



29 June 2022
Ref 21315

Adjani
PO Box 524
MANLY NSW 1655

Attn: Aaron Hatch
aaron@adjani.com.au

Dear Aaron,

**PROPOSED RESIDENTIAL DEVELOPMENT
30 FAIRLIGHT STREET, FAIRLIGHT
TRAFFIC AND PARKING ASSESSMENT REPORT**

This letter confirms our interest in providing consultant services in respect of traffic and parking issues associated with the abovementioned development proposal.

The off-street car parking requirements applicable to the development proposal are specified in *Manly Development Control Plan 2013, Schedule 3 – Parking and Access* in the following terms:

Residential Flat Buildings (Residential Zones)

- 1 resident parking space for each dwelling (irrespective of number of bedrooms), plus
- 0.2 resident parking spaces for each 2 bedroom dwelling, plus
- 0.5 resident parking space for each 3 (or more) bedroom dwelling, and plus
- 0.25 visitor parking space for each dwelling (irrespective of number of bedrooms).

Application of the above car parking rates to the 5 residential units outlined in the development proposal yields a *minimum* off-street car parking requirement of 10 spaces as set out below:

Residential (5 units):	8 spaces (rounded from 7.5 spaces)
Visitors:	2 spaces (rounded from 1.25 spaces)
TOTAL:	10 spaces

The proposed development makes provision for a total of 10 car spaces, thereby satisfying Council's car parking code requirements.

The geometric design layout of the proposed car parking facilities has been designed to generally comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Car Parking AS2890.1:2004* and *Parking Facilities Part 6 - Off-Street Parking for People with Disabilities AS2890.6:2009* in respect of parking bay dimensions, aisle and driveway widths, and overhead clearances.

In particular, I note that:

- the width of the car park aisle within the site is 6.1m, which is sufficient to allow an exiting vehicle to wait within the car park to give priority to an entering vehicle
- a sign should be mounted within the car park adjacent to the garage door, stating "Give Way to entering vehicles at all times"
- the parking bay and aisle width dimensions provided on the plans comply with the requirements of *AS2090.1-2004*, and
- the landscaped areas proposed outside the garage door are sufficient to accommodate the visibility space on both sides of the driveway in accordance with Figure 3.3, Minimum Sight Lines for Pedestrian Safety, as per *AS2090.1-2004*, provided that the height of the mature plantings within the displays do not exceed 900mm in height above the driveway surface.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Varga', with a stylized, flowing script.

