



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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31 January 2022

Ref: 20050

Ms Emma Fleming
Partner
Swaab Attorneys

E: ejf@swaab.com.au

Dear Emma

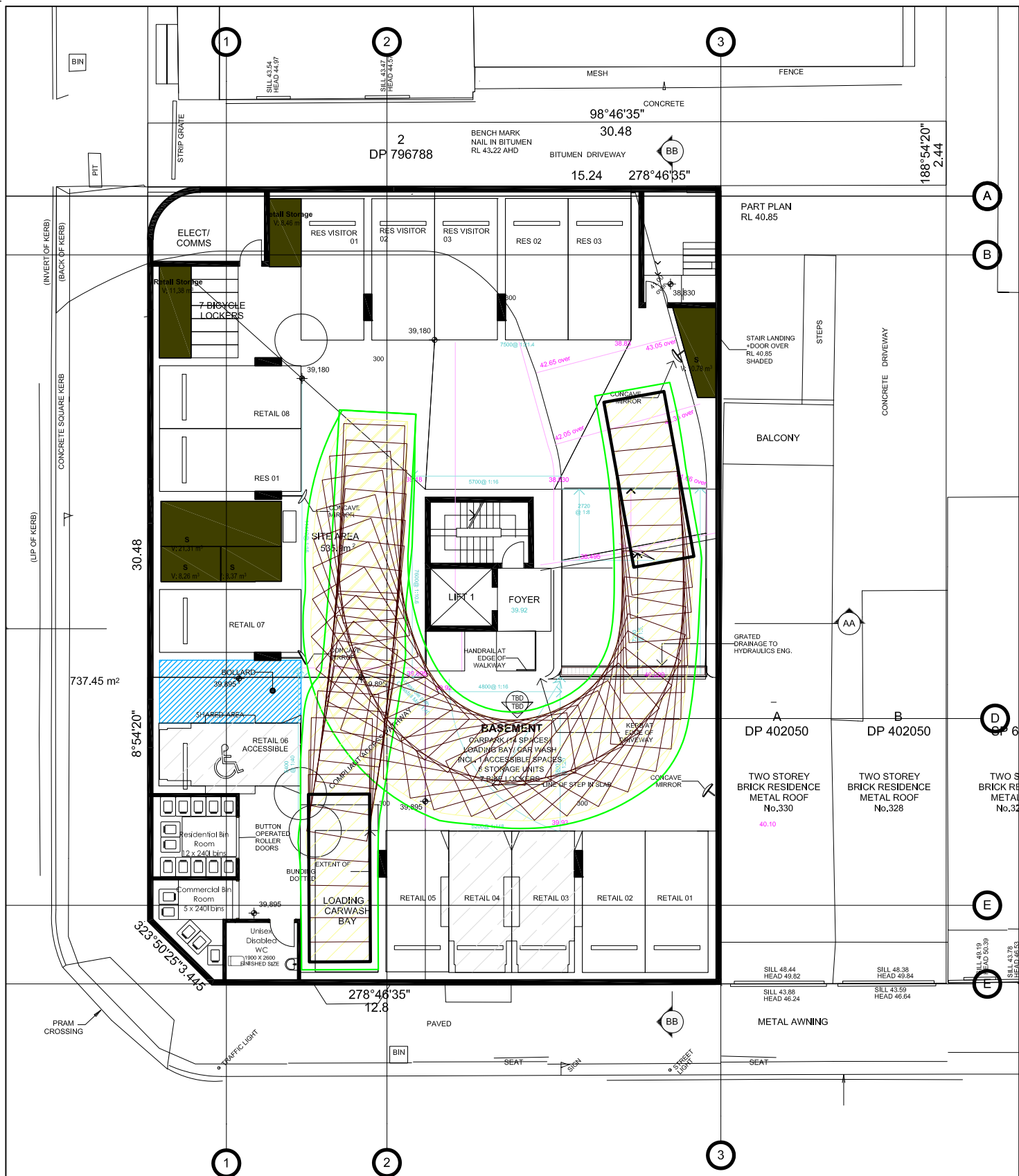
Proposed Mixed Use Development 332 – 338 Sydney Road, Balgowlah

