

Reference: 26091

9 June 2026

Ghazi Al Ali Architect

Rayanne Bizri

Email: Info@ghazia.com

Dear Rayanne,

Re: 263–267 Canterbury Road, Canterbury – S4.56MOD Traffic Engineering Assessment

I refer to the subject matter, being a proposed S4.56 modification to the approved development scheme.

1 Background

Canterbury-Bankstown Council granted consent (DA387/2018) for a development scheme that involves the demolition of existing structures and the construction of a boarding house development with 43 boarding rooms and an associated two-level basement car park providing 23 car spaces. The approved access driveway is located at Clunes Lane.

2 Proposed S4.56 Modification

The proposal seeks consent to remove a basement car park level and reduce the number of car parking spaces from 23 to 11, to accord with the more recently updated SEPP Housing provisions.

The approved development yield of 43 rooms and vehicle access will be retained.

The proposed amended plans are provided in **Attachment 1**.

3 Car Park Provision

The approved Traffic Assessment applied a parking rate of 0.5 spaces per room from SEPP (Affordable Rental Housing) 2009.

The latest published SEPP (Housing) 2021 provides a parking rate of 0.2 spaces per room (for developments within an accessible area) for boarding houses.

Applying the SEPP Housing 2021 provisions would indicate a minimum requirement of 9 car parking spaces. The proposal of 11 car spaces (including 2 accessible spaces) satisfies the SEPP (Housing) 2021 requirement.

4 Car Park Design

The assessment notes that the parking configuration remains consistent with the approved scheme. The one-way driveway in the basement car park will continue to be managed by a traffic signal system.

Notwithstanding, the assessment confirms that the amended plan and parking layout will continue to satisfy the relevant AS2890 design requirements.

5 Servicing Arrangement

The approved servicing arrangement – kerbside waste collection by Council's waste team via Clunes Lane - will be retained.

6 Traffic Impact

There will be no additional traffic generated from the proposed amendments, as the development yield is retained as per the approved development yield.

7 Conclusion

Following an assessment of the proposal, the following conclusions are drawn:

- The proposed changes to the basement layout will comply with the car parking requirements in accordance with SEPP (Housing) 2021.
- The proposed amendments are unlikely to result in a higher volume of traffic compared to the approved development scheme and will not present any adverse traffic implications.
- The approved arrangements for site access, servicing, and internal circulation will be retained for the proposed development.

Yours faithfully,



Lamone Ng, BE (Civil)

