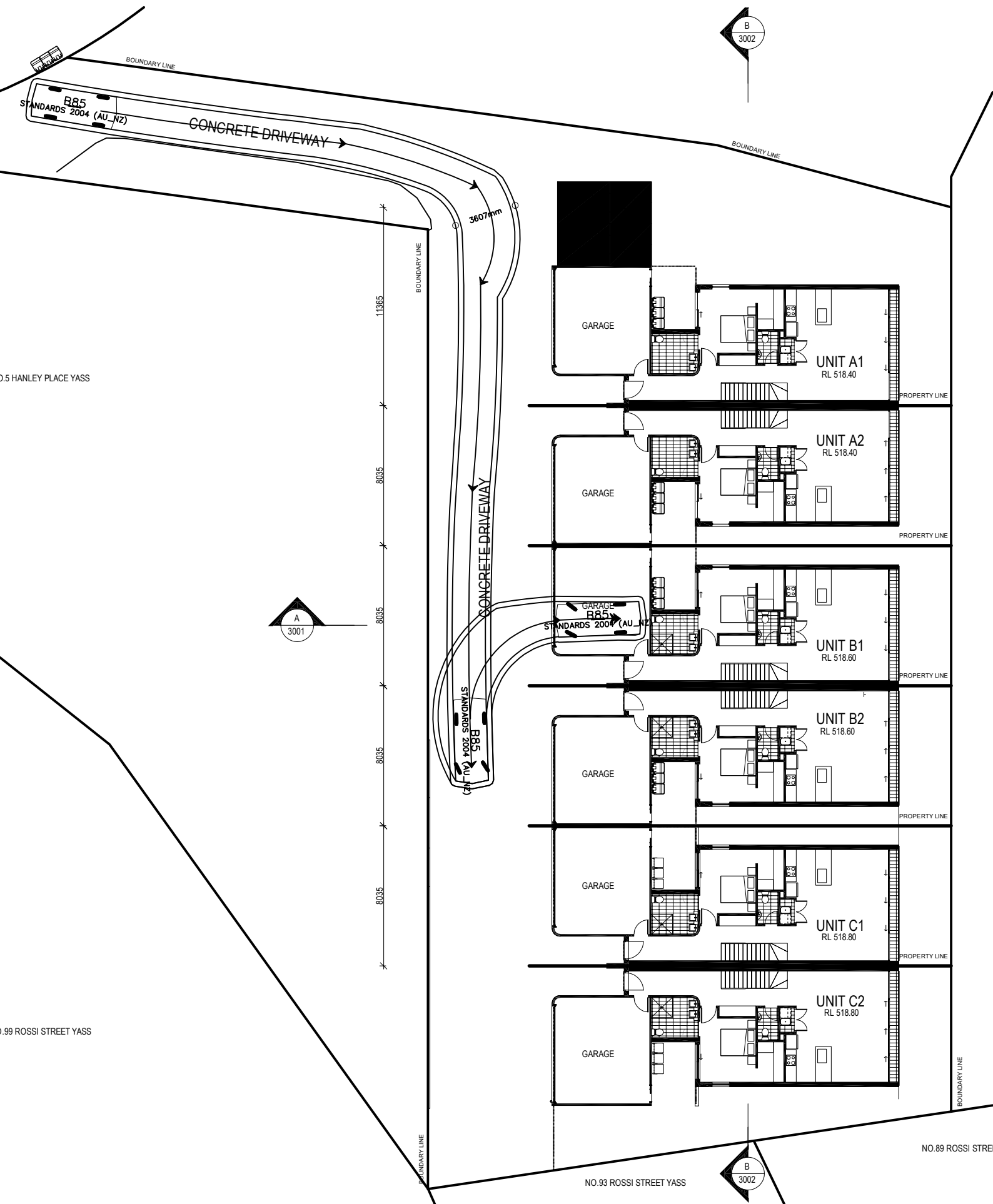


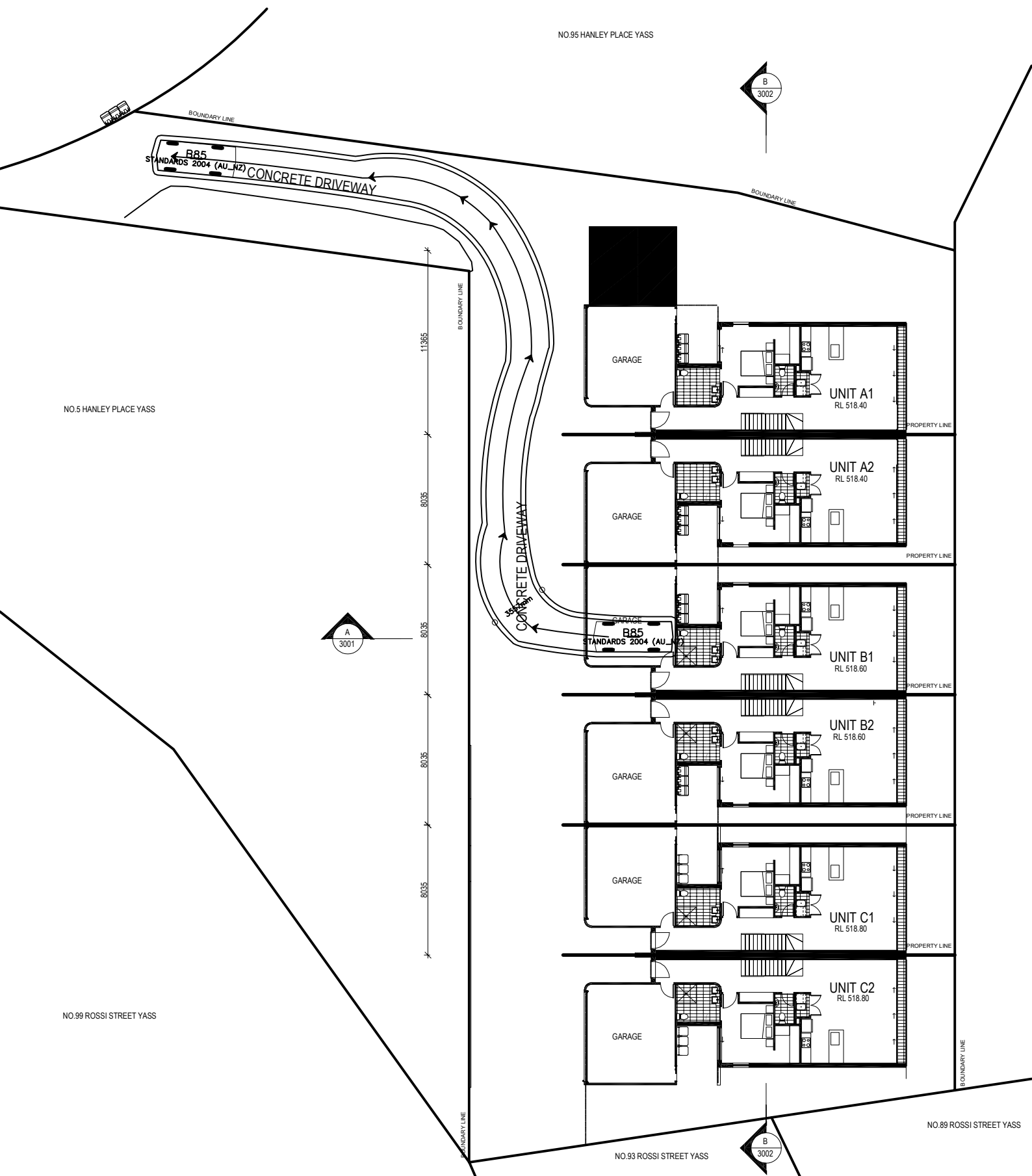

NO.99 ROSSI STREET YASS