I have assessed the revised plans in relation to the traffic and parking issues raised by Council. The relevant turning path diagrams for the revised plans are attached and it is apparent that:

- cars will be able to turn left into and out of the driveway concurrently with the right turn prohibitions in place
- there will be a compliant sight line triangle available for egressing cars
- the ramp connecting the basement levels will provide for concurrent (2-way) movements
- satisfactory turning path provisions will be available for all vehicles

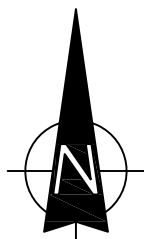
Yours faithfully

Ross Nettle
Director
Transport and Traffic Planning Associates



NOTE

This drawing has been prepared using vehicle modelling computer software AutoTrack V5.00a in conjunction with AutoCAD 2013. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.



**SWEPT PATH ANALYSIS
OF A 6.4m RIGID VEHICLE
ENTERING THE SITE**

SP 2

CONDAMINE STREET

AA

737.45 m²

8°54'20"

323°50'25" 3.445

278°46'35"
12.8

98°46'35"
30.48

BRICK BUILDING
TILE ROOF

0.915

1.52

(B) (Y)

0.915

7.625

(C) (Y)

(D)

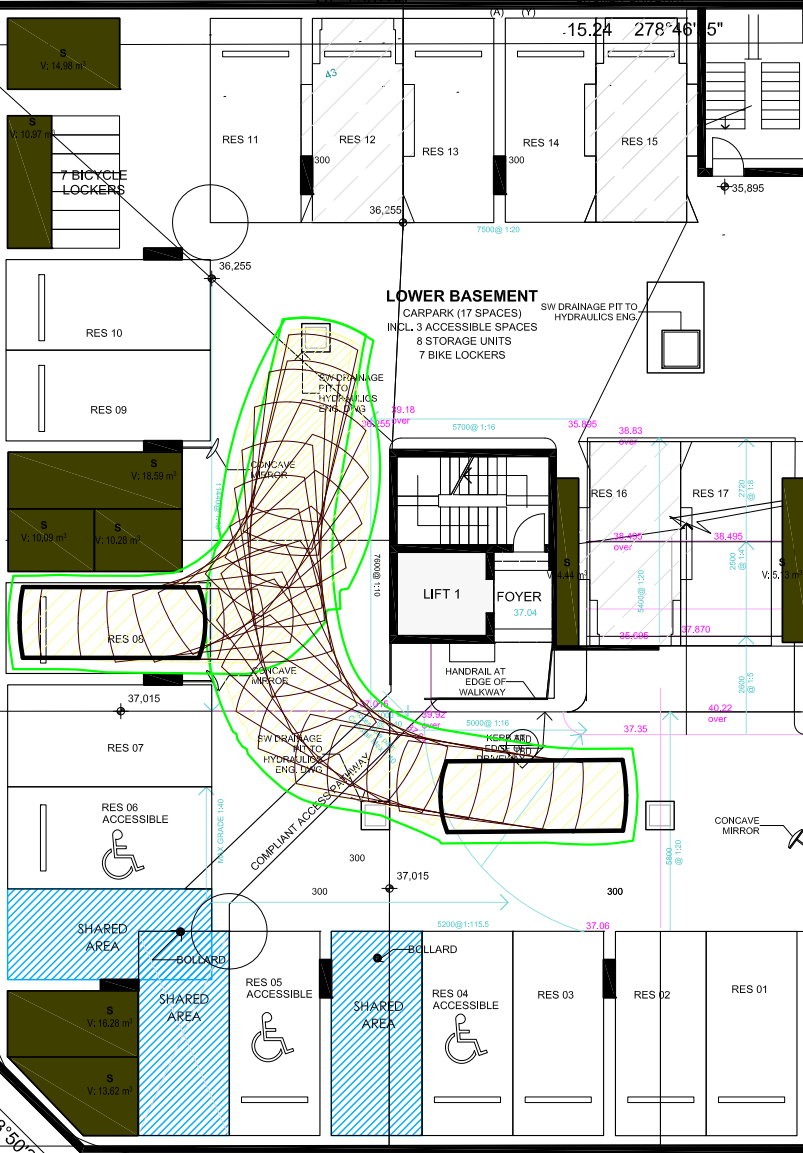
2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