Associate

Attachment 1

S4.56 MOD Plans

DRAWING SCHEDULE

A-0000 TITLE PAGE

A-1010 SITE PLAN

A-1201 BASEMENT 01

A-1401 SECTION AA
A-1402 SECTION BB & CC
A-1404 RAMP SECTIONS

GFA CALCULATION

SITE AREA: 779.5SQM
PERMISSIBLE FSR: 1.6:1 + 0.5 BONUS
PERMISSIBLE GFA: 1,590.53 SQM

TOTAL GFA: 1,449.60 SQM
TOTAL FSR: 1.86:1

ROOM MIX

DOUBLE: 25
SINGLE: 18
MANAGER'S: 1

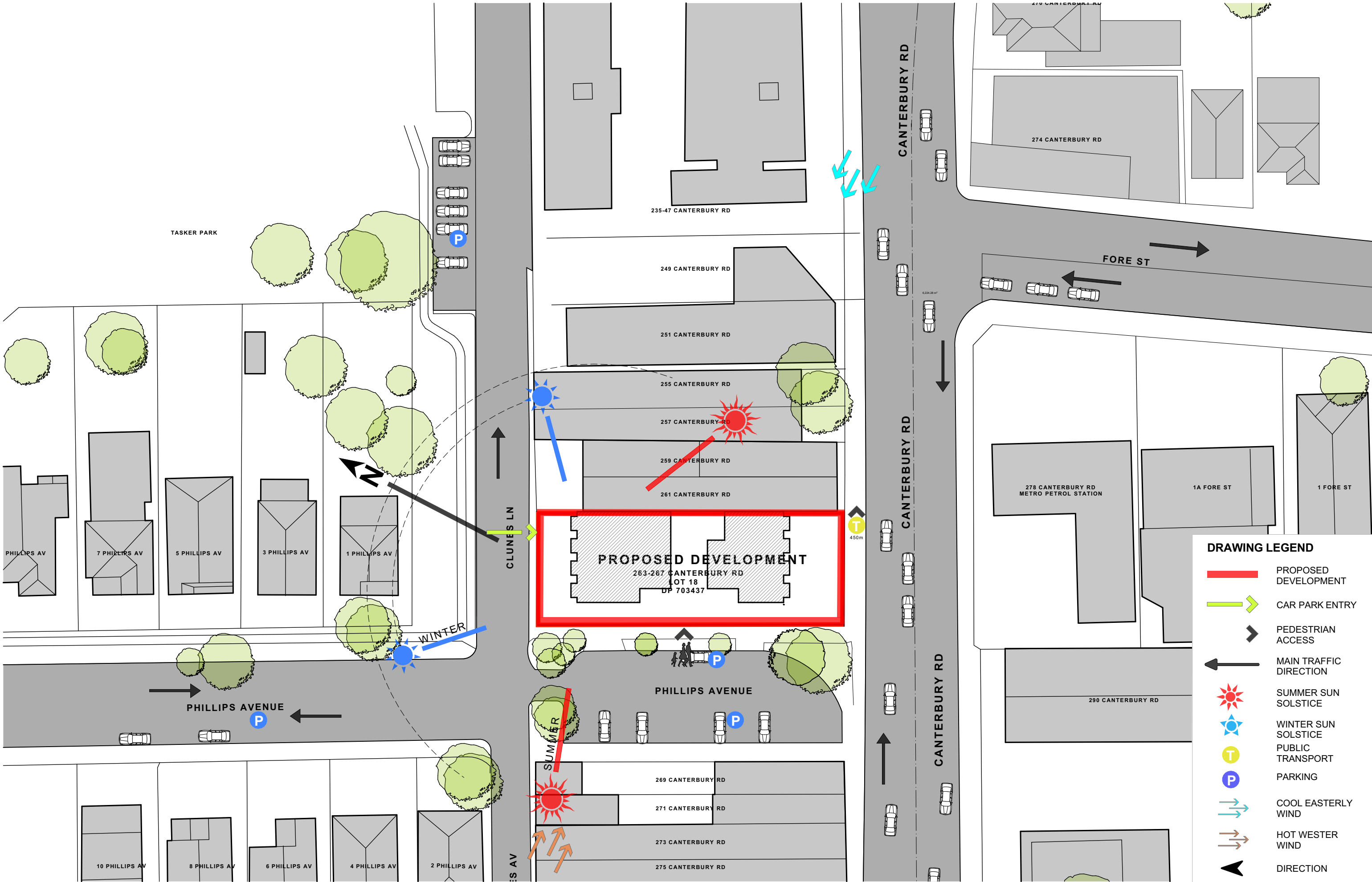
TOTAL: 44 BOARDING ROOMS
COMMUNAL ROOM: 1



GHAZI AL ALI
ARCHITECT
PTY LTD

LEVEL 3 SUITE 10/6 RAILWAY PARADE, BURWOOD
NSW 2134
T. +612 9744 7035 | E. office@ghazia.com
ACN: 67167131848

S4.56
263-267 CANTERBURY ROAD
263-267 CANTERBURY ROAD, CANTERBURY NSW 2193



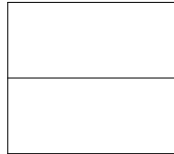
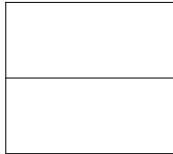
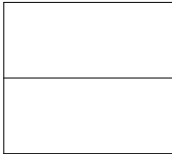
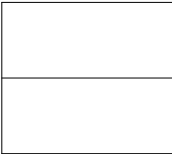
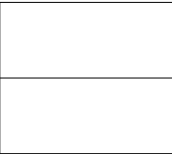
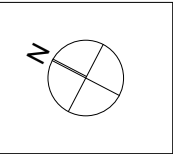
FOR S4.56
PURPOSES ONLY
NOT FOR
CONSTRUCTION