Robert Varga
Director
Varga Traffic Planning Pty Ltd

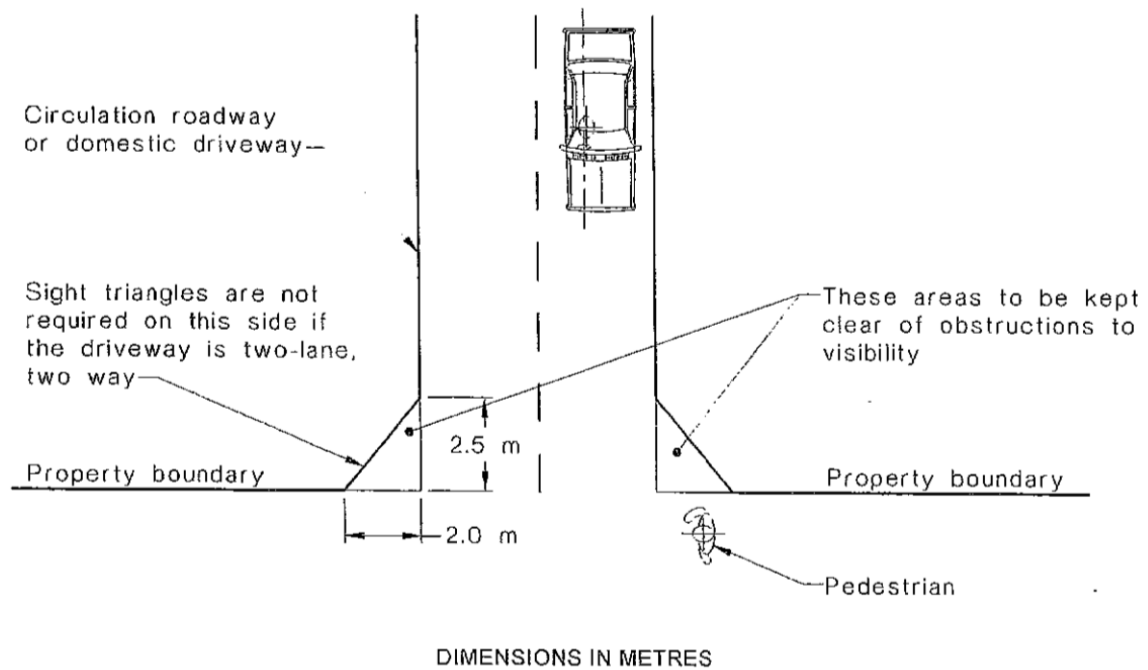
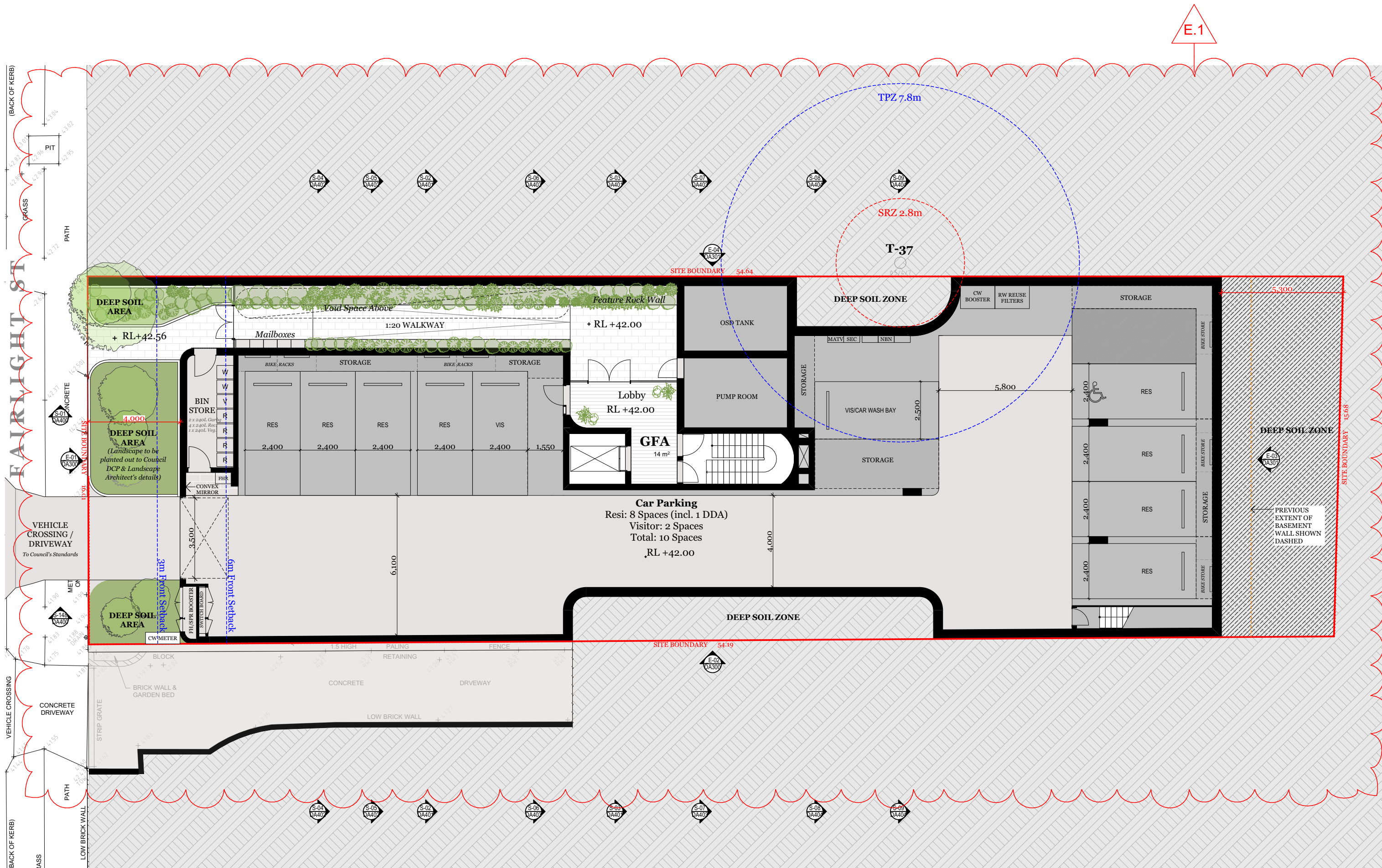


FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY



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Rev.	Date	By	Ckd	Description
E	27/06/2022	MW	NB	Court Amended Drawings

Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Basement Plan
Client	Adjani Pty Ltd	Scale	1:150 (A3)
		Date	June 2021
Drawing Number	DA200	Revision	E