BITUMEN DRIVEWAY

CONCRETE
BB

15.24 278°46'35"



STEPS

CONCRETE DRIVEWAY

BALCONY

AA

A
DP 402050

B
DP 402

TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.330

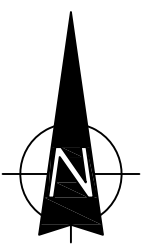
TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.328

CONCAVE MIRROR

METAL AWNING

NOTE

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**SWEPT PATH ANALYSIS
OF AN 85th PERCENTILE
VEHICLE ENTERING THE SITE**

SP 4

CONDAMINE STREET

AA

737.45 m²

8°54'20"

323°50'25" 3.445

278°46'35"
12.8

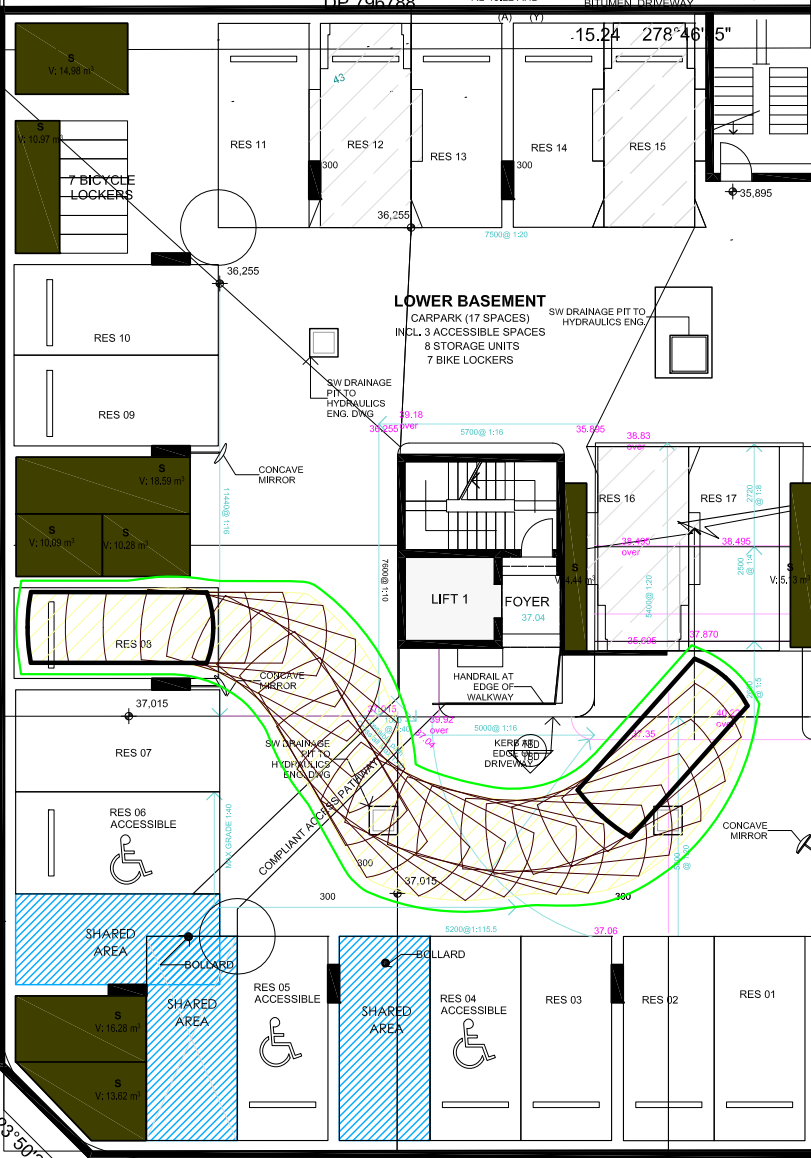
98°46'35"
30.48

BRICK BUILDING
TILE ROOF

2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

CONCRETE
BB
0.915
1.52
7.625
(B) (Y) (C) (Y)



