

Our Ref: 23399

15 April 2025

Planzone  
PO Box 3  
Liverpool NSW 1871

**Attention: Ali Al-Ramahi**

Dear Ali,

**RE: 150 & 158 ELDRIDGE ROAD, CONDELL PARK  
TRAFFIC RESPONSE TO COUNCIL'S COMMENTS DATED 18<sup>TH</sup> FEBRUARY 2024**

As requested, please find herein The Transport Planning Partnership (TPPP)'s response to the Council's comments in the Notice of Determination – Refusal Letter dated 18<sup>th</sup> February 2024 for DA-1640/2023 for the proposed alterations to the existing warehouse at 150 Eldridge Road and use of land at 158 Eldridge Road as a car storage facility with associated access.

TPPP has responded to the traffic and parking related comments in this statement. Please note that this statement must be read in conjunction with TPPP's traffic statement - 23399-L01V02, dated 08/12/2023, which responds to Council's RFI letter dated 2<sup>nd</sup> March 2023 for the subject site.

### **Council's Comments**

In the Notice of Determination – Refusal Letter dated 18<sup>th</sup> February 2024, Council requires information to be provided for the following items in addition to the traffic and parking analysis prepared by TPPP in the traffic statement 23399-L01V02 (dated 08/12/2023).

- *Detail model of the forklift to be used*
- *Updated swept path analysis to demonstrate how the forklift would transport vehicle to the subject car storage area of No. 158 Eldridge Rd via the proposed new bridge ramp including orientation of vehicle to be transported and manoeuvrability in and out of the storage space.*
- *Clearance toward any control barrier shall be provided to match updated architectural design.*

## TTPP's Responses

### Detail Model of the Forklift to be Used

TTPP has been advised that the proposed forklift model to be used for transporting vehicles to and from the car storage area is a Toyota 52-6FG25 which has the following specifications. The specifications of the proposed forklift model to be used is also provided in Attachment Three.

#### Specifications for Toyota 52-6FG35

Load Capacity		3500kg
Body/Frame Construction		Welded steel body and frame
Steering Type		Hydrostatic Power Steering
Brakes		Hydraulic
Transmssion	Type	Powershift
	Speed	2/1
Engine	Make/Model	4.3l
	Type	V6 OHV Gas
Piston Displacement		4.3l
Rate Horsepower		90
Rated Torque		209

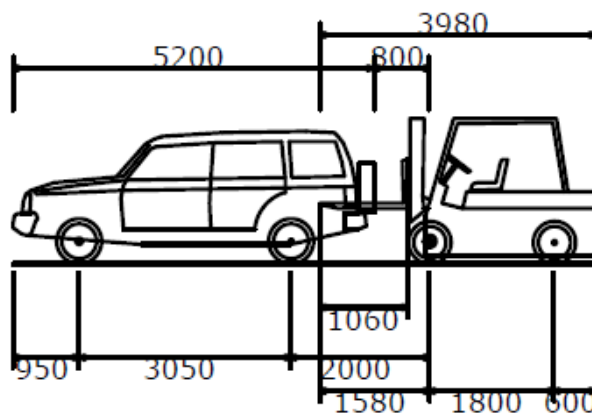
#### Exteroir Dimensions

Maximum Fork Height	305cm
Mast Lowered Height	210cm
Free lift	11cm
Load Distance	52cm
Wheelbase	180cm
Fork Size (TxWxL)	5x15x106cm
Length to Fork Face	292cm
Overhead Guard Height	220cm
Tilt Range	6/12 °
Outside Turning Radius	259cm
Basic Right Angle Sacking Aisile Width	312cm
Overall Width	145cm
Carriage Width	117cm
Tread Widh (front/Rear)	115/109cm

## Swept Path Analysis of Forklift Transporting Vehicle to the Car Storage Area of No. 158 Eldridge Road

TTPP has conducted a swept path analysis demonstrating the proposed forklift (Toyota 52-6FG25) transporting a B99 vehicle to and from the car storage at No. 158 Eldridge Road. The swept path analysis is provided in Attachment Two.

It is proposed that the fork of the forklift will be attached to the rear of the vehicle and the forklift will transport the vehicle in a tandem arrangement, to ensure the vehicle can be transported through the bridge and does not exceed the forklift's width. A schematic diagram showing how the forklift would transport a vehicle is presented below.



**Forklift Transporting A Car**

### Clearance toward any Control Barrier

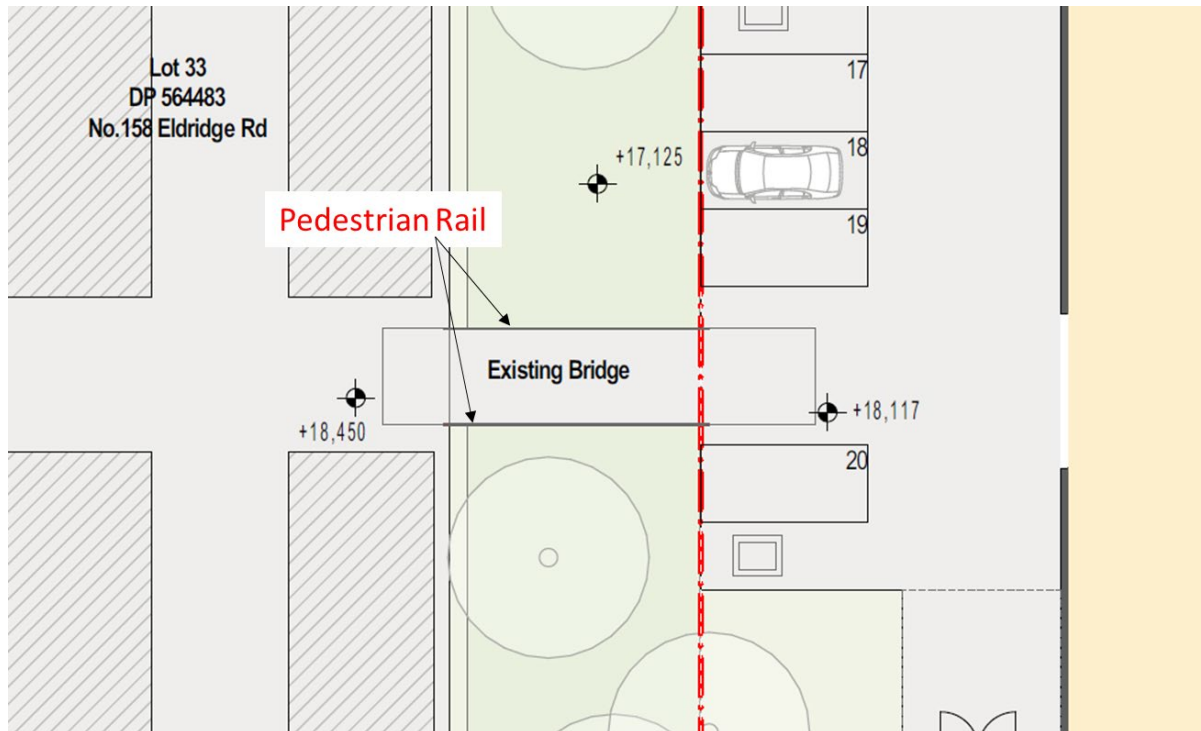
It is noted that no control barrier (i.e. fence, gate, boom gate etc.) will be installed prior to or on the bridge except a 1.2m high pedestrian rail fence on either side of the bridge as a barrier to the drainage canal, as shown in Figure 1.

A 300mm clearance is provided between the vehicle body and the pedestrian rails when a forklift is transporting a vehicle through the bridge as shown in the swept paths presented in Attachment Two.

It is recommended that signage can be installed prior to the bridge to prevent public access to No. 158 Eldridge Road, including but not limited to:

- "No Public Access" sign
- "Forklift Access Only" sign

**Figure 1: Pedestrian Rail on either side of the Bridge**



### Summary and Conclusion

The specifications of the design forklift model have been presented in the Attachment Three of this letter.

It is proposed that the forklift will transport vehicles in a tandem arrangement through the access bridge to No. 158 Eldridge Road. Swept path analysis has been conducted demonstrating forklift transporting a B99 vehicle to and from No. 158 Eldridge Road via the access bridge, and a 300mm clearance towards the pedestrian rail on either side of the bridge can be accommodated.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

