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Job Number: 21NL155 – TR2 Date: 17th February, 2023

Traffic Management Report for67 Mars Rd, Lane Cove West, NSW

Prepared by

LOKA CONSULTING ENGINEERS

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Director

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Architex Pty Ltd to provide Traffic Management Plan for the site at 67 Mars Rd Lane Cove West, NSW (refer to Figure 1-1 and Figure 1-2) within Lane Cove Municipal Council.

A Traffic Management Plan and Report is required for the proposed development to identify the impacts of the proposal on the local street network and mitigation measures required to ameliorate any impacts. This includes:

- A description of the site and details of the development proposal;
- A review of the geometric design features of the proposed car parking facilities for compliance with the relevant codes and standards; and
- An assessment of the adequacy and suitability of the quantum of off-street car parking provided on site.



Figure 1-1 The Subject Site (Source SIX Maps)



Figure 1-2 Site location (Source SIX Maps)

2. Proposed Development

The proposed development will facilitate the construction of a business centre development within a site area of approximately 9431m².

The development consists of 3 basement levels, with a primary function of a car park, while the whole proposed facility will be 2 levels of business centre, totalling 19 units.

The existing development is bounded by

- No 1A, 3, 5, 7, 9-11 Chaplin Drive on the East;
- Sirius Rd on the West;
- Alto Hyundai Service Centre on the North and
- Mars Rd on the South.

2.1. Public Transportation

• It takes 1 min (86m) from the site to the Sirius Road at Mars Road bus stop (refer to Figure 2-1).

Table 2-1 shows the bus line name; routes and the time between two successive trips. Refer to Transport NSW for accurate details.

Table 2-1 Bus line, route and trip frequency

Bus	Route	Weekday hours	Weekday	Weekend	Weekend
no.			interval	hours	interval
258	Lane Cove West to	16:10 - 17:26	60 min	No service	
	Chatswood				
285	Lane Cove West to	07:00 - 18:37	15-30 min	No service	
	City Wynyard via				
	Freeway				

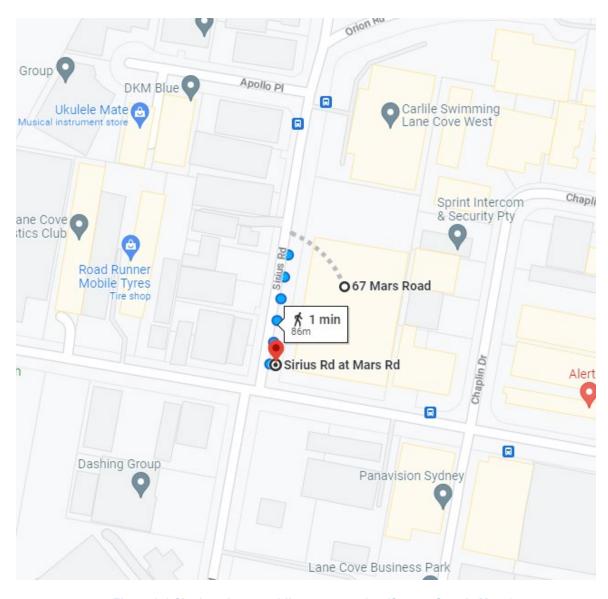


Figure 2-1 Site location to public transportation (Source Google Maps)

3. Off Street Car Parking Provision

3.1. Car parking

According to the latest architectural plan, the development consists of 19 units over 2 levels, 3 basement levels, 228 parking spaces, 16 disabled parking spaces, 35 MRV loading bays, 16 motorcycle parking spaces and 42 bicycle spaces in 21 racks.

Table 3-1 shows the car parking rates for business premises according to the Lane Cove Municipal Council DCP:

Table 3-1 Off-street parking space rates according to Guide to Lane Cove Municipal Council DCP

Use	Parking rate	Gross floor area m ²	Minimum spaces required	Total parking spaces required	Total parking spaces provided	
Office premises or	1 space per 60m² gross floor area (GFA)	8232 m ²	137.2			
business premises	+1 disabled space per 10 car spaces (minimum 1 disabled		13.72	195	228	
Self-store	1 space per 60m² gross floor area (GFA)	3489 m²	58.15	20 accessible	16 accessible	
Sell-Stole	+1 disabled space per 10 car spaces (minimum 1 disabled		5.8			

There is a sum of 228 normal car parking spaces and 16 disabled parking spaces.

A table for truck loading bay provision is provided as below:

Table 3-2: Loading bay provision according to Guide to Lance Cove Municipal Council DCP

Use	Number of units/storages	Parking rate	Spaces required	Spaces proposed
Business Premises	19	1 per unit	19	35
Self-Storage	44	-	-	-

According to Council DCP, there is no requirements of truck loading bays for self-storage.