BALCONY

A
DP 402050

B
DP 402

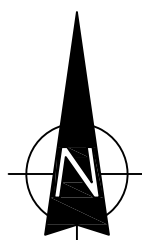
TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.330

TWO STORE
BRICK RESIDE
METAL ROOF
No.328

METAL AWNING

NOTE

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**SWEPT PATH ANALYSIS
OF AN 85th PERCENTILE
VEHICLE EXITING THE SITE**

SP 5

CONDAMINE STREET



737.45 m²

8°54'20"

323°50'25" 3.445

278°46'35"
12.8

98°46'35"
30.48

BRICK BUILDING
TILE ROOF

2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

CONCRETE
BB

0.915

1.52

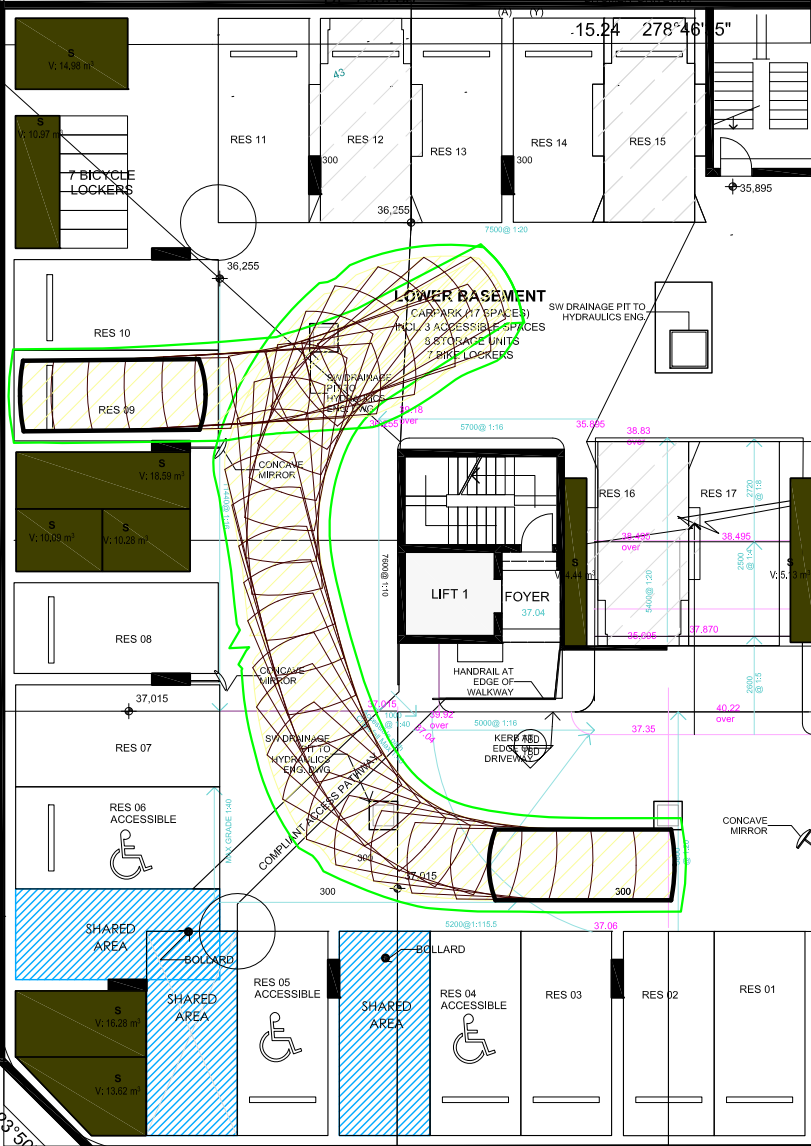
(B) (Y)

(C) (Y)

7.625

BITUMEN DRIVEWAY

15.24 278°46'35"