S4.56

Drawing Original Size
A3

Rev	Date	Description
A	30/03/2026	S4.56 APPROVAL

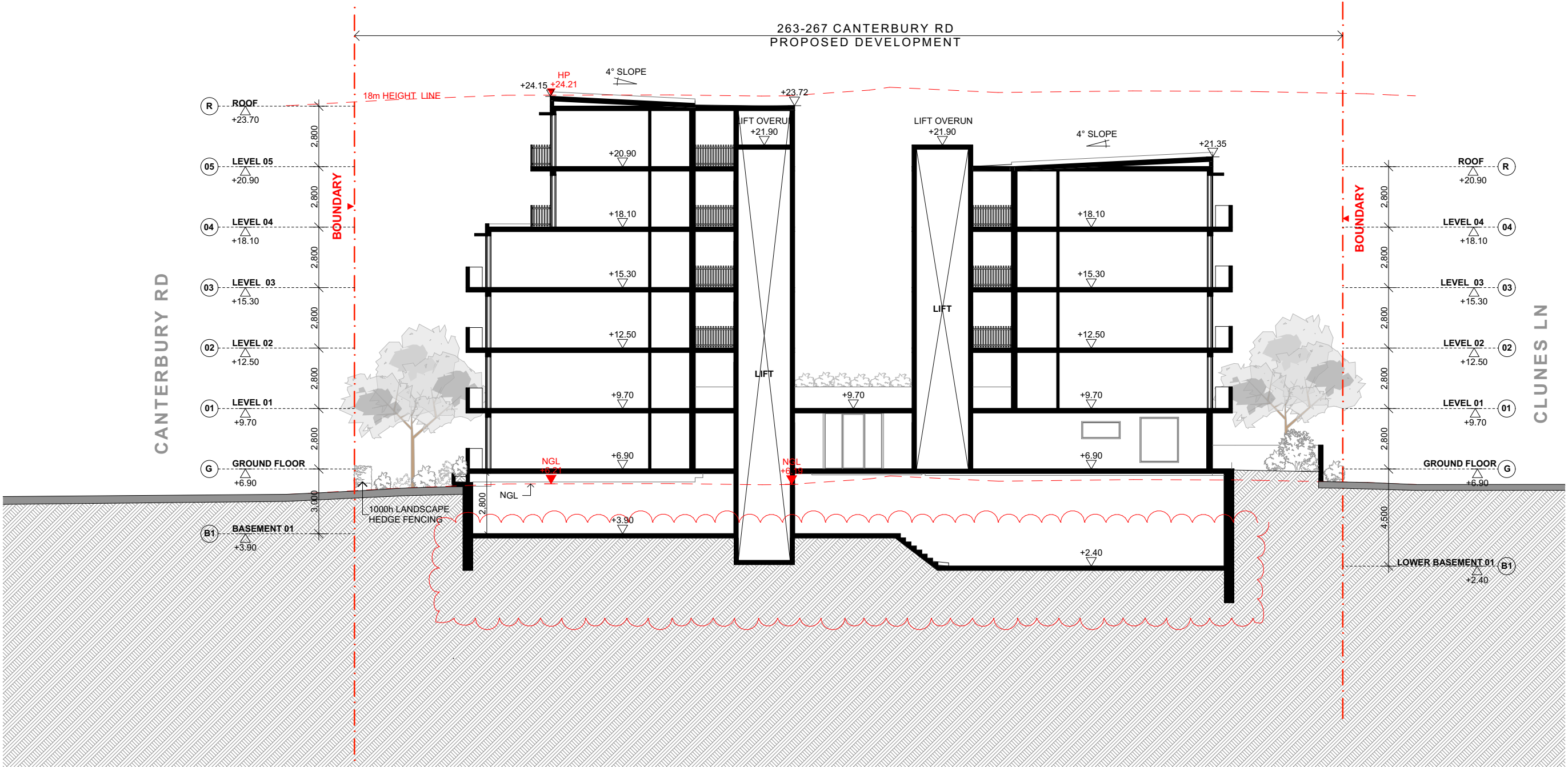
© COPYRIGHT
DO NOT SCALE DWGS. USE
DIMENSIONS ONLY. REFER
ANY DISCREPANCIES TO
ARCHITECT PRIOR TO
CONSTRUCTION.
THESE DRAWINGS ARE
SUBJECT TO COPYRIGHT.