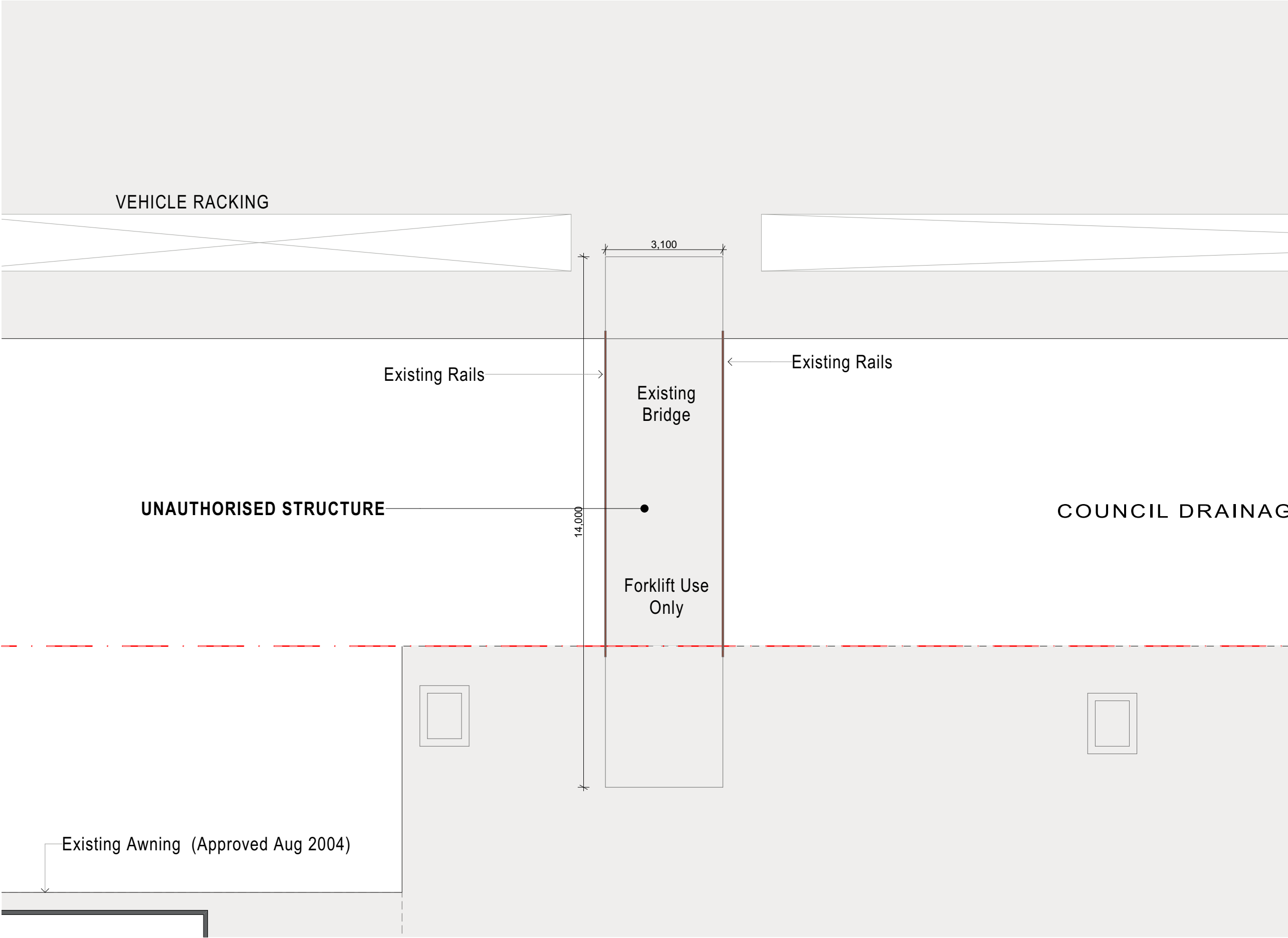


**Ken Hollyoak**  
**Director**

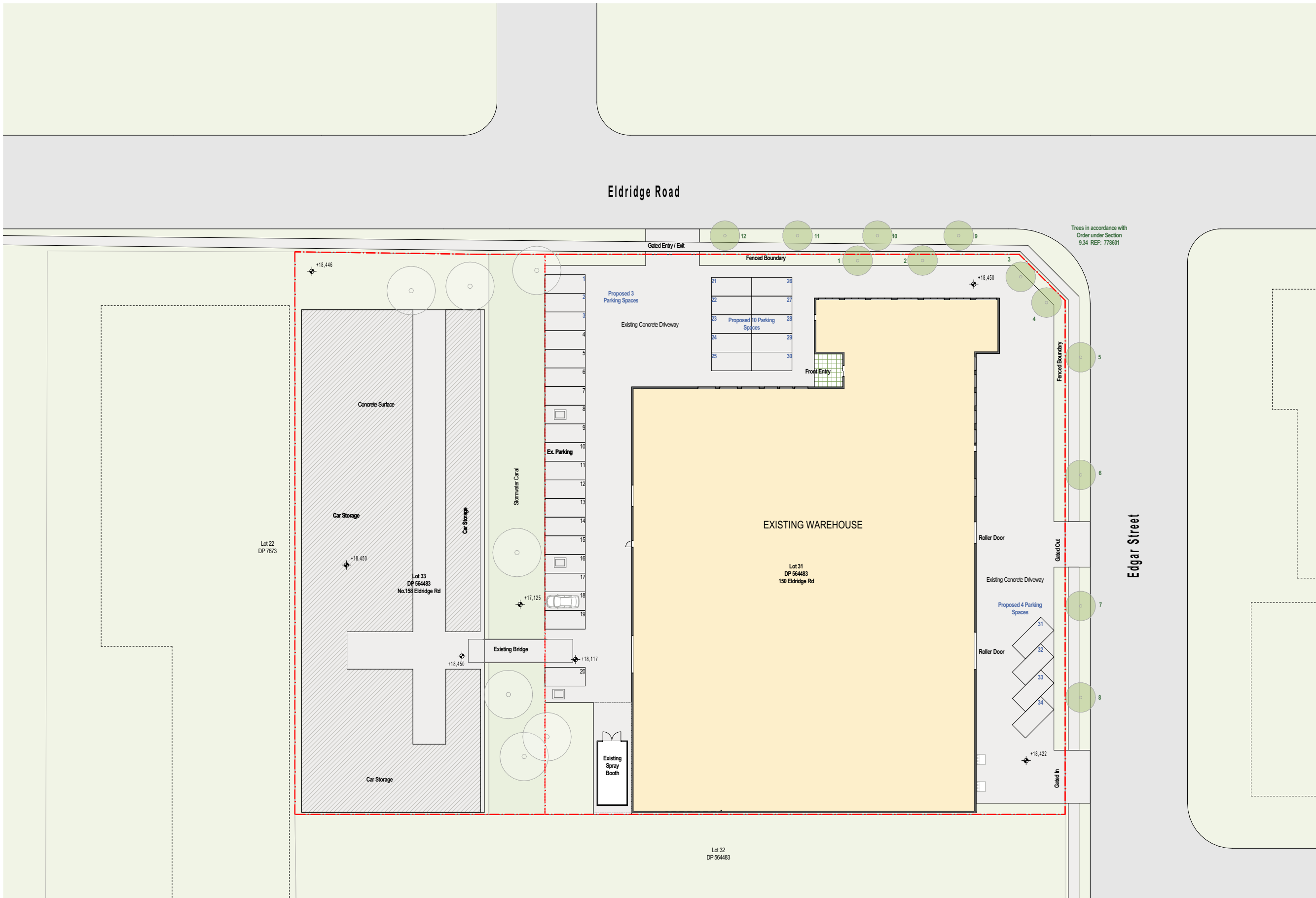
Encl. Attachment One – Architectural Plans  
Attachment Two – Swept Path Analysis  
Attachment Three – Forklift Model Specifications  
Attachment Four – TTPP Traffic Statement 23399-L01V02-231208