CONCRETE DRIVEWAY

BALCONY



A
DP 402050

B
DP 402

TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.330

TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.328

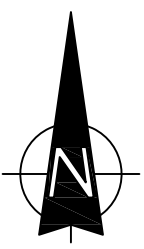
CONCAVE MIRROR

CONCAVE MIRROR

METAL AWNING

NOTE

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**SWEPT PATH ANALYSIS
OF AN 85th PERCENTILE
VEHICLE ENTERING THE SITE**

SP 6

CONDAMINE STREET

AA

737.45 m²

8°54'20"

323°50'25" 3.445

278°46'35"
12.8

98°46'35"
30.48

BRICK BUILDING
TILE ROOF

2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

CONCRETE
BB

0.915

1.52

(B) (Y)

(C) (Y)

STEPS

CONCRETE DRIVEWAY

BALCONY

AA

A
DP 402050

B
DP 402

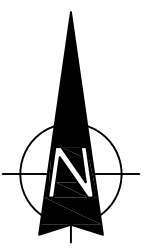
TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.330

TWO STORE
BRICK RESIDE
METAL ROOF
No.328

METAL AWNING

NOTE

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**SWEPT PATH ANALYSIS
OF AN 85th PERCENTILE
VEHICLE ENTERING THE SITE**

SP 8

CONDAMINE STREET



737.45 m²

8°54'20"

323°50'25" 3.445

2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

98°46'35"
30.48



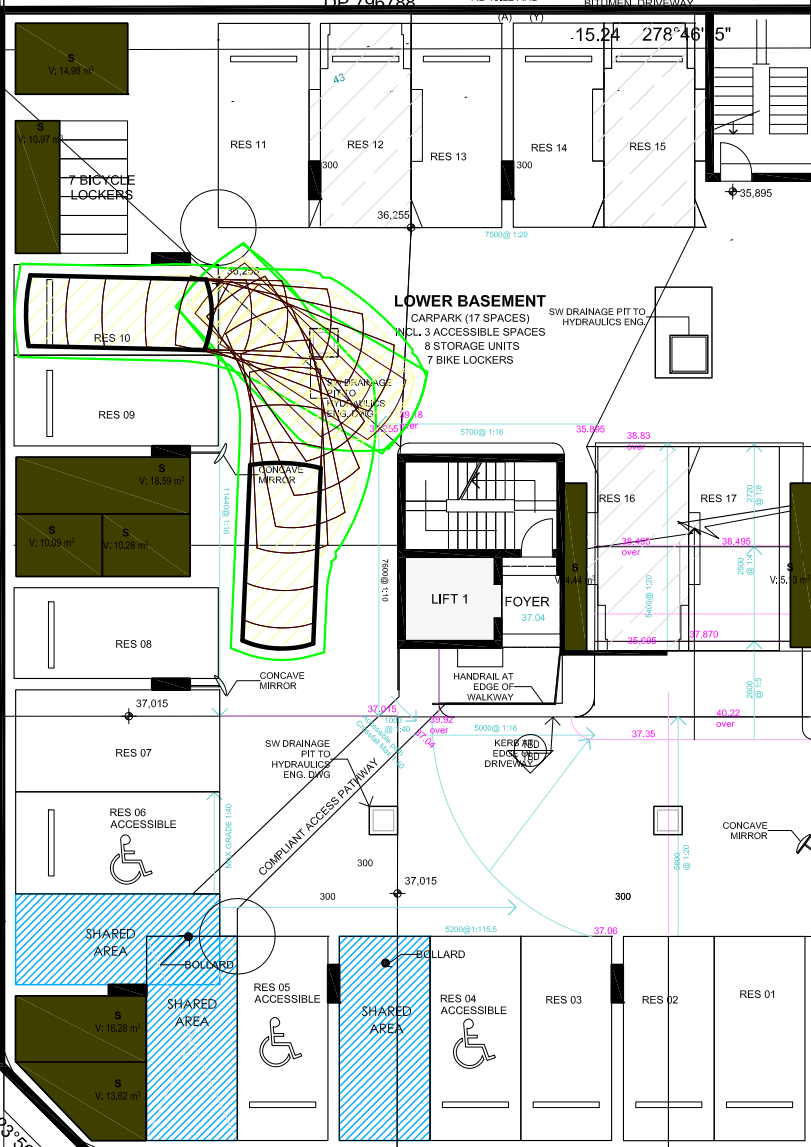
0.915

1.52

(B) (Y)