ARCHITECT
GHAZI AL ALI
ARCHITECT PTY LTD
NSW reg. no. 7542
T: +612 9744 7035 | E: office@ghazia.com
ACN: 67167131648
LEVEL 3 SUITE 108 RAILWAY PARADE,
BURWOOD NSW 2134

PROJECT
263-267 CANTERBURY ROAD
CLIENT
MING LI
SCALE
1:500, 1:1
DATE
5/06/2026
DRAWN
MO
PROJECT ARCHITECT
GA
PROJECT DIRECTOR
GA

DRAWING NAME
SITE PLAN
DRAWING NUMBER
S4.56
PROJECT NUMBER
P18-014
ISSUE
A



SECTION AA
1:200

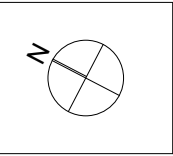
SCALE 1:200 @ A3
0 1 2 5 10M

FOR S4.56
PURPOSES ONLY
NOT FOR
CONSTRUCTION
S4.56

Drawing Original Size
A3

Rev	Date	Description
A	30/03/2026	S4.56 APPROVAL

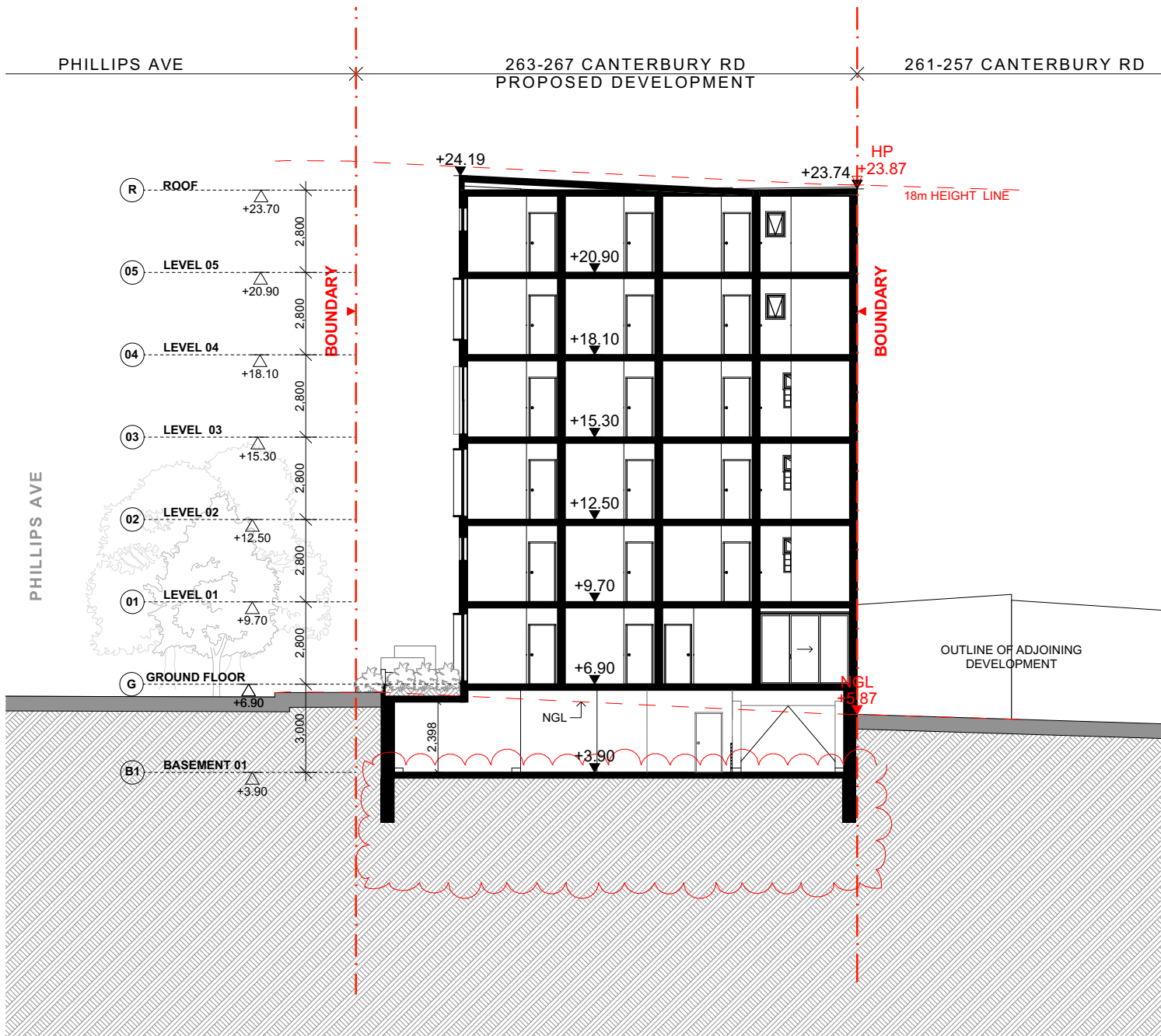
© COPYRIGHT
DO NOT SCALE DWGS. USE
DIMENSIONS ONLY. REFER
ANY DISCREPANCIES TO
ARCHITECT PRIOR TO
CONSTRUCTION.
THESE DRAWINGS ARE
SUBJECT TO COPYRIGHT.



