

23 March 2022

**TRAFFIC & PARKING STATEMENT
(L&EC CASE NUMBER 2021/00320513)
PROPOSED RESIDENTIAL DUAL OCCUPANCY DEVELOPMENT
417A MAROUBRA ROAD, MAROUBRA**

Hemanote Consultants have reviewed the car parking and vehicular access matters raised in Contention 8 of the Statement of Facts and Contentions for the Class 1 Appeal at the Land and Environment Court of NSW, case number 2021/00320513, in relation to the proposed Residential dual occupancy development at 417A Maroubra Road, Maroubra and provide the following information and assessment.

A reduced copy of the amended architectural plans prepared by Archi Spectrum (Drawings No. DA03, DA04 and DA12 and dated 23/03/2022) is attached in Appendix 'A' of this statement. This Traffic statement provides the following information and assessment in reply to Contention 8 – Car Parking / Access.

The architectural plans have been amended to address the issues raised in the Statement of Facts and Contentions as follows:

- The length of the enclosed garage and the tandem space in front of the garage, for the dwelling facing Hereward Road, has been amended and complies with the minimum dimensions required by AS2890.1:2004 to ensure that vehicles are adequately parked wholly within the site. The enclosed garage has an internal clear width of 3.3 metres and an internal length of 6.2 metres, which is adequate. The car space in front of the garage has a minimum clear width of 3.1 metres and a minimum length of 5.4 metres, which is adequate.

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- The enclosed garage for the dwelling fronting Maroubra Road has been relocated on the ground level at RL 24.85 and is located approximately at 8.15 metres from the front boundary. The enclosed garage has an internal clear width of 4.1 metres and an internal length of 6 metres, which is adequate. The proposed levels and grades of the vehicular ramp complies with the requirements of AS2890.1:2004.

Given the above information and assessment, it is concluded that the proposed amended vehicular access and internal parking layout are adequate for the proposed development and in compliance with the requirements of AS2890.1:2004.

If you would like to discuss any of the above information, please do not hesitate to contact us.

Yours sincerely



Ramy Selim
Senior Traffic Engineer
Hemanote Consultants Pty Ltd

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APPENDIX 'A' – AMENDED DEVELOPMENT ARCHITECTURAL PLANS

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ARCHITECTURAL SPECTRUM:

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ISSUE	DATE	DESCRIPTION
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PRELIMINARY FOR REVISION

ONLY
23/03/2022

PROJECT: Proposed Semi-detached

Dwellings
417a Maroutra Road, Maroutra

CLIENT:
Mr. & Mrs. Gabo
417a Maroubra Road, Maroubra

SHEET TITLE:
Proposed Ground Floor Plan

SCALE: 1:100 @ A3
DRAWN: ANDREW
SHEET SIZE: DWG NO: A3 DA

SHEET SIZE: DWG NO:
A3 DA04

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FILE	DATE	DESCRIPTION
PRELIMINARY FOR REVIEW ONLY 23/03/2022		

PROJECT:	Proposed Semi-detached Dwellings
CLIENT:	Mr. & Mrs. Gabo
	417a Maroubra Road, Maroubra

SHEET TITLE:
Proposed Basement Plan

SCALE: 1:100 @ A3

SHEET SIZE: DWG NO:
A3 DA03

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PRELIMINARY ISSUE FOR REVIEW 23/03/2022



Section AA
SCALE 1:100

<p>ARCHITECT SPECTRUM</p> <p>PROJECT Proposed Semi-detached Dwellings 417A Maroubra Road, Maroubra</p> <p>CLIENT Mr & Mrs Gabo</p>	<p>DATE 23/03/2022</p> <p>DESCRIPTION PRELIMINARY FOR REVISION ONLY</p>	<p>SCALE 1:100 @ A3</p> <p>REVISION A3 DA12</p>
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