# Attachment One

## Architectural Plans



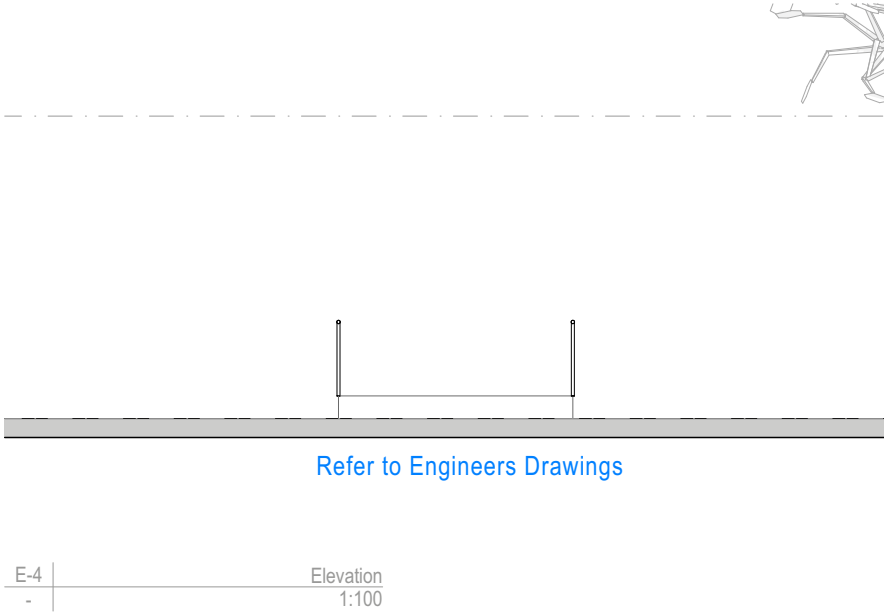
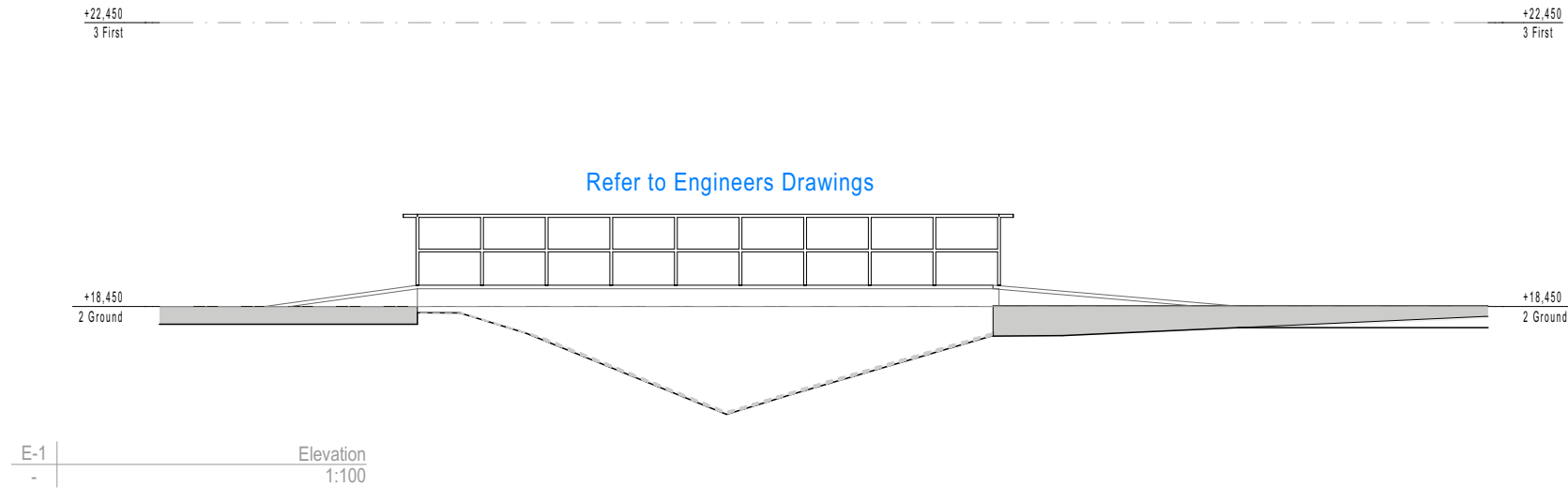
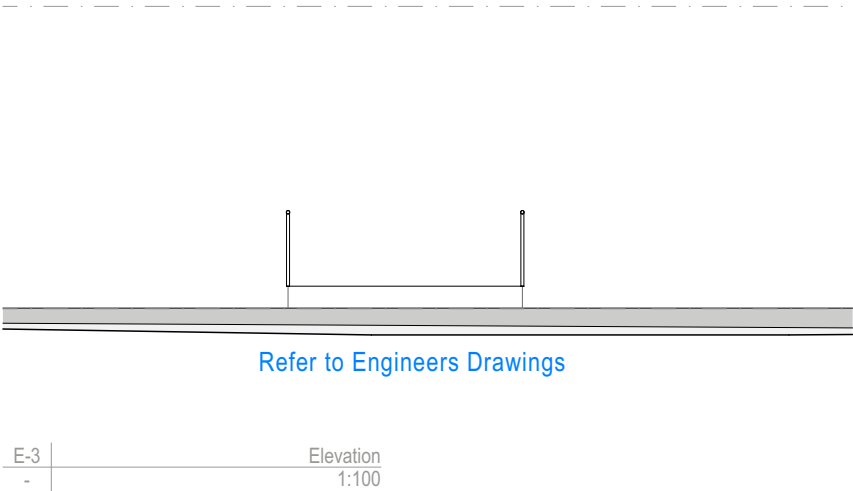
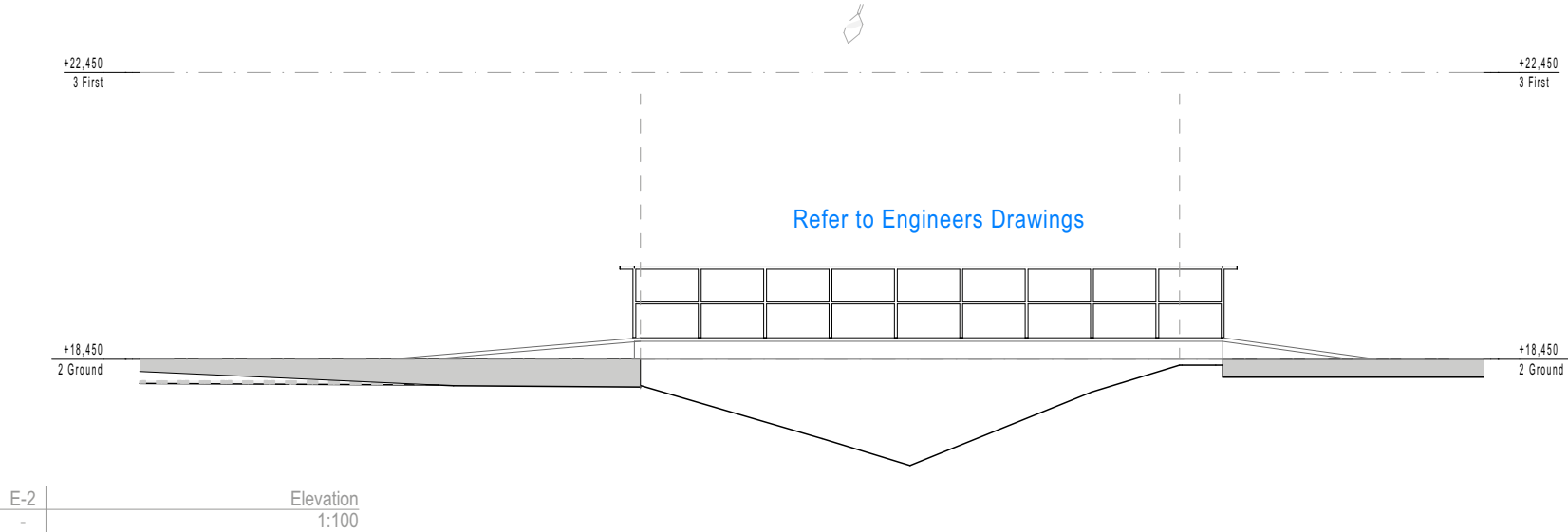
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02	For Consultant	2/04/2025
03	For Consultant	10/04/2025

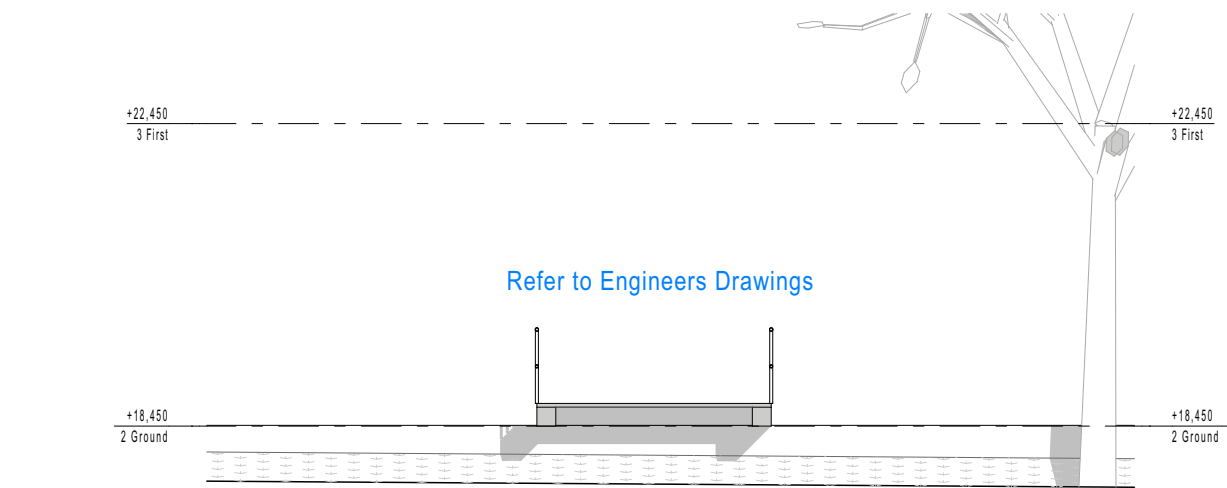


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03	For Consultant	10/04/2025

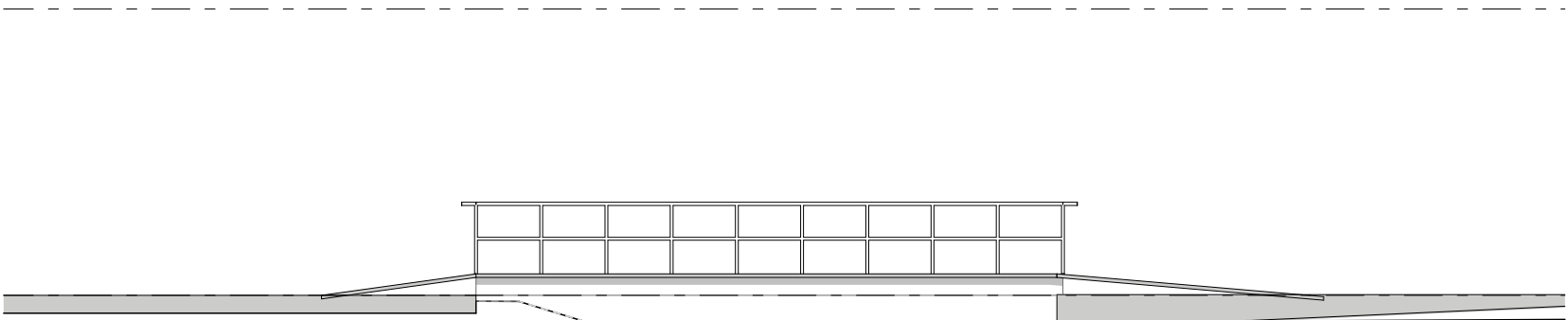


Rev #	Revision Name	Date
01	Transmittal Set	21/01/2025
02	For Consultant	2/04/2025
03	For Consultant	10/04/2025