There is a sum of 35 loading bays for business premises. 1 loading bay in each unit. In addition to 16 loading bays at basement 1 have a direct access from Sirius Road.

The architectural plans of the proposed development have been prepared by Architex and are attached in Appendix A.

The off-street parking requirements are complying with Lane Cove Municipal Council DCP.

3.2.Bicycle Parking

According to Lane Cove Municipal Council DCP, the bicycle parking rates applied are provided in the table below:

Table 3-3: Bicycle Parking Spaces Rates

Use	Parking rate	Gross floor area m ²	Minimum spaces required	Minimum spaces provided
Employees	1 per 300m ² GFA	8232 m²	27.44	28 (14 Racks fits 2 Bikes)
Visitor	1 rack + 1 rack per 800m2 GFA		11 Racks	14 (7 Racks fits 2 Bikes)

There is a sum of 42 bicycle spaces complying with Lane Cove Municipal Council DCP.

3.3. Motorcycle parking

According to Lane Cove Municipal Council DCP, the motorcycle parking rates applied are provided below:

Table 3-4: Motorcycle Parking Spaces Rates

Parking rate	Total parking spaces	Minimum spaces required	Minimum spaces provided
1motorbike/15 parking spaces	244	16.3	16

There is a sum of 16 motorcycle spaces complying with Lane Cove Municipal Council DCP.

4. Car Park and Driveway Layout

4.1. Driveway and Ramp Design

The design of the driveway, internal roadways & ramps, car parking spaces comply with Australian Standards, details are shown in the ground floor architectural plan. Indication gradients and dimension are provided for long sections as shown in both ground floor architectural plan and basement floor architectural plan. The Table 4-1 shows the architectural Plan complied with the Australian Standard AS 2890.1:2004 and AS 2890.2:

Table 4-1 Driveway Design Standard as per AS2890.1

FEATURE	Australian Standard 2890.1:2004, AS2890.2	Architectural Plan	Compliancy
Driveway Width	3.0 to 5.5 for Category 1 6.0 to 9.0 for Category 2 Note: Driveways are normally combined, but if separate, both entry and exit widths should be 3.0m min. For MRV truck: 9m	Entry from Basement 1: 9.18m Entry from Level 1: 9m Entry from Level 2: 9m	The design is complied with AS2890.1 and AS2890.2.
Internal driveway width	 One-way – 3.0m minimum between kerbs Two- way – 5.5m minimum between kerbs Note: 300mm clearance on both side when there is a high kerb or barrier on both sides. MRV 	For cars/small vehicles Basement 1 to 3: two-way min. 6.6m Level 1: two-way min. 6m Level 2: two-way min. 6.6m For heavy rigid/ service vehicles basement 1: two-way min 6.6m from Sirius Road	The design is complied with AS2890.1. and AS2890.2

	3.5m (one-way)6.5m (two-way)	level 1: one-way min 6m from Sirius Road level 2: two-way min 6.6m from Mars Road	
Ramp Grades	 Cars Ramp Grade 1:20 (5%) for 1st 6m up to footpath OR 1:8 (12.5%) down to footpath. >20m 1:5 (20%) maximum <20m 1:4 (25%) max. Transition required if grade change in excess of 1:8 (12.5%) 	Evel 2 on Mars Road 1:20 @ 12m 1:8.9 @ 7m 1:6.5 @ 16m 1:8.9 @ 7m 1:16 @ 7m Level 1 on Sirius Road: 1:20 @ 12m Basement 1 on Sirius Road: At entry 1:20 @ 12m From B1 to B2: 1:16 @ 7m 1:6.5 @ 32.2m Basement 2 to basement3: 1:6.5 @ 32.2m 1:16 @ 7.0m	The design is complied with AS2890.1 and AS2890.2
	MRV Ramp Grade Max ramp grade is 1:6.5 (15.4%) Transition zone for minimum 7m with maximum grade 1:16 (6.25%)	For MRV trucks Level 2 on Mars Road 1:20 @ 12m 1:8.9 @ 7m 1:6.5 @ 16m 1:8.9 @ 7m 1:16 @ 7m Level 1 on Sirius Road: 1:20 @ 12m Basement 1 on Sirius Road: At entry 1:20 @ 12m	
Ramp Widths	5.8 Includes two manoeuvring clearances (2 × 300 mm)	Basement 1 to 3: min. 6.8m with min. 300mm kerb on both sides Level 1: 6m with min. 300mm kerb on both sides	The design is complied with AS2890.1

Level 2: 7.4m with min
300mm kerb on both sides

4.2. Dimensions of Parking Spaces

The design of the car parking spaces should be in compliance with AS 2890.1, AS2890.2, AS2890.6 and Lane Cove Municipal Council DCP.