NO.93 ROSSI STREET YASS

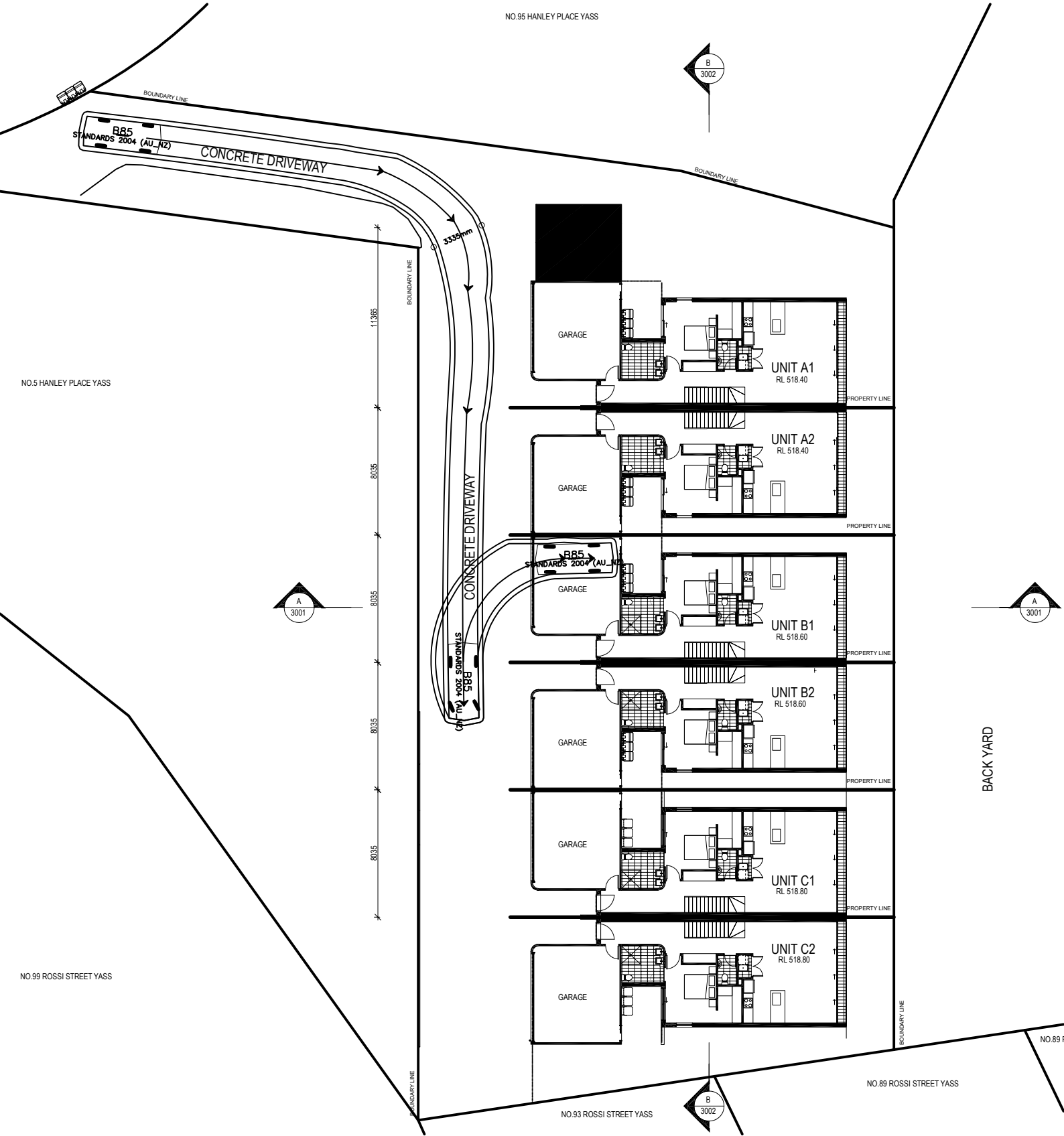


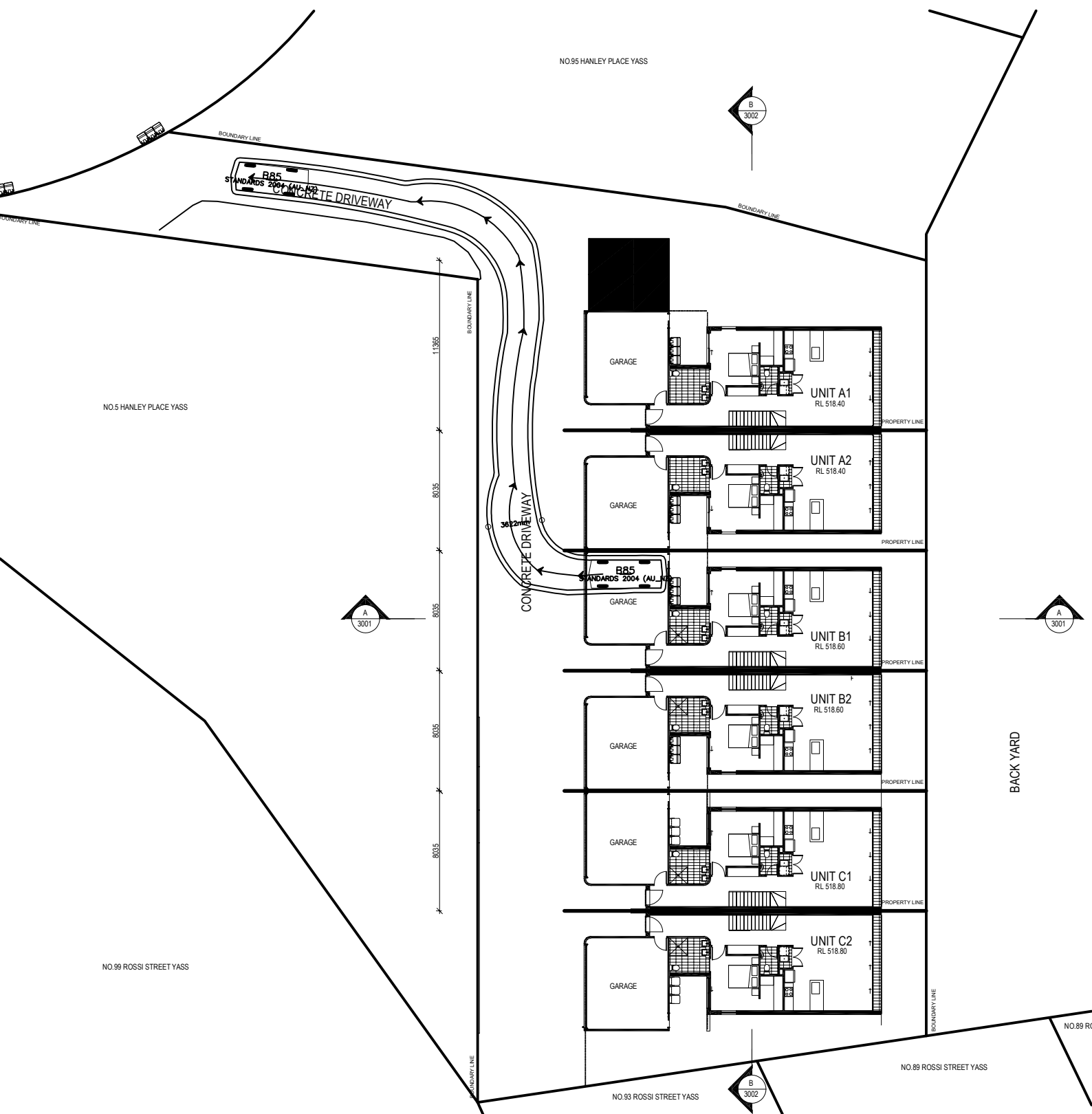