S-2 | Section  
- | 1:100

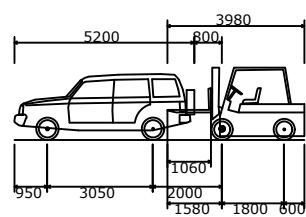
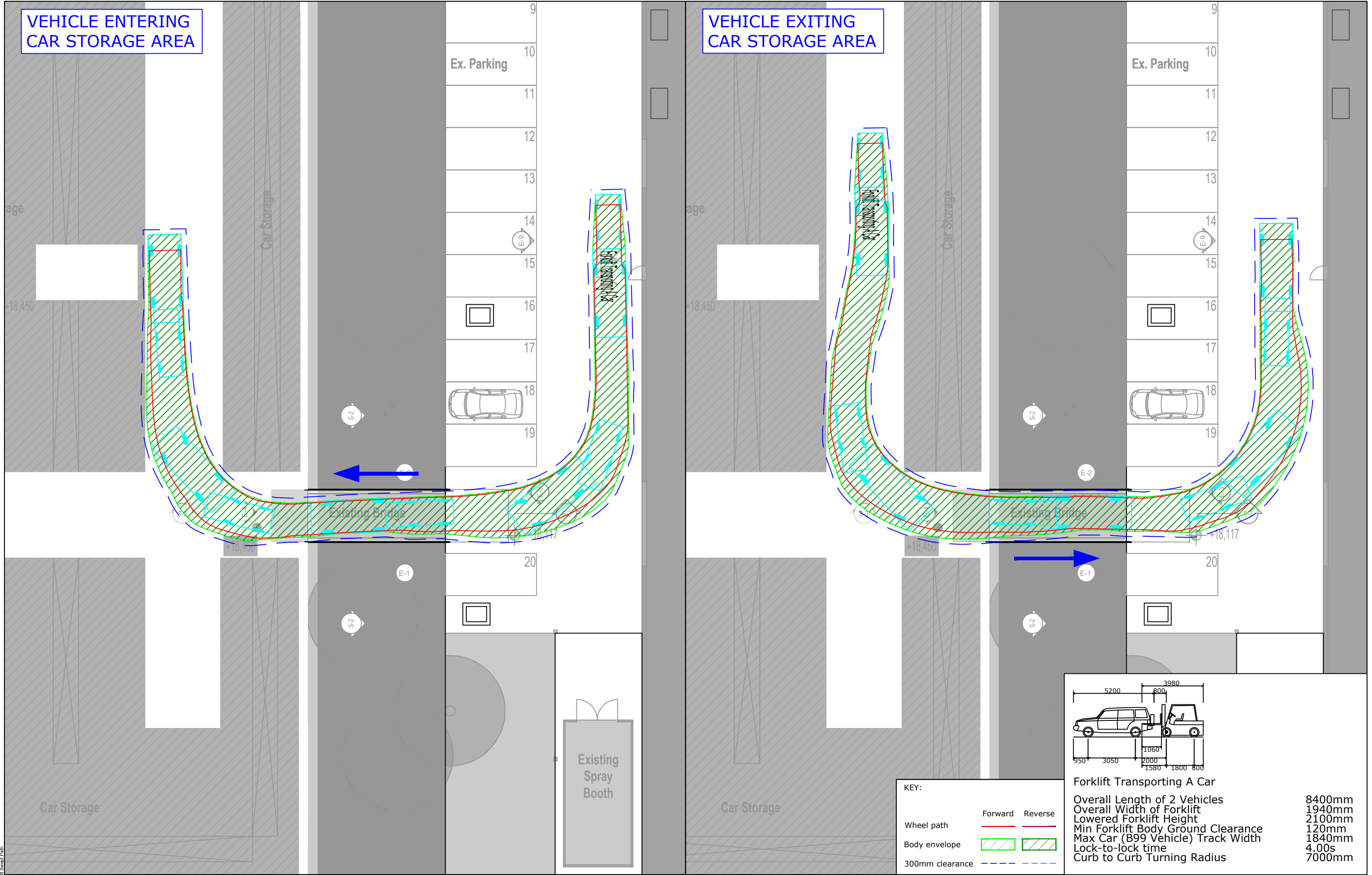


S-3 | Section  
- | 1:100

Rev #	Revision Name	Date
01	Transmittal Set	21/01/2025
02	For Consultant	2/04/2025
03	For Consultant	10/04/2025

# Attachment Two

## Swept Path Analysis



KEY:		Forward	Reverse
Wheel path		Red line	Blue line
Body envelope		Green hatched	Blue hatched
300mm clearance		Blue dashed	Blue dashed

Forklift Transporting A Car	8400mm
Overall Length of 2 Vehicles	1940mm
Overall Width of Forklift	2100mm
Lowered Forklift Height	120mm
Min Forklift Body Ground Clearance	1840mm
Max Car (B99 Vehicle) Track Width	4.00s
Lock-to-lock time	7000mm
Curb to curb Turning Radius	

REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	HT	PC	KH	14/04/25



PROJECT	150-158 ELDRIDGE ROAD CONDELL PARK	
TITLE	SWEPT PATH ANALYSIS TOYOTA 6FGU35 FORKLIFT TRANSPORTING A TYPICAL B99 CAR	

DWG No.	23399CAD004	
	FIGURE 1	
DATE STAMP	14 April 2025	
PROJECT No.	SCALE	REV.
23399	1:200 @A3	A

# Attachment Three

## Forklift Model Specifications

### Specifications for Toyota 52-6FG35

Load Capacity		3500kg
Body/Frame Construction		Welded steel body and frame
Steering Type		Hydrostatic Power Steering
Brakes		Hydraulic
Transmssion	Type	Powershift
	Speed	2/1
Engine	Make/Model	4.3l
	Type	V6 OHV Gas
Piston Displacement		4.3l
Rate Horsepower		90
Rated Torque		209

### Exteroir Dimensions

Maximum Fork Height	305cm
Mast Lowered Height	210cm
Free lift	11cm
Load Distance	52cm
Wheelbase	180cm
Fork Size (TxWxL)	5x15x106cm
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Overhead Guard Height	220cm
Tilt Range	6/12°
Outside Turning Radius	259cm
Basic Right Angle Sacking Aisile Width	312cm
Overall Width	145cm
Carriage Width	117cm
Tread Widh (front/Rear)	115/109cm

# Attachment Four

TPP Traffic Statement 23399-L01V02-231208

Our Ref: 23399

8 December 2023

Nemco Design Pty Ltd  
Level 2, Suite 5, 402-410 Chapel Toad  
Bankstown NSW 2200

**Attention: Abraham Nemra**

Dear Abraham,

**RE: 150 & 158 ELDRIDGE ROAD, CONDELL PARK  
TRAFFIC RESPONSE TO RFI**

As requested, please find herein The Transport Planning Partnership (TPPP)'s traffic and parking assessment for the above proposed development.

### **Background**

A Development Application (DA-1292/2022) has been submitted to City of Canterbury Bankstown Council (Council) for renovation of an existing warehouse at 150-160 Eldridge Road and use of 158 Eldridge Road as a car storage facility.

Specifically, the proposal seeks approval to renovate the existing warehouse and introduce new parking spaces and a portable hoist at 150 Eldridge Road. The 158 Eldridge Road site is proposed to be used as a car storage facility, with access to be provided from the 150 Eldridge Road site via a bridge ramp.

On 2<sup>nd</sup> March 2023, Council issued a letter requesting further information and assessment to be undertaken. TPPP has responded to the traffic and parking related comments as below.



## Council's Comments

### Development Engineer

The proposed bridge over stormwater culvert shall be designed in accordance with AS2890.1 having regard to the provision of required roadway width to service the development. The applicant shall provide the following documents prepared by qualified traffic consultant in supporting the proposal:

- 1) Largest vehicle type to be used in the change of use parking facility within No 158 Eldridge Rd and new parking spaces on 150-160 Eldridge Rd.
- 2) A swept path analysis demonstrating the subject vehicle's manoeuvrability in and out of each new car parking space whilst others are all occupied on No 150-160 Eldridge Rd and to enter and exit the both sites 158 & 150-160 Eldridge Rd in a forward direction complying to AS890.1 shall be provided.

The proposal of building a new bridge ramp to access No 158 Eldridge Rd over Council's easement for drainage 5.0 m wide which contains stormwater culvert of (1200x2740x2740) shall be referred to City Asset team by Development Engineering team for further assessment.

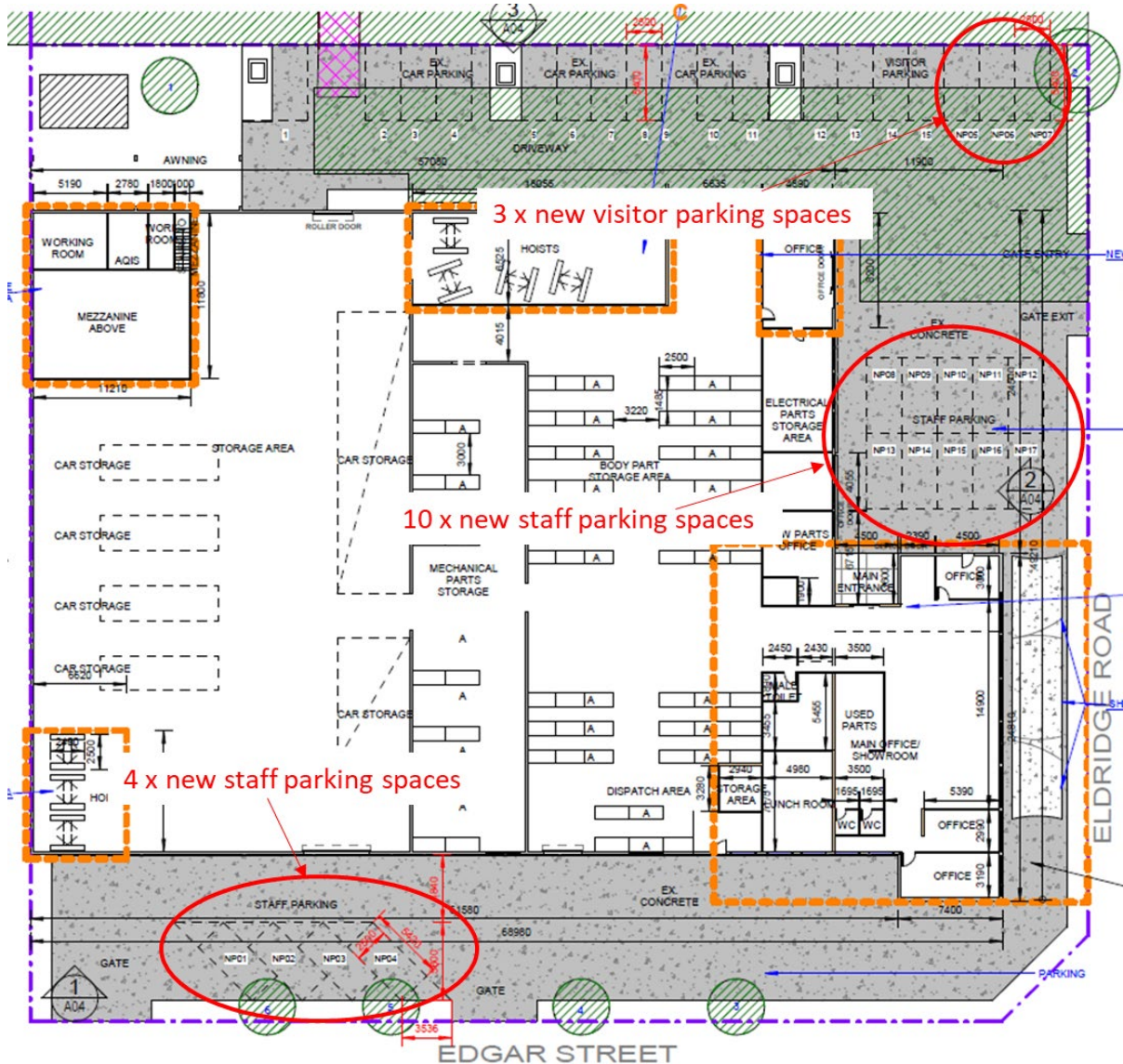
## TTPP's Responses

### (1) Largest Vehicle Type to be Used

The redevelopment of the subject site will introduce 17 new car parking spaces within the 150-160 Eldridge Road site, to be located along the eastern and northern site boundaries. These car spaces will be used for staff parking (14 car spaces) and visitor parking (3 car spaces), with the tandem car spaces to be allocated for staff parking only. The new car parking spaces are shown in Figure 1. The largest vehicle type to be accommodated on the new parking spaces would be typical passenger vehicles. No heavy vehicles will park at the new car parking spaces.

