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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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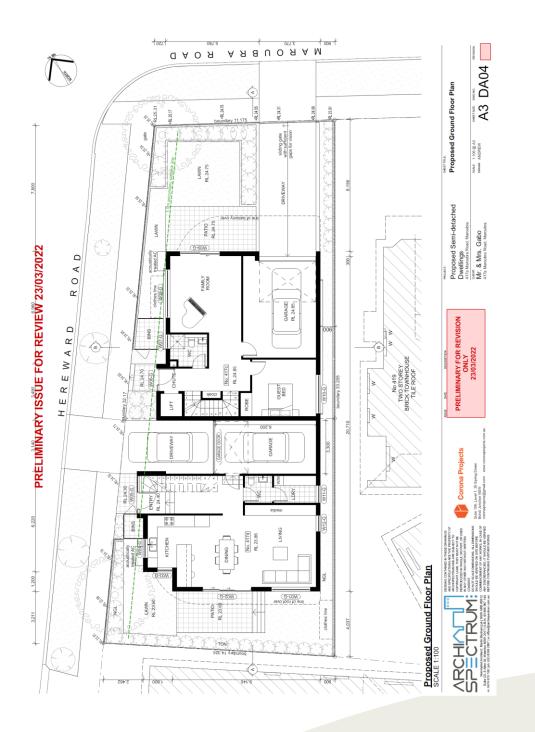
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APPENDIX 'A' – AMENDED DEVELOPMENT ARCHITECTRUAL PLANS

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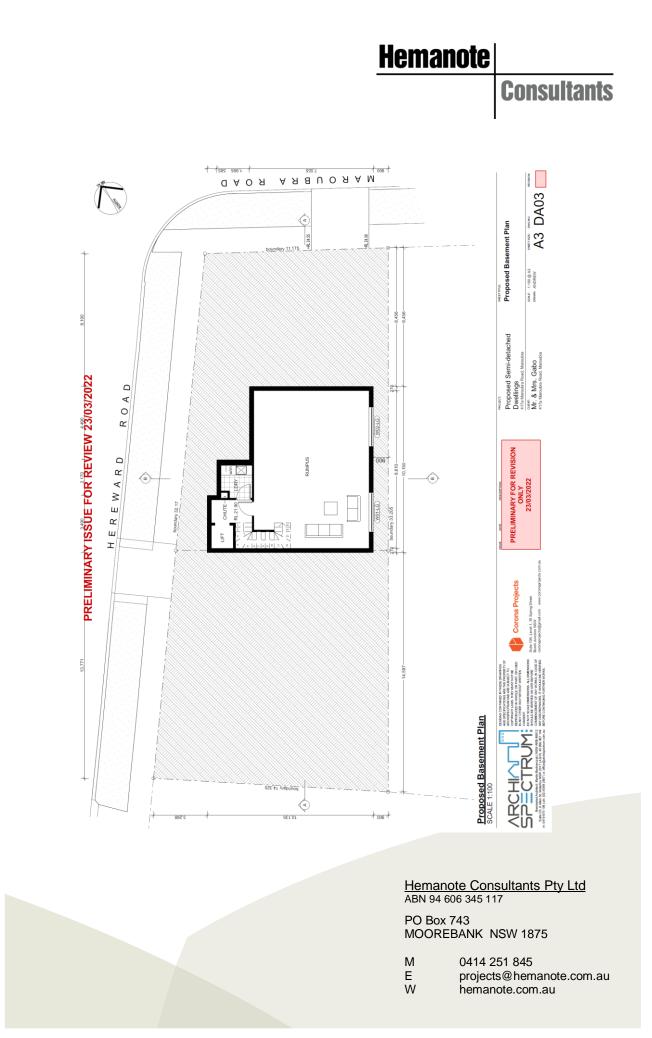
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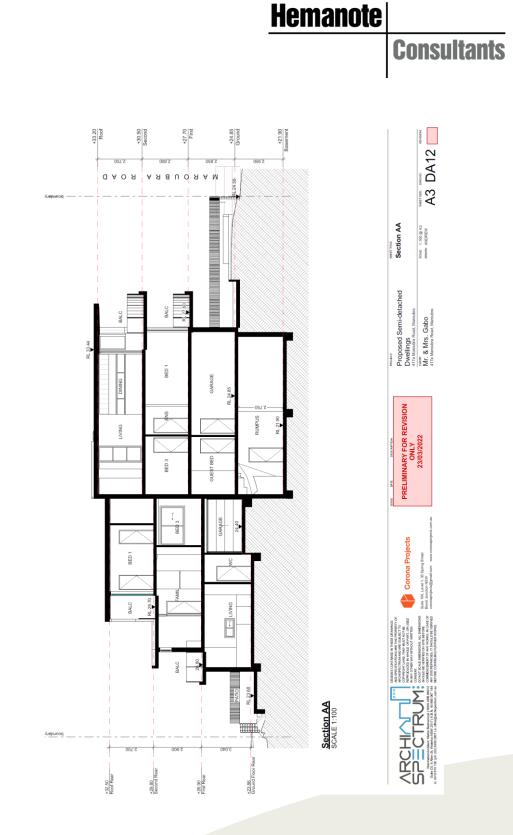
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