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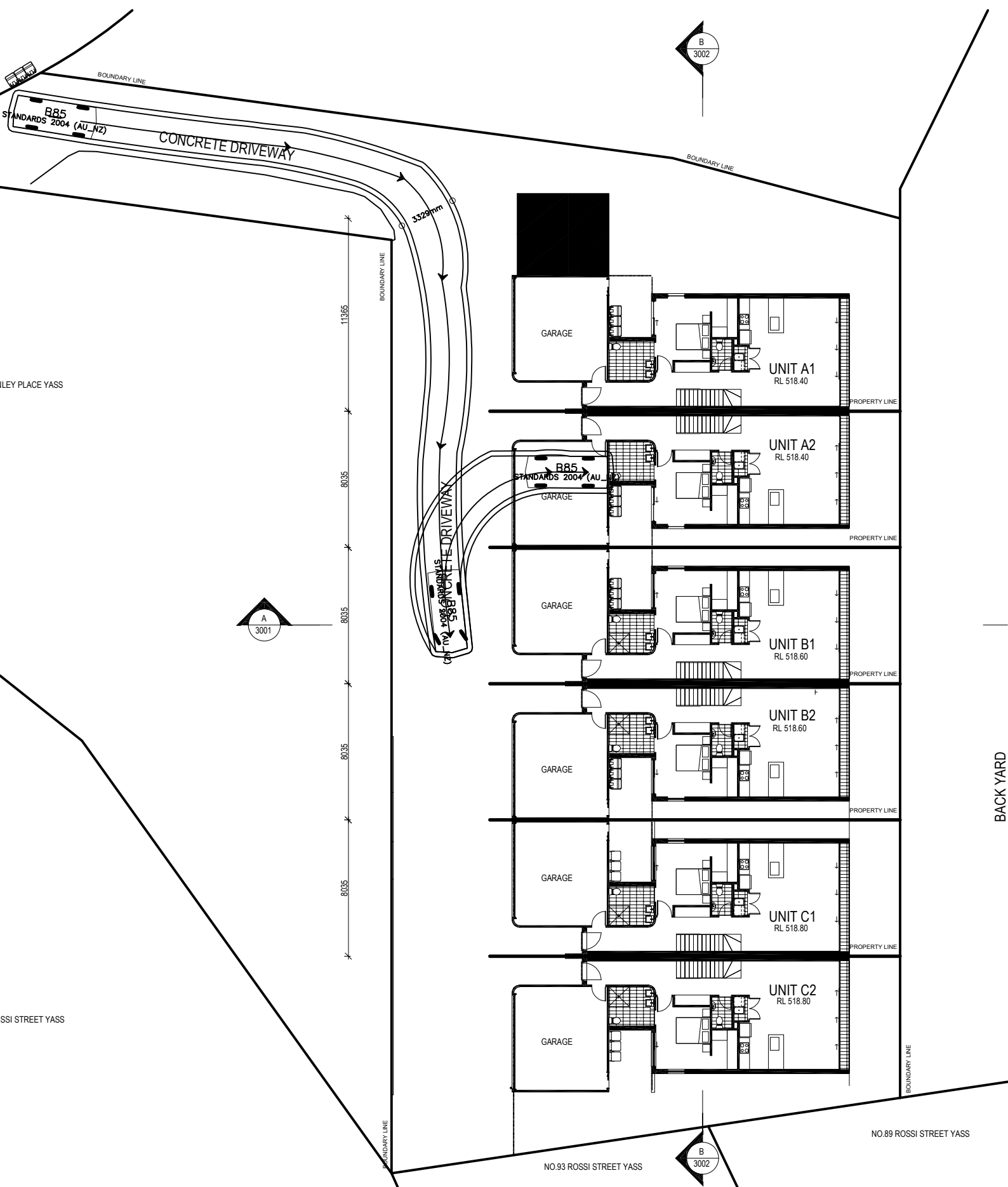