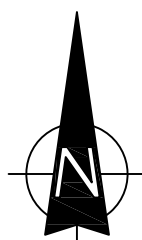
(C) (Y)

7.625



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SWEPT PATH ANALYSIS OF AN 85th PERCENTILE VEHICLE EXITING THE SITE

SP 9

CONDAMINE STREET



737.45 m²

8°54'20"

323°50'25" 3.445

2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

98°46'35"
30.48

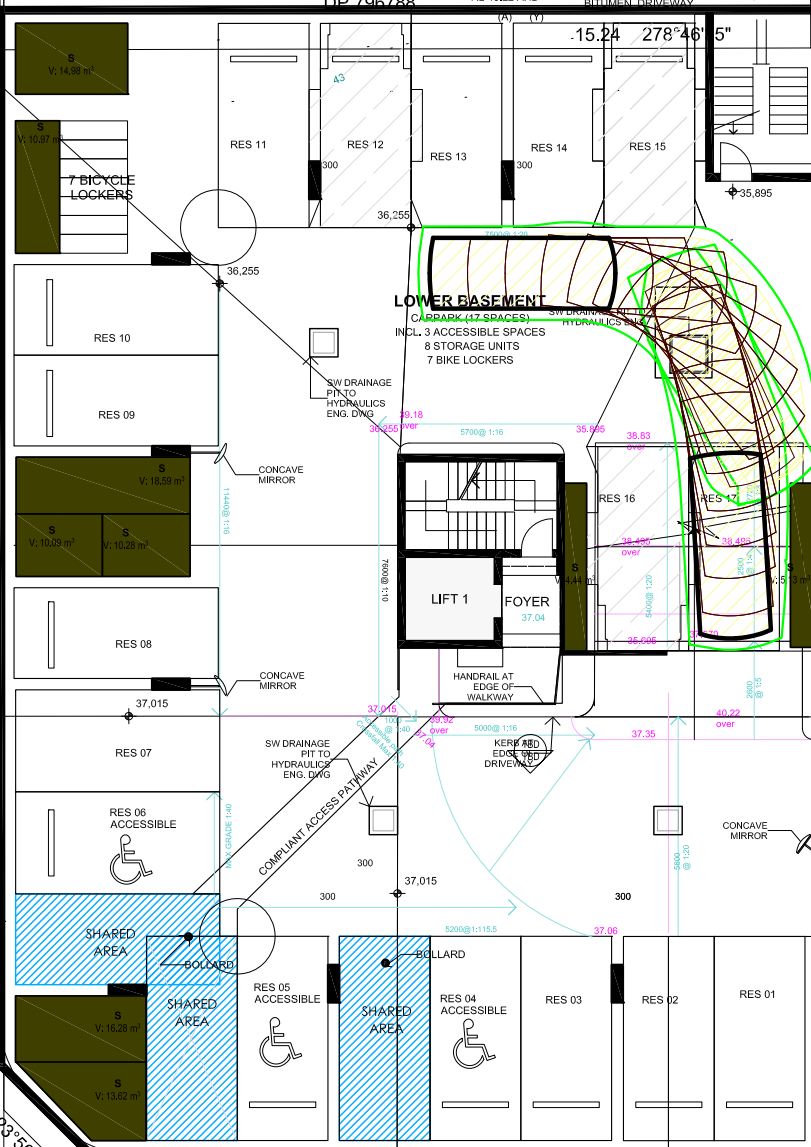


1.52

(B) (Y)

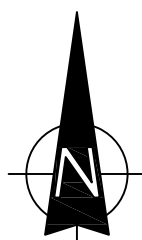
7.625

(C) (Y)