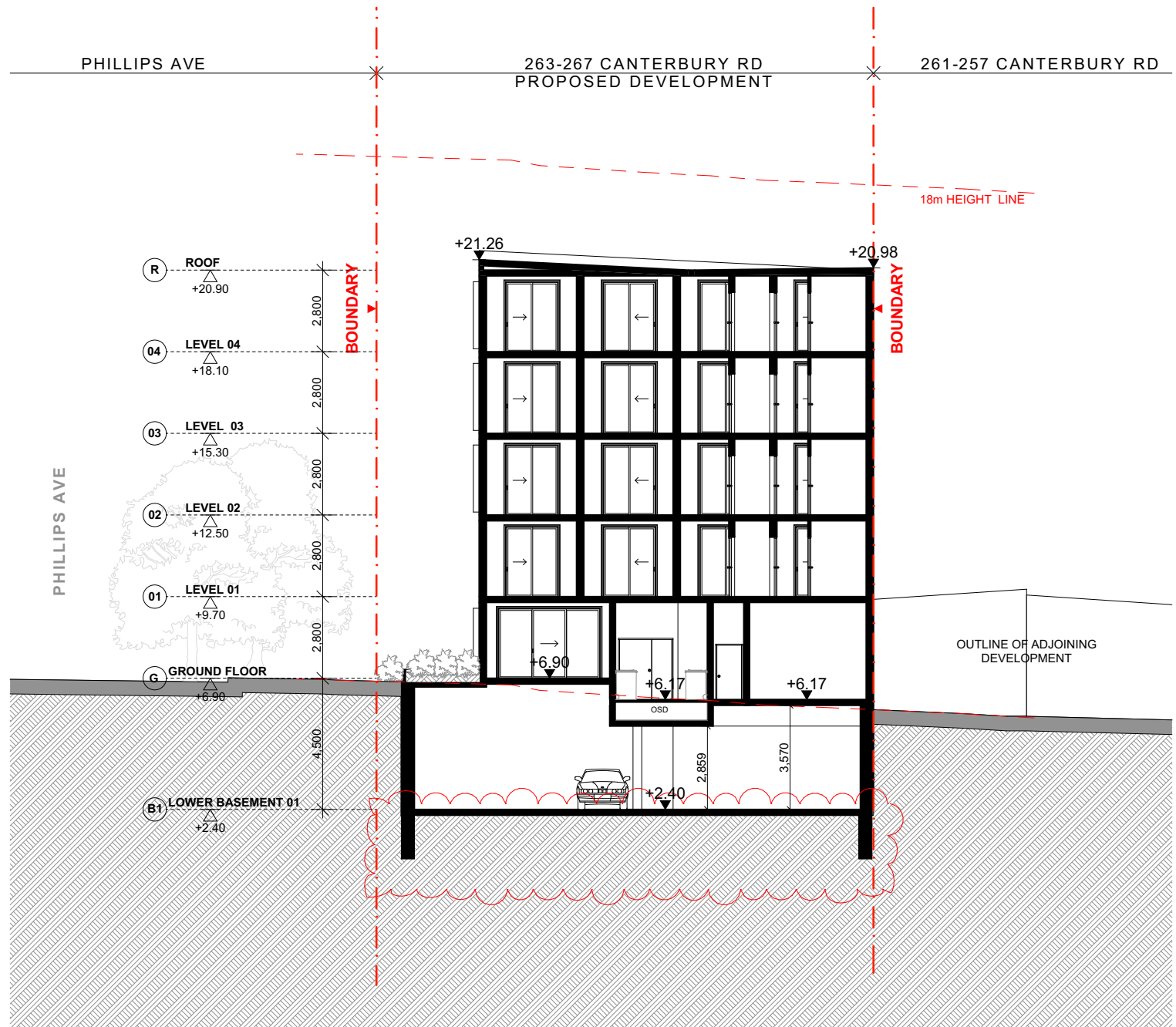
ARCHITECT
GHAZI AL ALI
ARCHITECT PTY LTD
NSW reg. no. 7542
T: +612 9744 7035 | E: office@ghazia.com
ACN: 67167131848
LEVEL 3 SUITE 108 RAILWAY PARADE,
BURWOOD NSW 2134