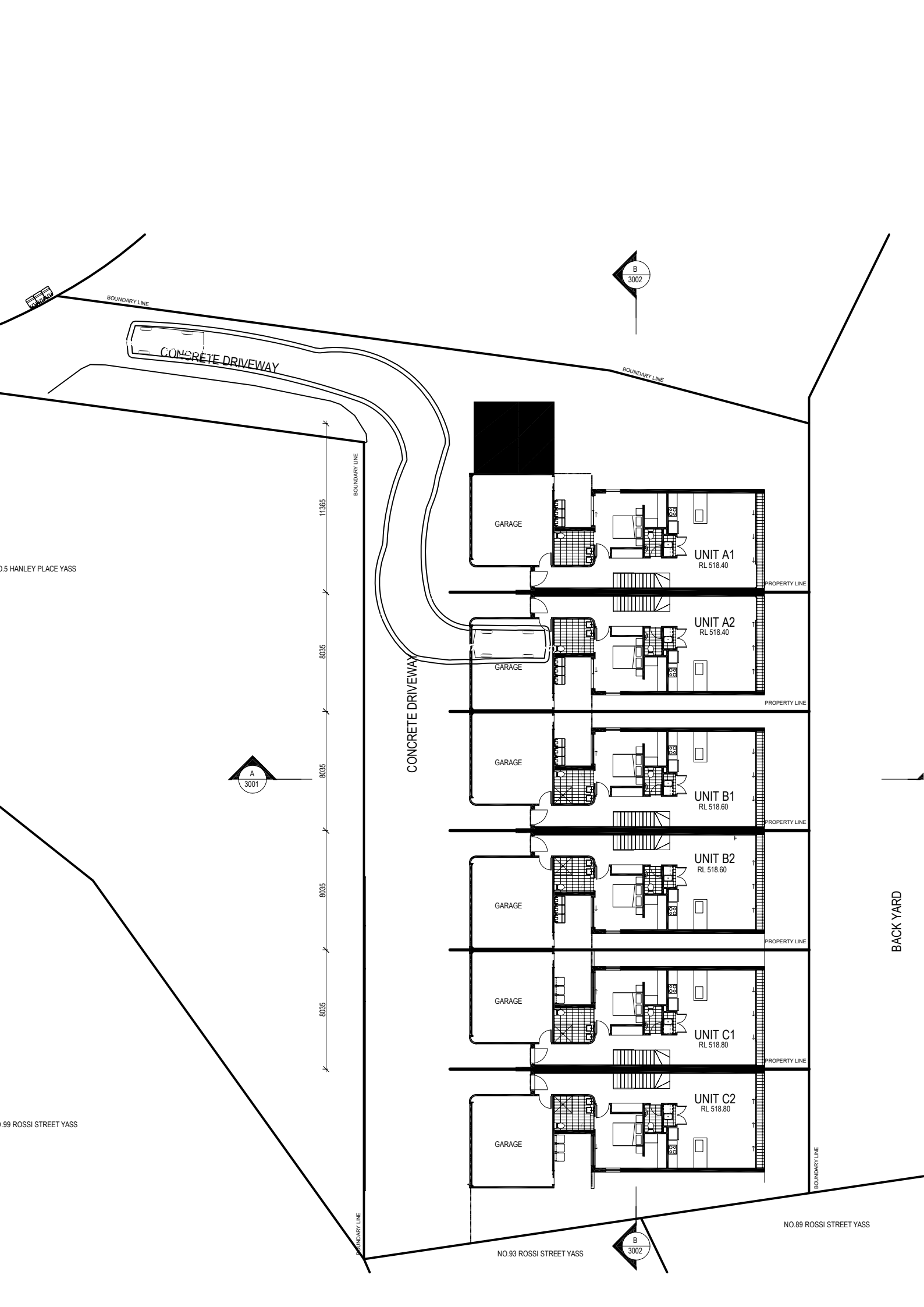


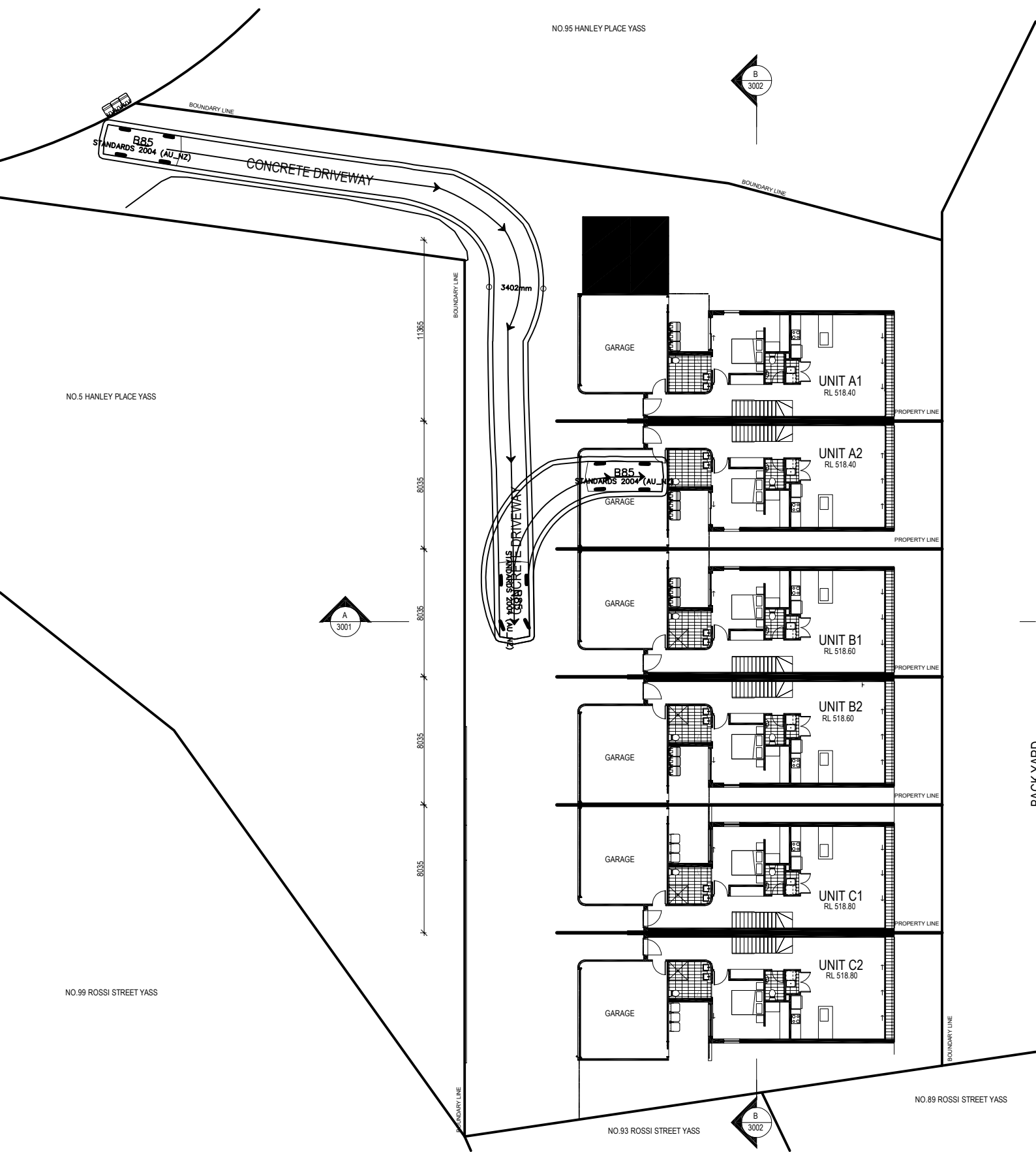
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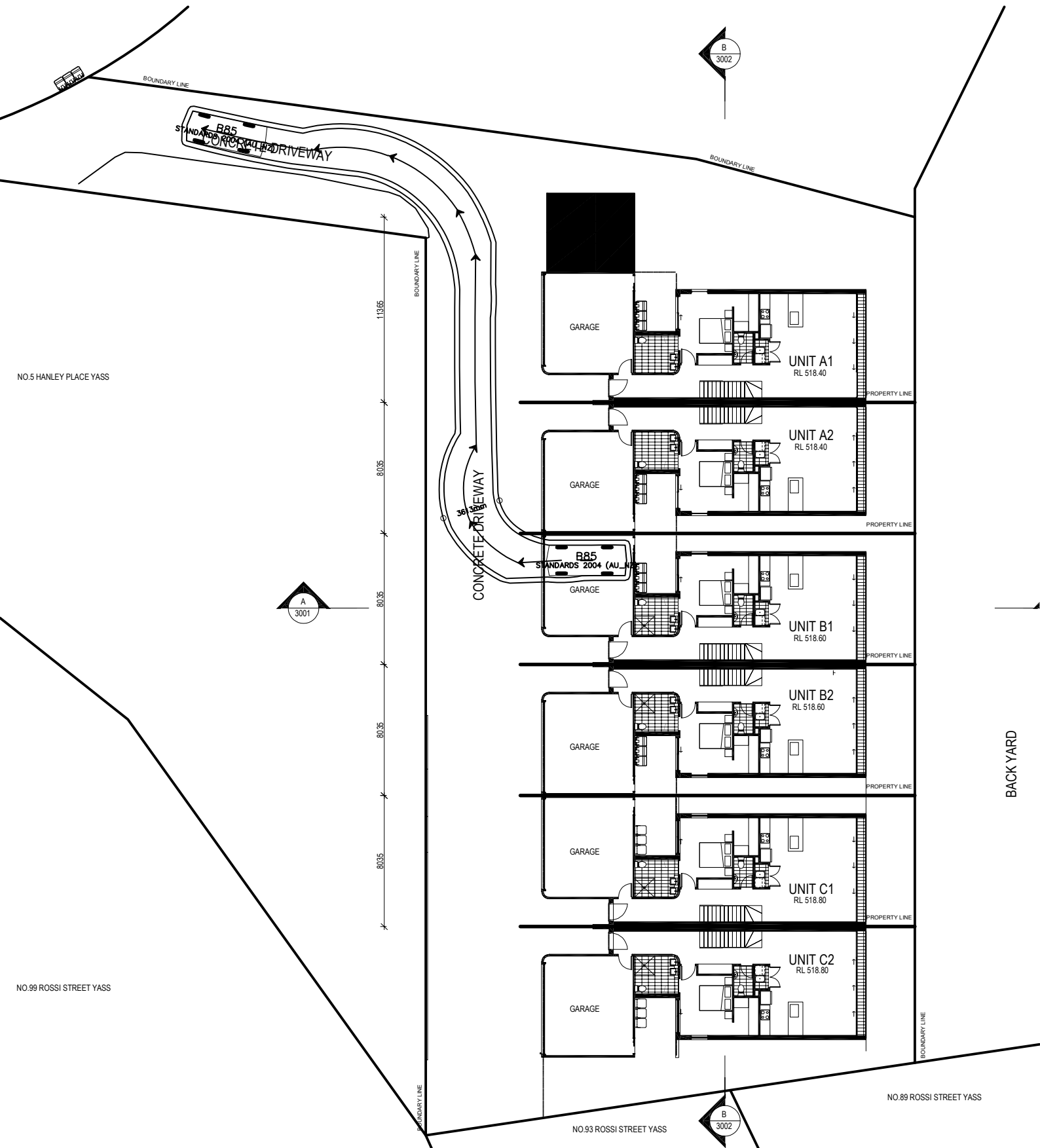