The largest vehicle expected to be stored at the car storage facility will be a B99 vehicle. It is expected that a 4-tonne forklift (2.5m long and 1.3m wide) will be used to transport vehicles in the car storage facility.

Figure 1: Proposed Site Layout – 150 Eldridge Road



## (2) Car Park Layout and Swept Path Analysis

All staff parking spaces have been designed in accordance with Class 1A of 2890.1:2004. Ten (10) 90-degree staff car spaces are provided with a minimum width of 2.5m and length of 5.4m, with an aisle width greater than 5.8m. Four (4) 45-degree staff car spaces are provided with a minimum width of 2.5m and length of 5.4m, with an aisle width of 4.8m. The proposed 45-degree parking spaces allow vehicle to enter in a forward direction and the aisle servicing those spaces is designed to be one-way aisle.

All 90-degree visitor parking spaces have been designed in accordance with Class 2 of AS2890.1:2004. These car spaces will be provided with a minimum width of 2.5m and length of 5.4m, with an aisle width greater than 5.8m.

The proposed car park layout and design of the new car parking spaces allow vehicles to enter and exit the site in a forward direction.

According to AS2890.1:2004, the minimum aisle width and parking space width are determined based on the manoeuvre of B85 vehicle. Therefore, swept path analysis has been undertaken demonstrating a typical B85 passenger vehicle entering and exiting the new car parking spaces whilst adjacent spaces are all occupied. The swept paths are provided in Attachment Two.

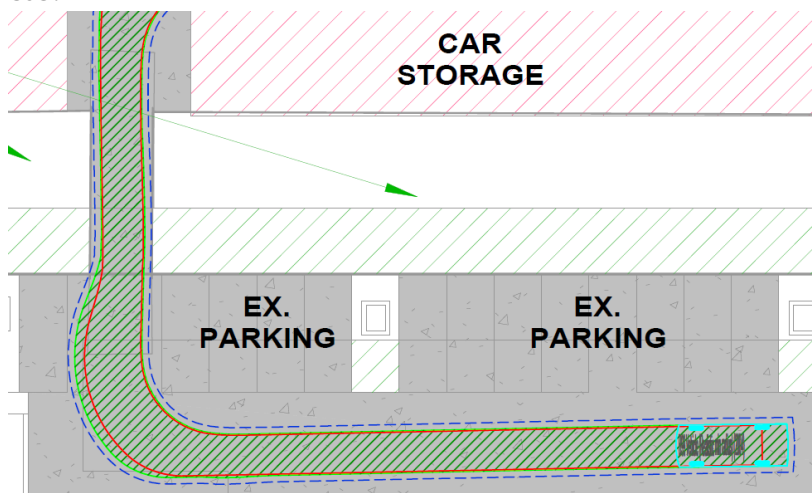
#### New Bridge Ramp Access

The largest vehicle expected to be stored at the car storage facility at 158 Eldridge Road is a B99 vehicle. It is noted that no visitor or staff vehicles will be allowed to pass the bridge ramp as all visitor and staff parking will be restricted to the 150 Eldridge Road site.

The proposed bridge ramp has a roadway width of approximately 3m wide, which complies with AS2890.1 for a one-way roadway. However, AS2890.1 requires a further 300mm clearance to be provided to the boundary where an obstruction such as a wall or kerb is higher than 150mm. The 300mm clearance is not shown on the architectural plans.

However, it should be noted that the bridge ramp is only to provide access between 150 Eldridge Road and 158 Eldridge Road to allow cars to be transported to the car storage facility at 158 Eldridge Road. Staff and visitor vehicles will not be allowed to travel through the bridge. Nonetheless, it is expected that the transportation of vehicles across the bridge will be minimal, with approximately two vehicles a day.

Notwithstanding this, a swept path analysis has been undertaken showing that a B99 vehicle is able to travel through the bridge ramp with 300mm clearance on either side of the vehicle body to be accommodated within the boundaries of the bridge, as shown below. Therefore, the proposed bridge roadway width is considered acceptable and would satisfy its proposed use.



It is expected that a 4-tonne forklift will be used to transport vehicles within the car storage facility. Swept path analysis has been undertaken demonstrating a forklift traveling through the bridge ramp.

The swept paths are provided in Attachment Two. Both the forklifts and B99 vehicles can enter and exit the 158 Eldridge Road site in a forward direction.

### **Summary and Conclusion**

The proposed redevelopment of the subject site includes the renovation of the existing warehouse and internal works including 17 new car spaces at 150 Eldridge Road site, as well as repurposing the 158 Eldridge Road site into a car storage facility.

The proposed new car parking spaces at 150 Eldridge Road site have been designed in accordance with AS2890.1:2004 with swept path analysis provided for each space, showing vehicles would be able to enter and exit each car space.

The largest vehicle type that will be stored at the car storage facility is a B99 vehicle. The two sites will be connected via a new 3m-wide bridge ramp, which can accommodate transportation of vehicles up to B99 vehicles in and out of the car storage facility.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

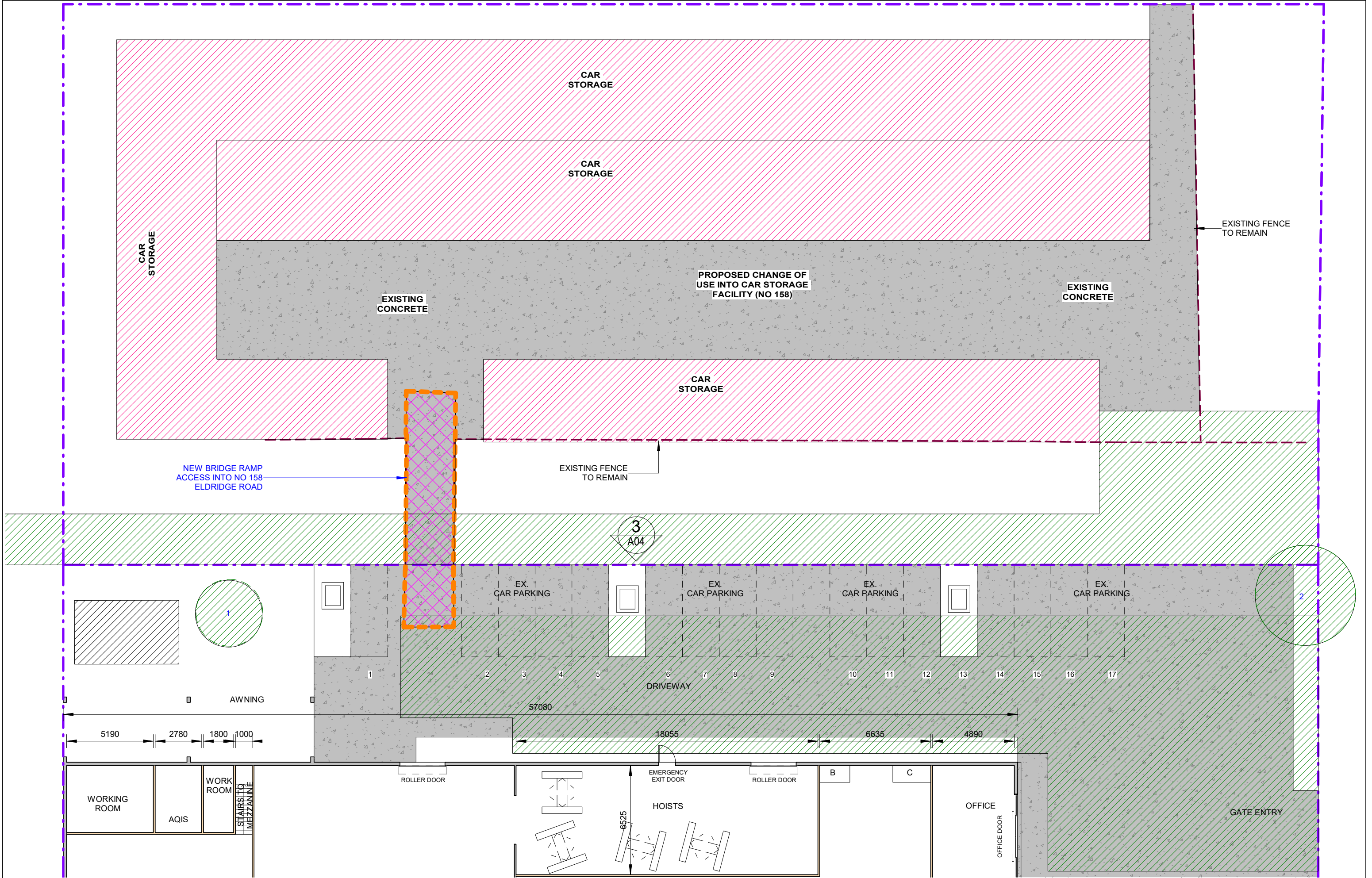
**Ken Hollyoak**  
**Director**

Encl. Attachment One – Architectural Plans  
Attachment Two – Swept Path Analysis

# Attachment One

## Architectural Plans





1

PROPOSED FLOOR PLAN - 158 ELDRIDGE ROAD  
1 : 200

REV	DATE	DESCRIPTION	BY
A	15.12.2022	ISSUED FOR DA	DK

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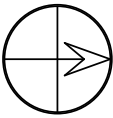
STRUCTURAL ENGINEERING  
& ARCHITECTURAL DESIGN