PROJECT
263-267 CANTERBURY ROAD
CLIENT
MING LI
SCALE
1:1, 1:200
DATE
5/06/2026
DRAWN
MO
PROJECT ARCHITECT
GA
PROJECT DIRECTOR
GA

DRAWING NAME
SECTION AA
DRAWING NUMBER
S4.56
PROJECT NUMBER
A-1401
ISSUE
A
PROJECT NUMBER
P18-014

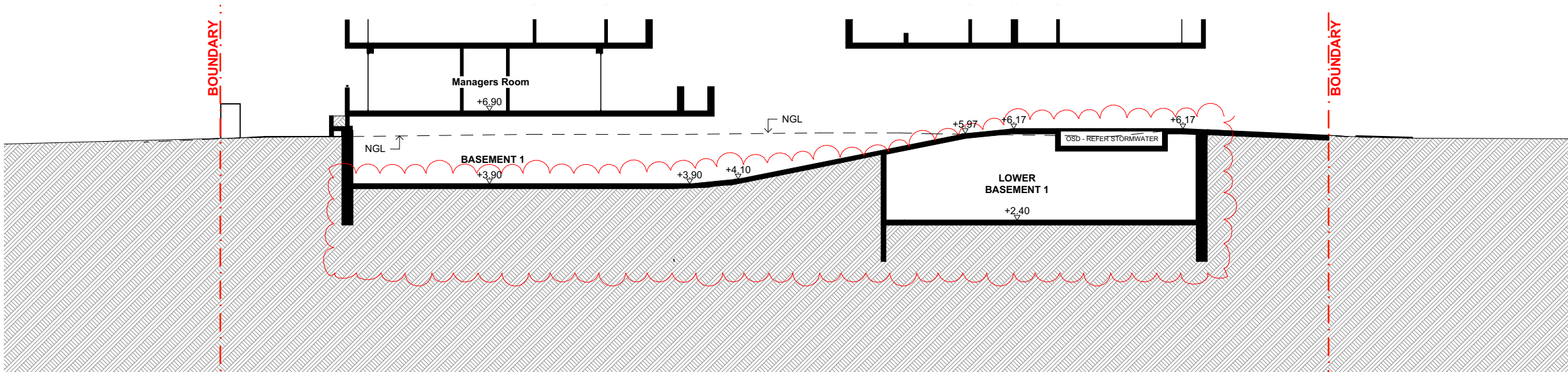


SECTION BB
1:200

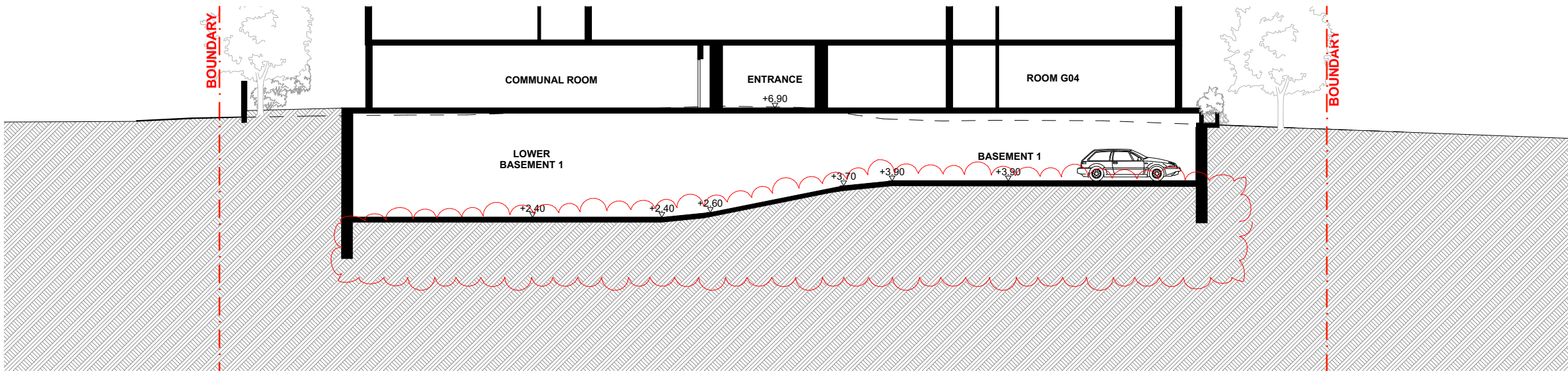


SECTION CC
1:200

SCALE 1:200 @ A3
0 1 2 5 10M



RAMP SECTION 1
1:200



RAMP SECTION 2
1:200

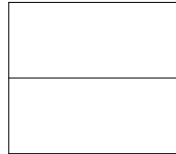
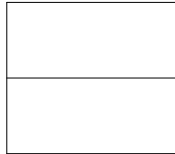
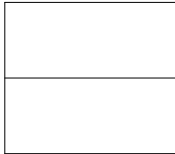
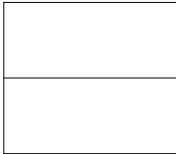
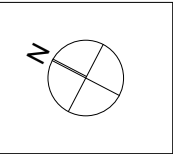
SCALE 1:200 @ A3
0 1 2 5 10M

FOR S4.56
PURPOSES ONLY
NOT FOR
CONSTRUCTION
S4.56

A3
Drawing Original Size

Rev	Date	Description
A	30/03/2026	S4.56 APPROVAL

© COPYRIGHT
DO NOT SCALE DWGS. USE
DIMENSIONS ONLY. REFER
ANY DISCREPANCIES TO
ARCHITECT PRIOR TO
CONSTRUCTION.
THESE DRAWINGS ARE
SUBJECT TO COPYRIGHT.