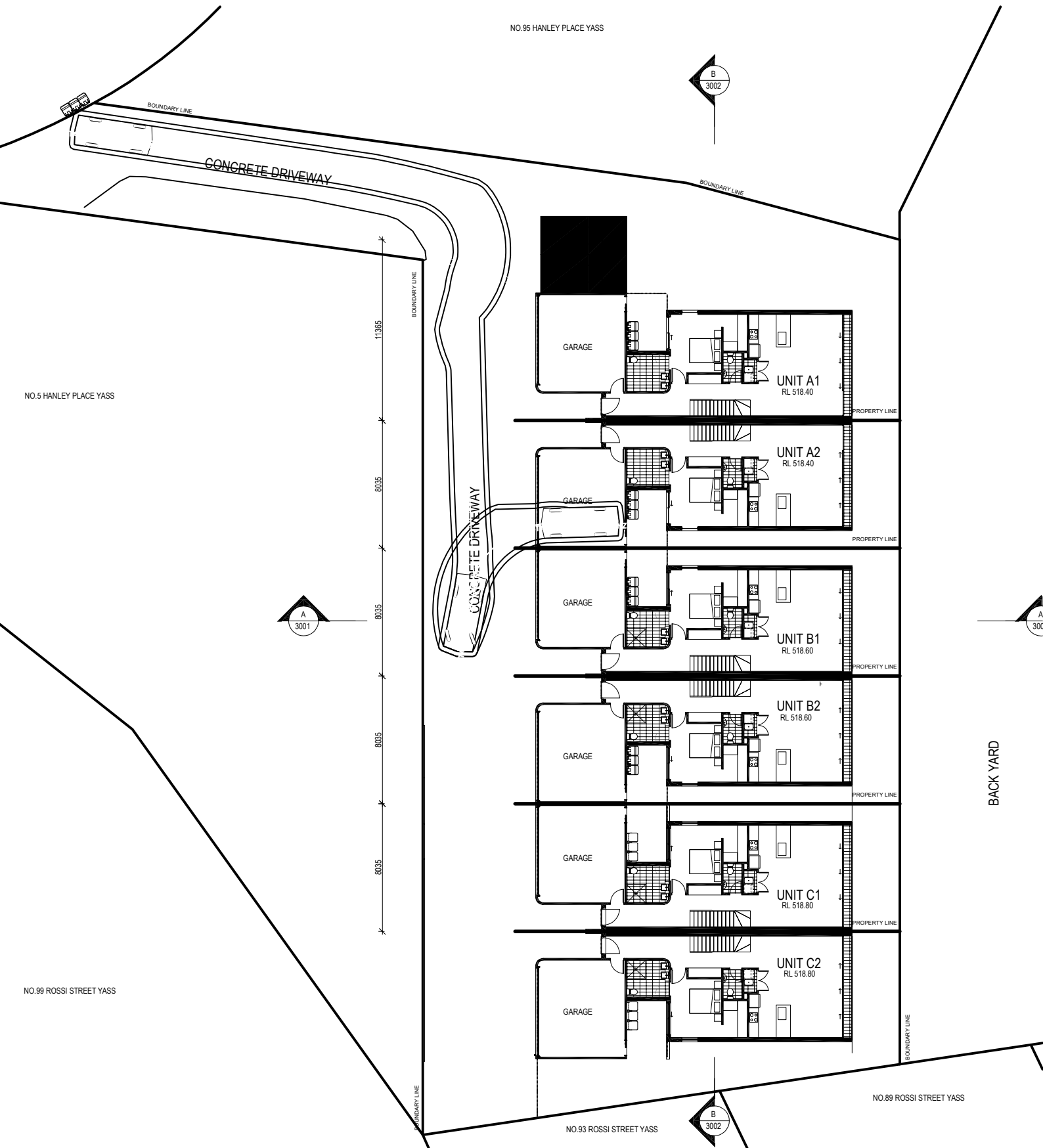


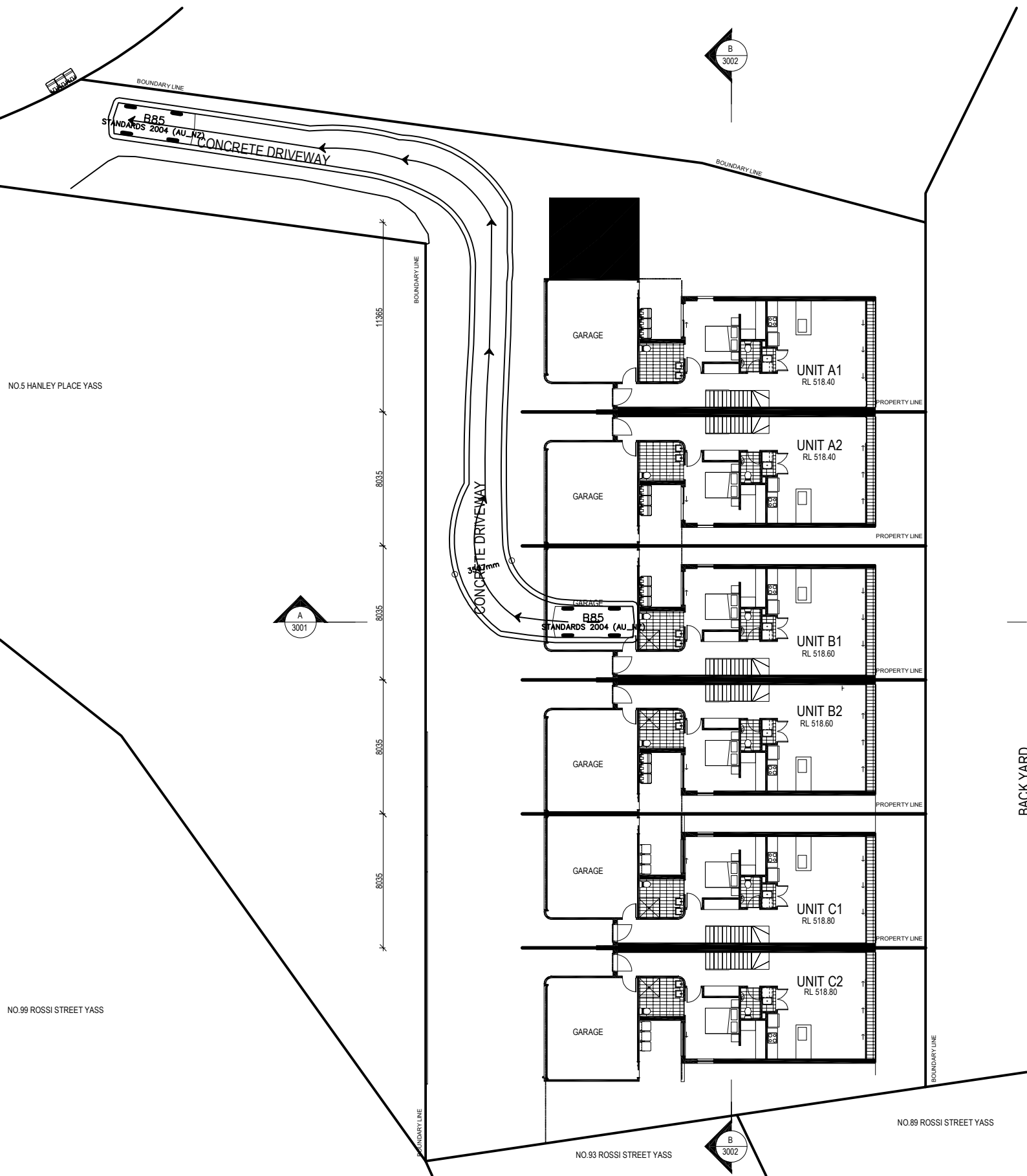