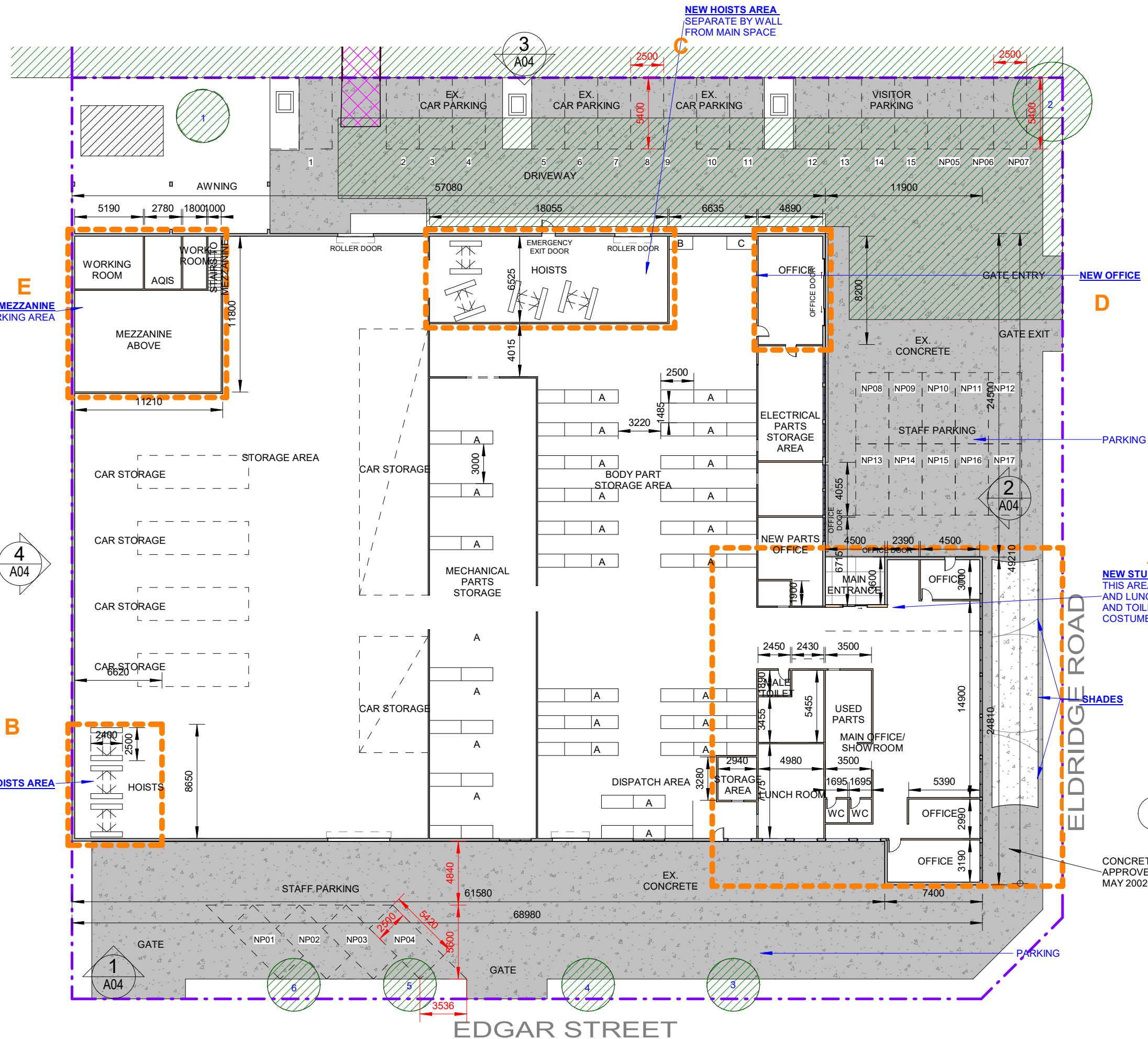
ADDRESS:  
SUITE 4, LEVEL 1,  
402-410 CHAPEL RD, BANKSTOWN,  
NSW 2209  
P: 9709 5556 M: 0422 606 228  
E: abraham@nemcodesign.com.au

**PROPOSED ALTERATIONS & ADDITIONS TO  
EXISTING FACTORY FOR MECHANICAL  
WORKSHOP, CHANGE OF USE INTO CAR STORAGE**  
150 - 158 ELDRIDGE ROAD, CONDELL PARK  
LOT 31 & 33, DP 564483

**PROPOSED FLOOR PLAN - 158 ELDRIDGE  
ROAD**

JOB NUMBER: <b>22574</b>	DWG NUMBER: <b>A03.05</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>07.12.2022</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	






1 PROPOSED GROUND FLOOR PLAN  
1 : 300

- LEGENDS:
- A - STORAGE SHELVES
  - B - AIR COMPRESSOR
  - C - TOOLS BENCH
  - EXISTING CONCRETE
  - MODIFIED AREAS

REV	DATE	DESCRIPTION	BY
A	15.12.2022	ISSUED FOR DA	DK

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E: abraham@nemcodesign.com.au

**PROPOSED ALTERATIONS & ADDITIONS TO EXISTING FACTORY FOR MECHANICAL WORKSHOP, CHANGE OF USE INTO CAR STORAGE**  
150 - 158 ELDRIDGE ROAD, CONDELL PARK  
LOT 31 & 33, DP 564483

**PROPOSED FLOOR PLAN DIAGRAM**

JOB NUMBER: <b>22574</b>	DWG NUMBER: <b>A03.01</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>07.12.2022</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

6/12/2023 9:51:12 AM

# Attachment Two

## Swept Path Analysis



VEHICLE ENTERING

VEHICLE EXITING

CAR STORAGE

CAR STORAGE

CAR STORAGE

CAR STORAGE

PROPOSED CHANGE OF  
USE INTO CAR STORAGE  
FACILITY (NO 158)

PROPOSED CHANGE OF  
USE INTO CAR STORAGE  
FACILITY (NO 158)

CAR STORAGE

CAR STORAGE

EX.  
PARKING

EX.  
PARKING

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PARKING

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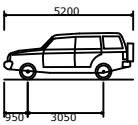
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B	ISSUE FOR DISCUSSION	SC	PC	KH	05/12/23
C	ISSUE FOR DISCUSSION	SC	PC	KH	06/12/23

PROJECT

150 & 158 ELDRIDGE ROAD, CONDELL PARK

TITLE

SWEPT PATH ANALYSIS - BRIDGE RAMP  
AS2890.1 5.2m B99 VEHICLE



B99 Vehicle (Realistic min radius) (2004)  
Overall Length 5200mm  
Overall Width 1940mm  
Overall Body Height 1878mm  
Min Body Ground Clearance 272mm  
Track Width 1840mm  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 6250mm

KEY:

	Forward	Reverse
Wheel path		
Body envelope		
300mm clearance		

DWG No. 23399CAD003

FIGURE 1

DATE STAMP  
06 DECEMBER 2023

PROJECT No. 23399	SCALE 1:250 @A3	REV. C
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Filename: 23399CAD003-241206-SWEPT PATH AND CAR PARK REVIEW.dwg Date: 6 December 2023

VEHICLE ENTERING

VEHICLE EXITING

CAR STORAGE

CAR STORAGE

PROPOSED CHANGE OF  
USE INTO CAR STORAGE  
FACILITY (NO 158)

CAR STORAGE

EX.  
PARKING

EX.  
PARKING

EX.  
PARKING

CAR STORAGE

CAR STORAGE

PROPOSED CHANGE OF  
USE INTO CAR STORAGE  
FACILITY (NO 158)

CAR STORAGE

EX.  
PARKING

EX.  
PARKING

EX.  
PARKING



REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	SC	PC	KH	24/11/23
B	ISSUE FOR DISCUSSION	SC	PC	KH	05/12/23
C	ISSUE FOR DISCUSSION	SC	PC	KH	06/12/23