ARCHITECT
GHAZI AL ALI
ARCHITECT PTY LTD
NSW reg. no. 7542
T: +612 9744 7035 | E: office@ghazia.com
ACN: 67167131648
LEVEL 3 SUITE 106 RAILWAY PARADE,
BURWOOD NSW 2134

PROJECT 263-267 CANTERBURY ROAD	
CLIENT MING LI	
SCALE 1:1	DATE 5/06/2026
DRAWN MO	PROJECT ARCHITECT GA
	PROJECT DIRECTOR GA

DRAWING NAME RAMP SECTIONS	PROJECT NUMBER P18-014
DRAWING NUMBER S4.56	ISSUE A

Attachment 2

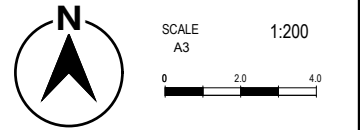
Swept Path Analysis

PROJECT
263-267 CANTERBURY
ROAD, CANTERBURY

TITLE
SWEPT PATH ASSESSMENT

CIRCULATION

BASEMENT



DESIGNED BY
L.NG

REVIEWED BY
L.NG

DRAWING REFERENCE (SOURCE):
DRAWINGS\S4.56\20260609

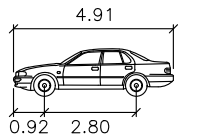
ISSUE DATE
9 June 2026

SHEET NO.
01 OF 01

DRAWING REF NO. 26091-V1.2-SP

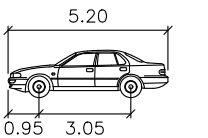
LEGENDS/NOTES

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	



B99

Width	: 1.94	meters
Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.9	