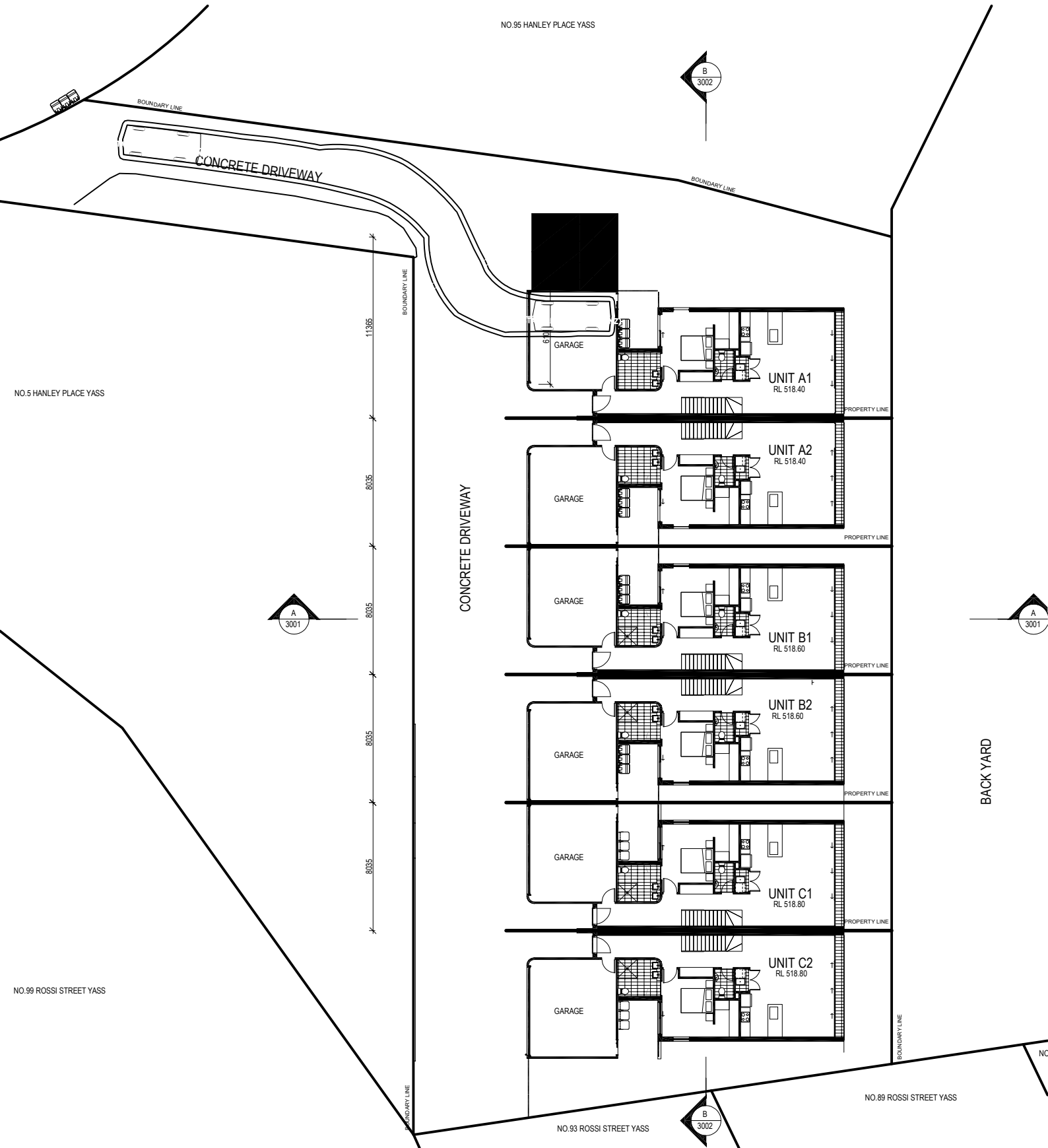