NOTE

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**SWEPT PATH ANALYSIS
OF AN 85th PERCENTILE
VEHICLE ENTERING THE SITE**

SP 10

CONDAMINE STREET



737.45 m²

8°54'20"

323°50'25" 3.445

2
DP 796788

BENCH MARK
NAIL IN BITUMEN
RL 43.22 AHD

98°46'35"
30.48



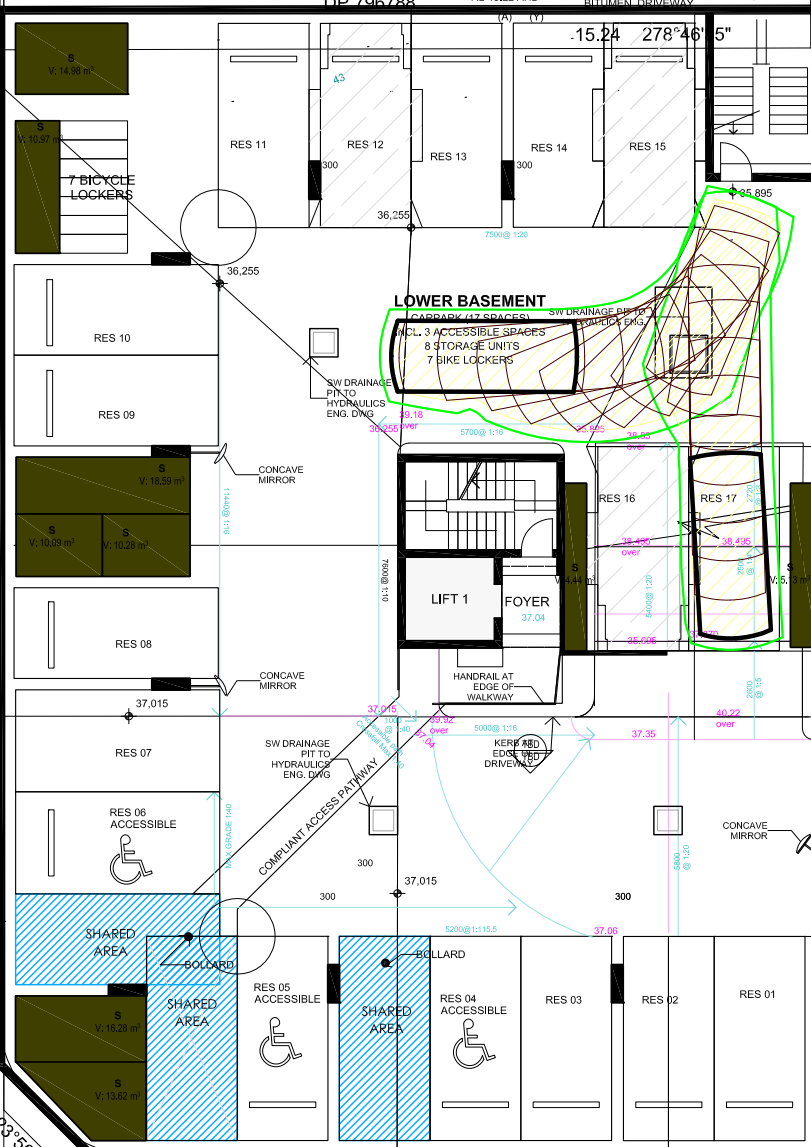
0.915

1.52

(B) (Y)

(C) (Y)

7.625



BALCONY

STEPS

CONCRETE DRIVEWAY



A
DP 402050

B
DP 402

TWO STOREY
BRICK RESIDENCE
METAL ROOF
No.330

TWO STORE
BRICK RESIDE
METAL ROOF
No.328

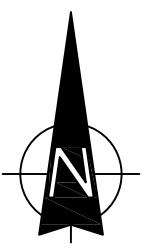
METAL AWNING

278°46'35"
12.8



NOTE

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**SWEPT PATH ANALYSIS
OF AN 85th PERCENTILE
VEHICLE EXITING THE SITE**

SP 11