PROJECT	150 & 158 ELDRIDGE ROAD, CONDELL PARK		
TITLE	SWEPT PATH ANALYSIS - BRIDGE RAMP 2.5m CUSTOM FORKLIFT		

KEY:		
Wheel path	Forward	Reverse
Body envelope		
300mm clearance		



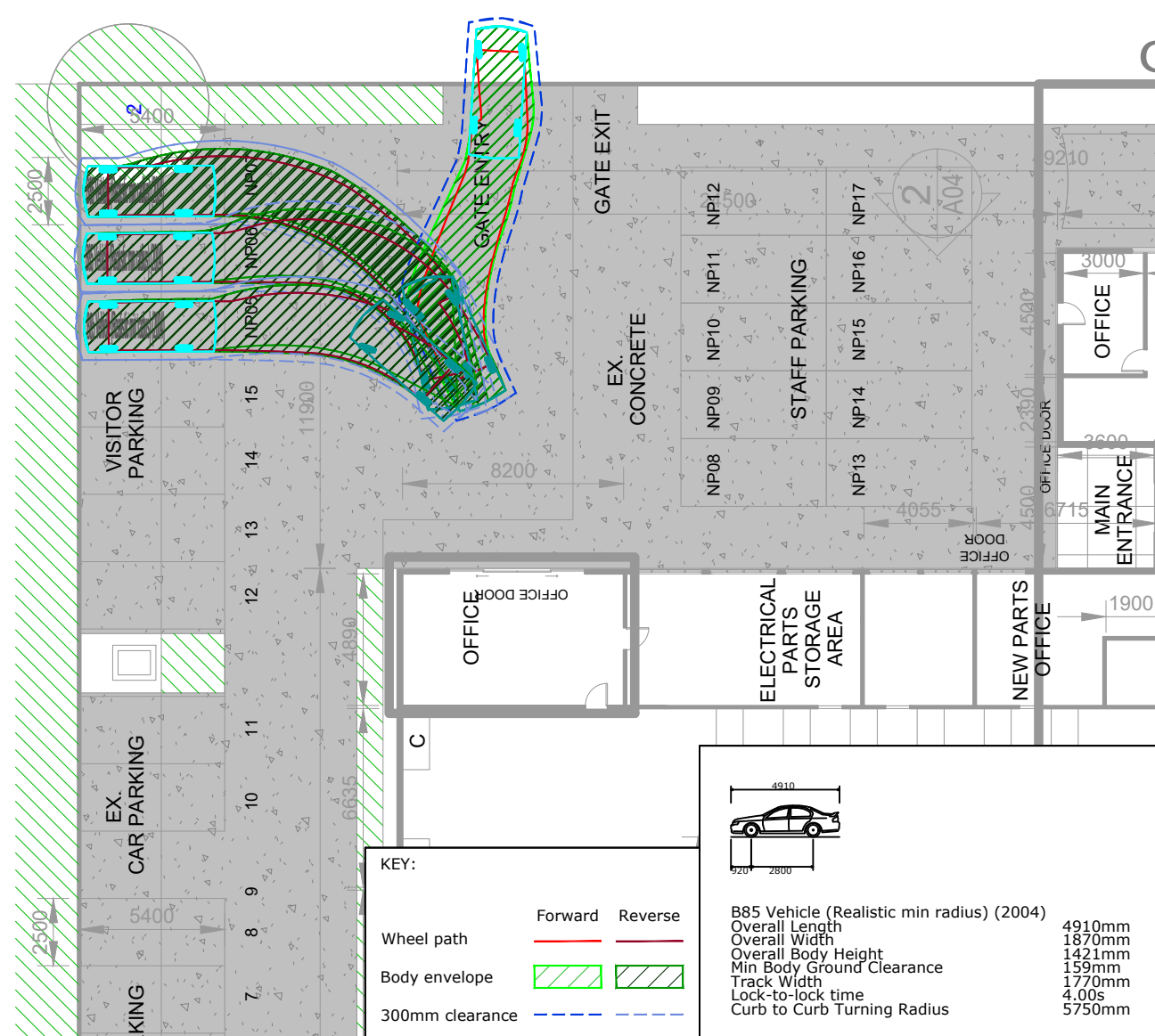
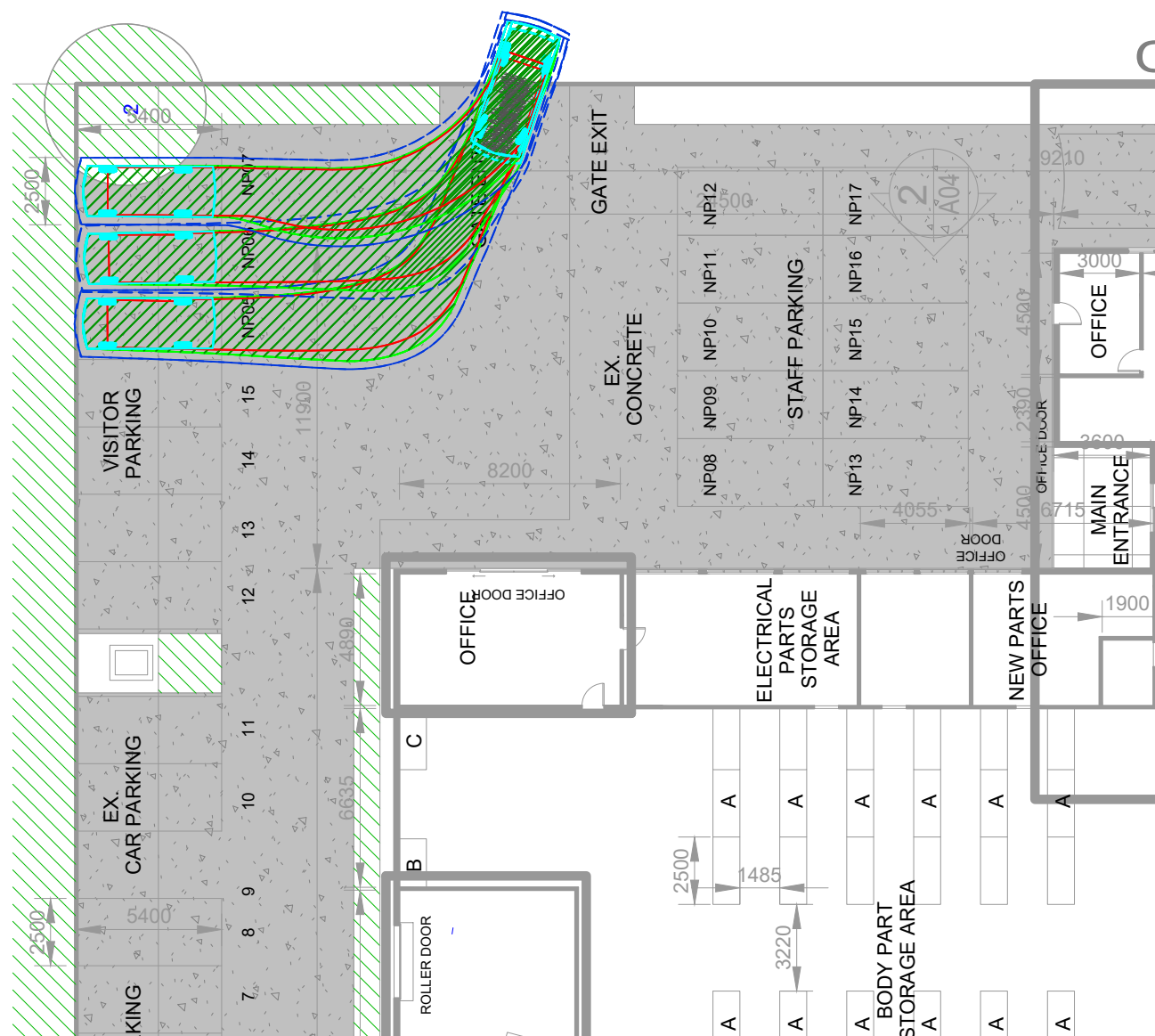
Fork Lift Truck 4T	
Overall Length	2.500m
Overall Width	1.300m
Overall Body Height	1.935m
Min Body Ground Clearance	0.170m
Track Width	1.100m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	2.500m

DWG No.	23399CAD003	
	FIGURE 2	
DATE STAMP	06 DECEMBER 2023	
PROJECT No.	SCALE	REV.
23399	1:250 @A3	C

Filename: 23399CAD003-241206-SWEPT PATH AND CAR PARK REVIEW.dwg Date: 6 December 2023

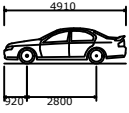
VEHICLE ENTERING

VEHICLE EXITING



KEY:

Wheel path	Forward	Reverse
Body envelope		
300mm clearance		

	
B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4910mm
Overall Width	1870mm
Overall Body Height	1421mm
Min Body Ground Clearance	159mm
Track Width	1770mm
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5750mm

REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	SC	PC	KH	24/11/23
B	ISSUE FOR DISCUSSION	SC	PC	KH	05/12/23
C	ISSUE FOR DISCUSSION	SC	PC	KH	06/12/23

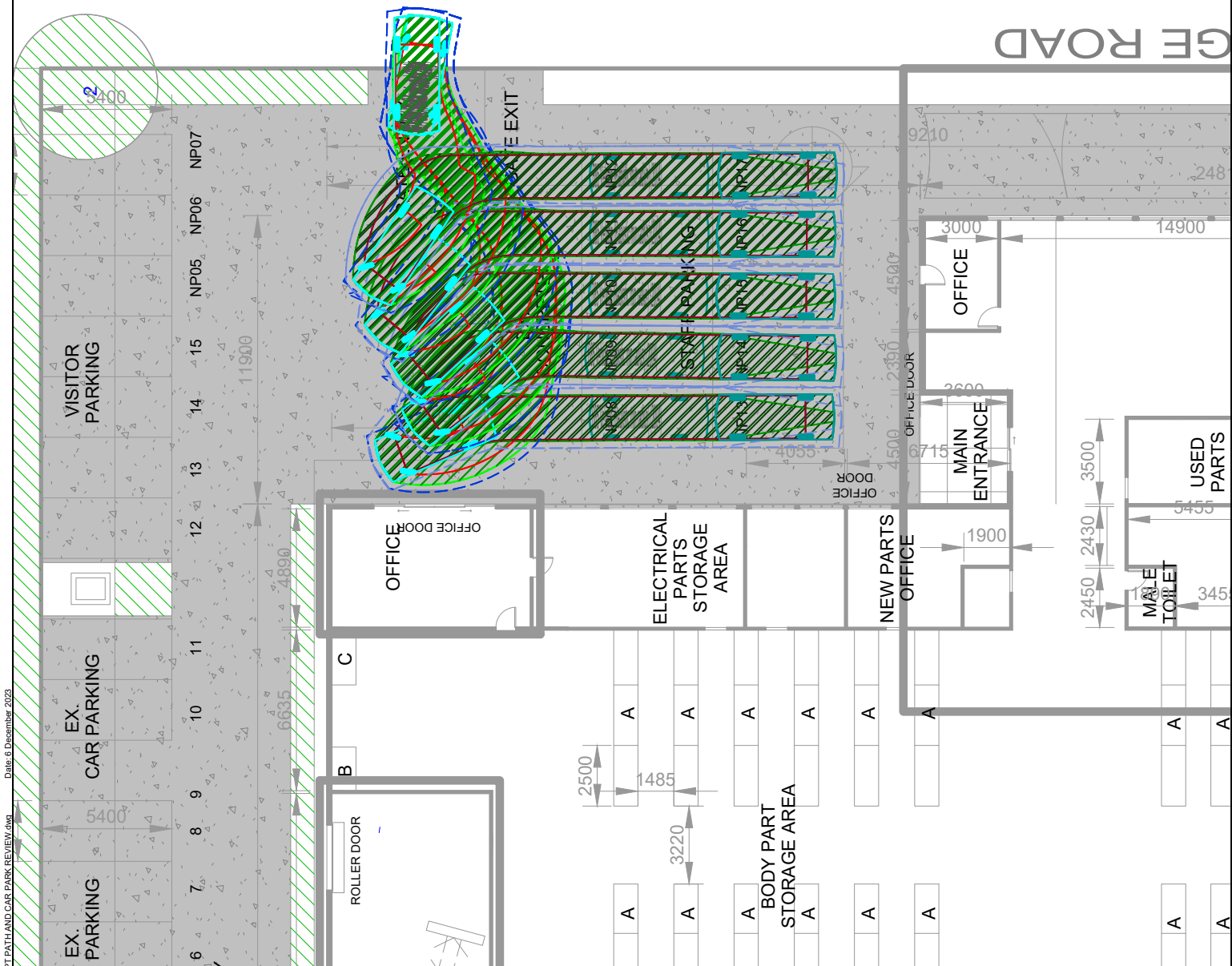


PROJECT	150 & 158 ELDRIDGE ROAD, CONDELL PARK	
TITLE	SWEPT PATH ANALYSIS - CAR PARKING SPACES AS2890.1 4.91m B85 VEHICLE	

DWG No. 23399CAD003	
FIGURE 3	
DATE STAMP 06 DECEMBER 2023	
PROJECT No. 23399	SCALE 1:250 @A3
REV. C	



## VEHICLE ENTERING



REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	SC	PC	KH	24/11/23
B	ISSUE FOR DISCUSSION	SC	PC	KH	05/12/23
C	ISSUE FOR DISCUSSION	SC	PC	KH	06/12/23