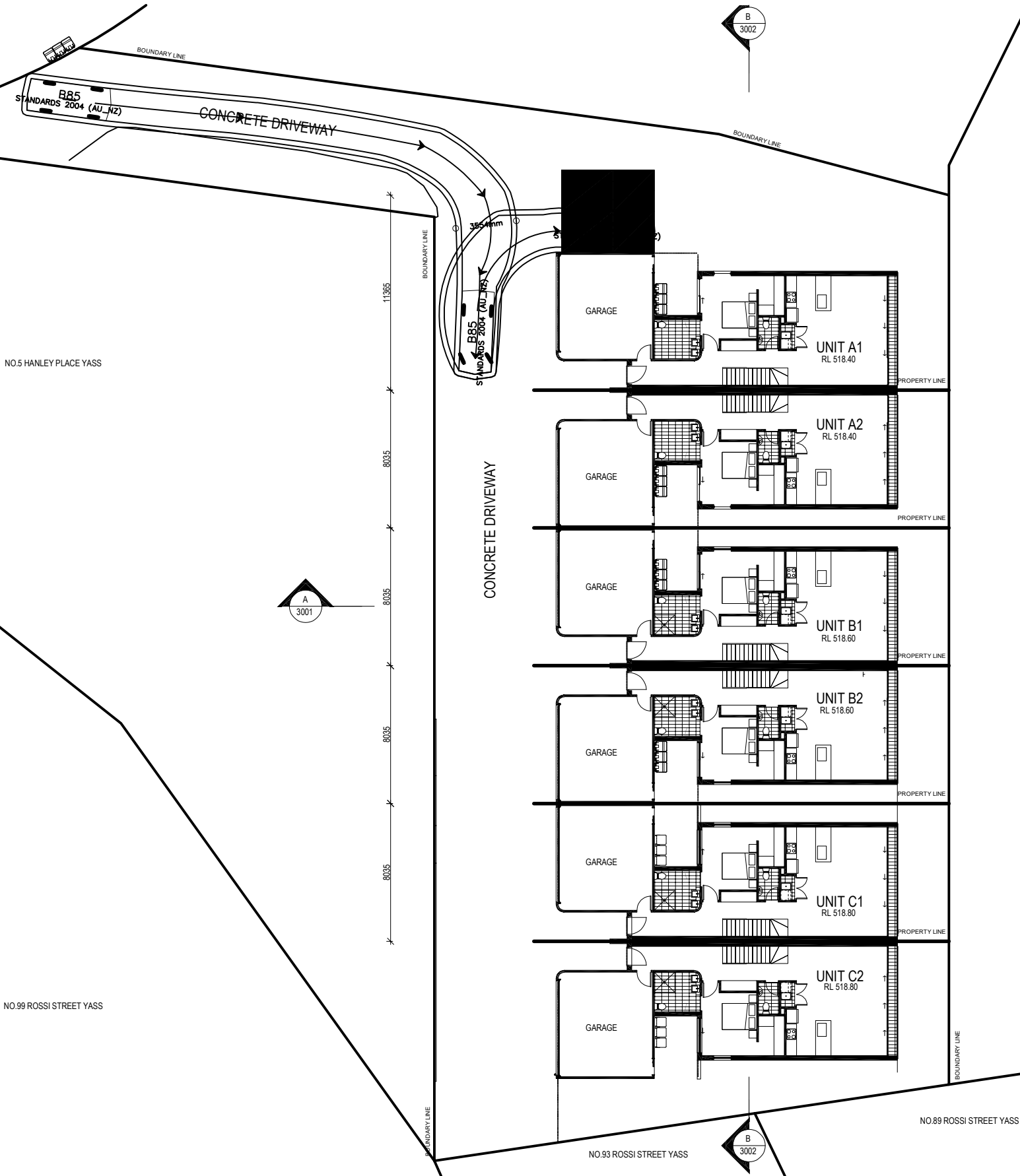
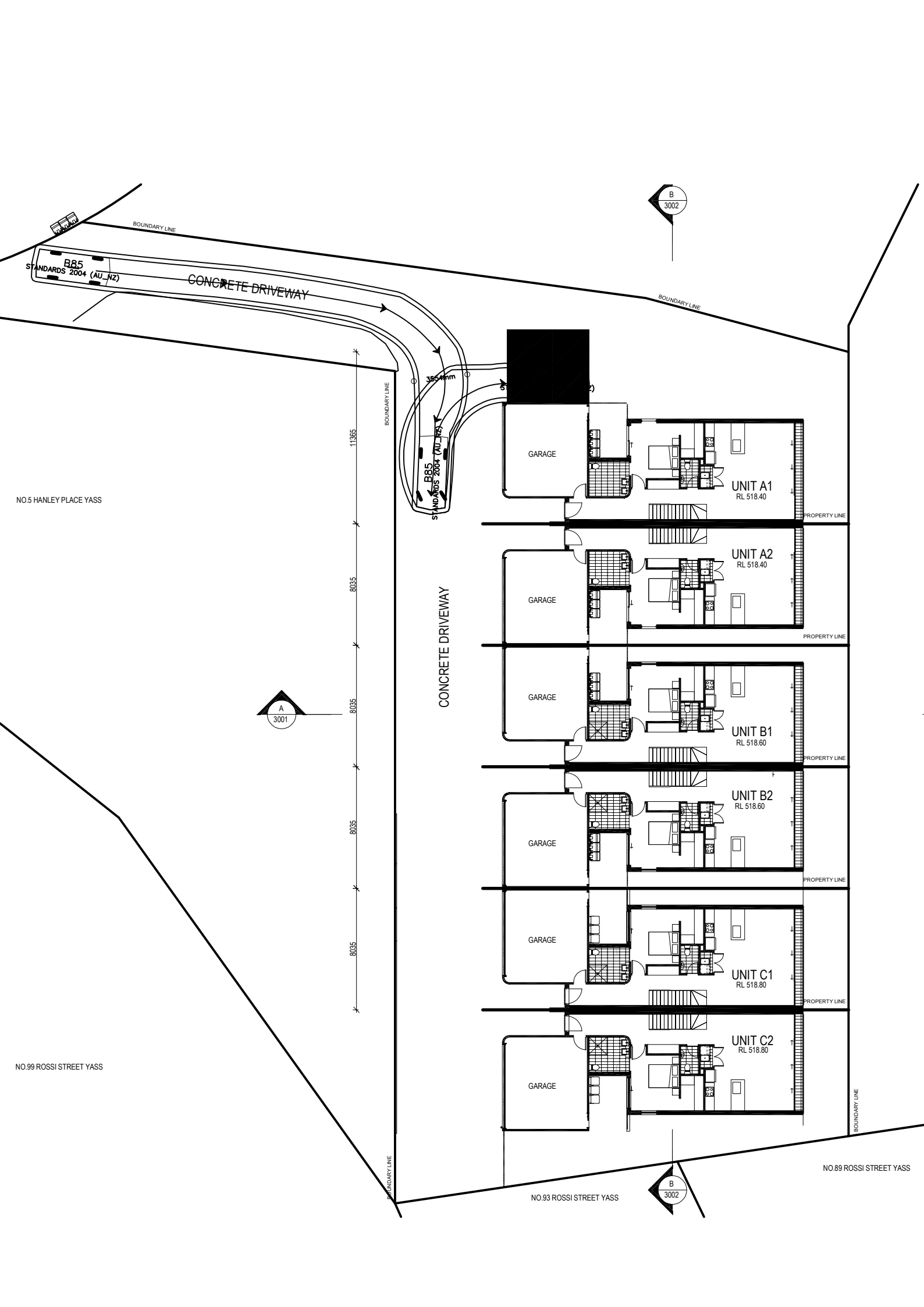


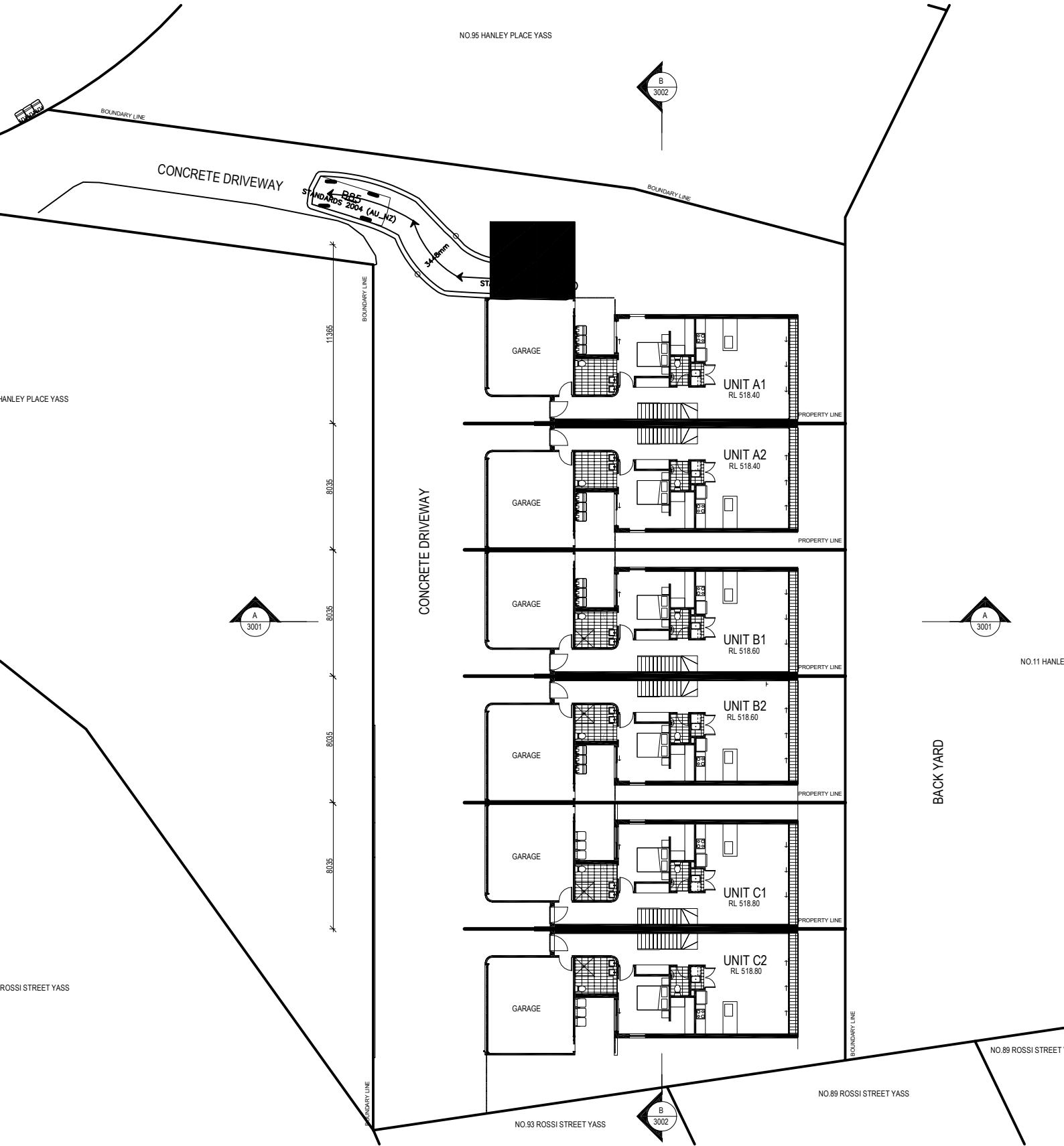


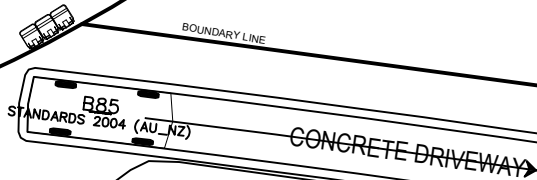
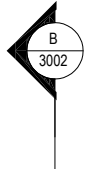


BACK YARD









BOUNDARY LINE

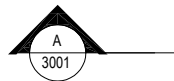
BOUNDARY LINE

BOUNDARY LINE

BOUNDARY LINE

NO.5 HANLEY PLACE YASS

NO.99 ROSSI STREET YASS



11365

8035

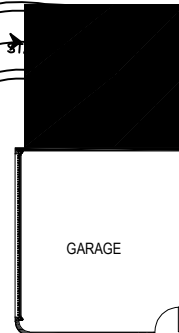
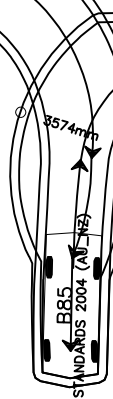
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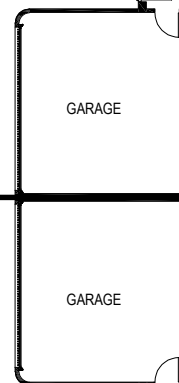
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CONCRETE DRIVEWAY



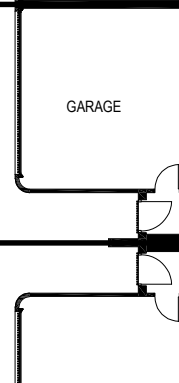
GARAGE

UNIT 1
RL 518.4



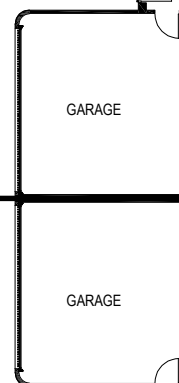
GARAGE

UNIT 1
RL 518.4



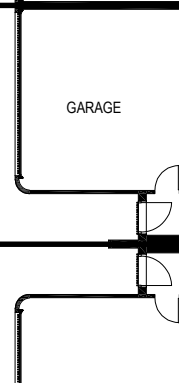
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UNIT 1
RL 518.6



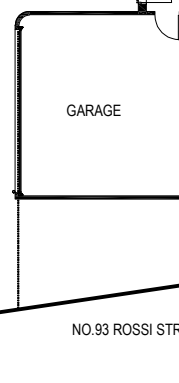
GARAGE

UNIT 1
RL 518.6



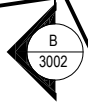
GARAGE

UNIT 1
RL 518.8



GARAGE

UNIT 1
RL 518.1



NO.93 ROSSI STREET YASS