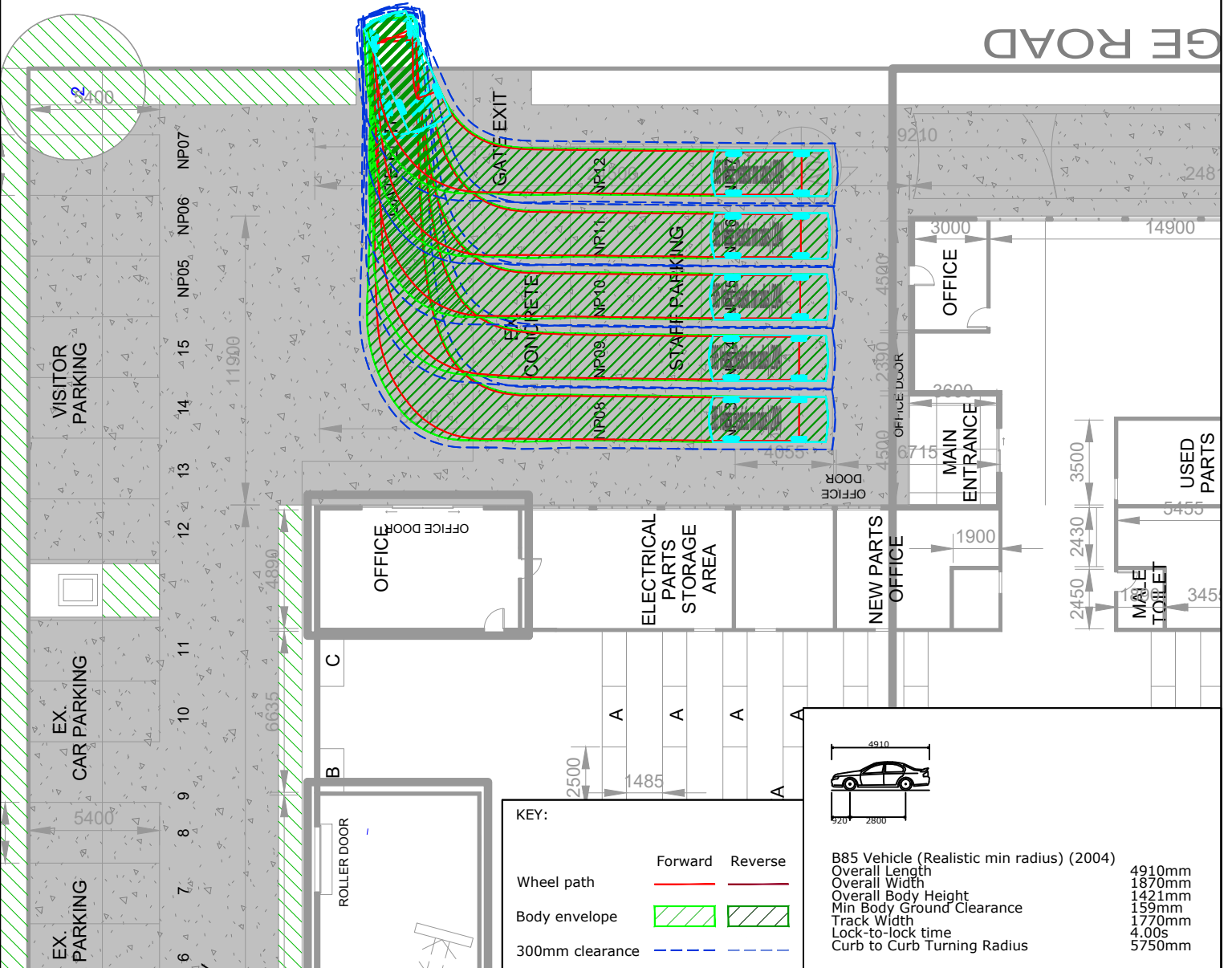
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TITLE
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150 & 158 ELDRIDGE ROAD, CONDELL PARK

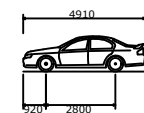
SWEPT PATH ANALYSIS - CAR PARKING SPACES  
AS2890.1 4.91m B85 VEHICLE

## VEHICLE EXITING



KEY:

	Forward	Reverse
Wheel path		
Body envelope		
300mm clearance		



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4910mm
Overall Width	1870mm
Overall Body Height	1421mm
Min Body Ground Clearance	159mm
Track Width	1770mm
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5750mm

DWG No.	22200CAD002
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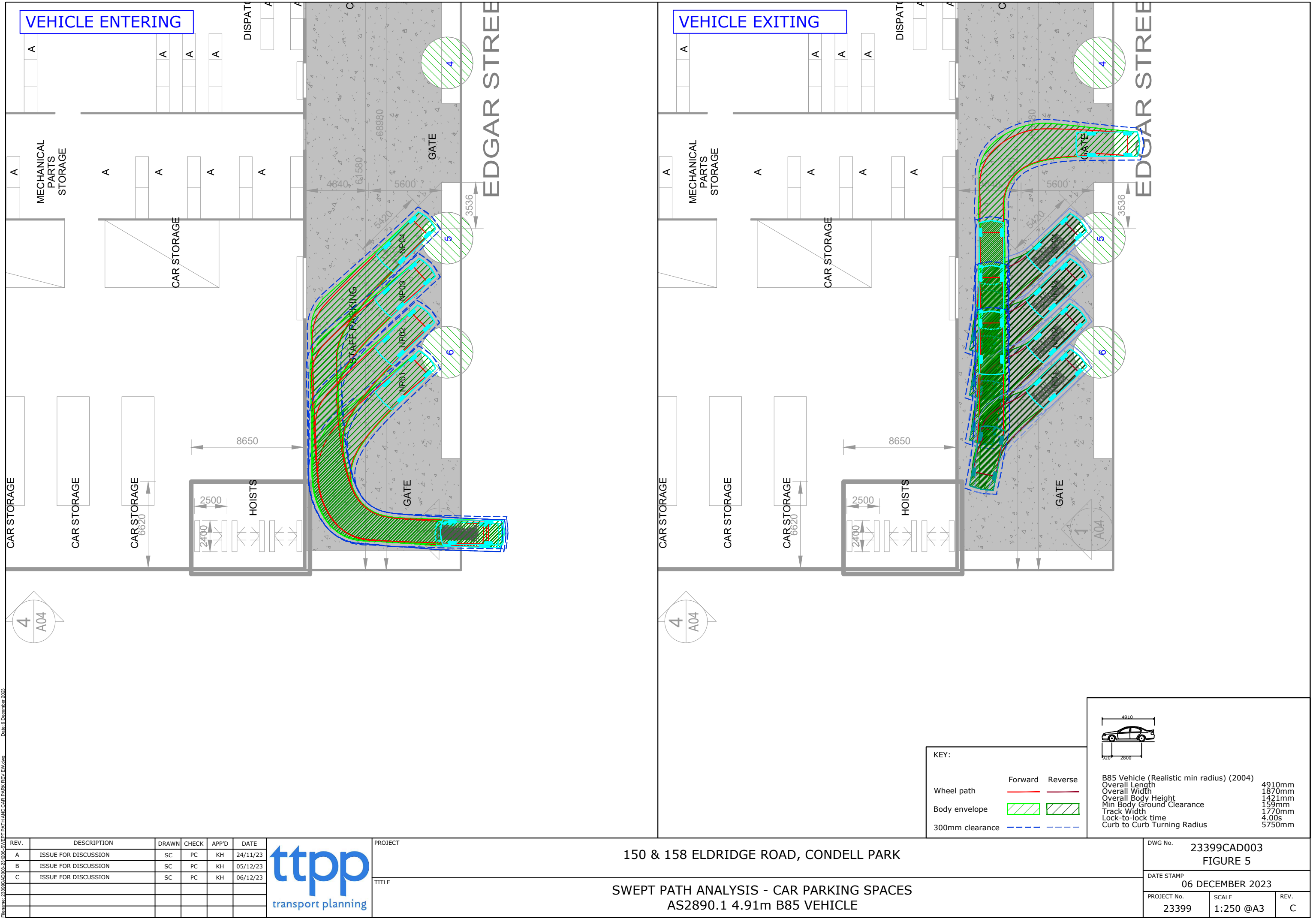
FIGURE 4

DATE STAMP  
06 DECEMBER 2023

PROJECT No.	23399
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SCALE	
1:250 @A3	

REV.  
C



REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	SC	PC	KH	24/11/23
B	ISSUE FOR DISCUSSION	SC	PC	KH	05/12/23
C	ISSUE FOR DISCUSSION	SC	PC	KH	06/12/23



PROJECT

150 & 158 ELDRIDGE ROAD, CONDELL PARK

TITLE

SWEPT PATH ANALYSIS - CAR PARKING SPACES  
AS2890.1 4.91m B85 VEHICLE

DWG No. 23399CAD003 FIGURE 5		
DATE STAMP 06 DECEMBER 2023		
PROJECT No. 23399	SCALE 1:250 @A3	REV. C