Table 4-2 Dimension of Parking spaces

FEATURE	Australian Standard 2890.1:2004, AS2890.2, AS2890.6	Lane Cove Municipal Council DCP	Architectural Plan	Compliancy
Parking Space	5.4m x 2.4m	To comply with AS 2890.1	5.5m x 2.6m	The design is complied with AS2890.1 and council DCP
Accessible Car space	5.4m x 2.4m adjacent a 5.4m x 2.4m shared zone	To comply with AS 2890.6	5.5m x 2.4m space adjacent to a 5.5m x 2.4m shared zone	The design is complied with AS2890.1, AS2890.6 and council DCP
Loading dock	SRV 3.5m X 6.4m MRV 3.5m X 8.8m HRV 3.5m X 12.5m	To comply with AS 2890.2	Covered loading docks serve MRV Basement 1: 3.6mx 8.8m Level 1 & 2: 4.5mx 8.8m	The design is complied with AS2890.2 and council DCP
Aisle Width	5.8m minimum	To comply with AS 2890.1	For small vehicles Basement 1 to 3: 6.8m Level 1 & 2: 8.1m For MRV trucks Basement 1: 8m Level 1 & 2: 9.6m	The design is complied with AS2890.1, AS2890.2 and council DCP
Head Clearance	2.2m normal parking 2.5m disable parking 4.5m medium rigid vehicle	To comply with AS 2890.1, AS2890.2 and AS2890.6	Head clearance with slab thickness & mechanical services is shown: Basement 3: 5.5m Basement 2: 5.5m, Basement 1: 5.5m Level 1: 7.5m Level 2: 8.5m	The design is complied with AS2890.1, AS2890.2 and council DCP

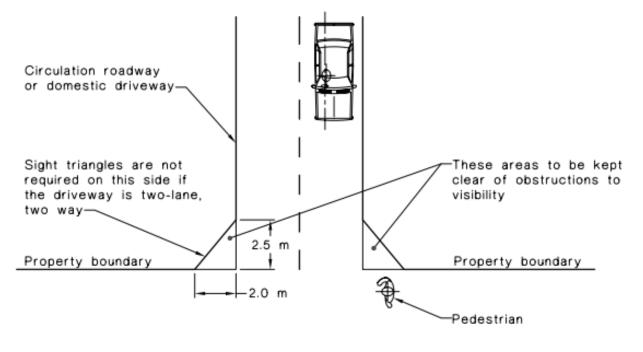
			Ensure min. 2.2m overall, 2.5m at disabled parking & 4.5m for loading docks at CC stage.	
Blind Aisle	Shall be extended a minimum of 1m beyond the last parking	To comply with AS 2890.1	Min 3.3m	The design is complied with AS2890.1 and council DCP
Bicycle Parking Space	1800 X 500 horizontal 1200 X 500 vertical	To comply with AS 2890.3	1.8m x 0.6m	The design is complied with AS2890.3 and council DCP
Bicycle Aisle width	1500mm between racks	To comply with AS 2890.3	Min 2.6 m	The design complies with AS2890.3 and council DCP
Motorbike	1.2m x 2.5m	1.2m x 3m	1.2m x 3m	The design complies with AS2890.3 and council DCP

The parking space dimension and the driveway design comply with Australian Standard AS2890.1 (2004), AS2890.2, AS2890.6 and Lane Cove Municipal Council DCP.

It is our opinion that car spaces provided in the architectural plan complies with Australian Standards.

4.3. Sight Distance at Access Driveway

As required in AS 2890.1:2004, a triangular area with 2.5m (face to driveway) by 2.0m (face to street) will be kept clear of obstructions to visibility (referring to Figure 4-1).



DIMENSIONS IN METRES

Figure 4-1 AS 2890.1:2004 Requirement

In accordant to AS 2890.1:2004 requirements, sight triangle is hatched in red and shown in the following (referring to Figures 4-2, 4-3 & 4-4).

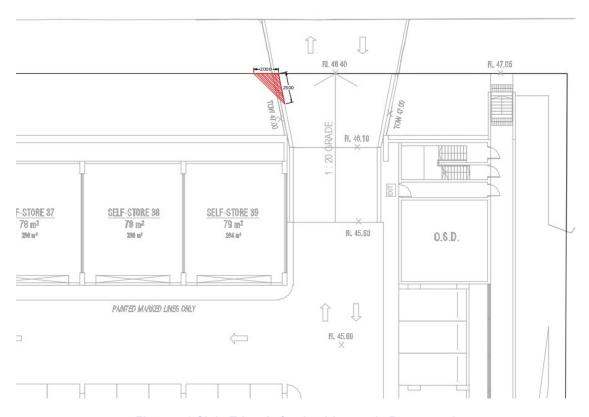


Figure 4-2 Sight Triangle for the driveway in Basement 1

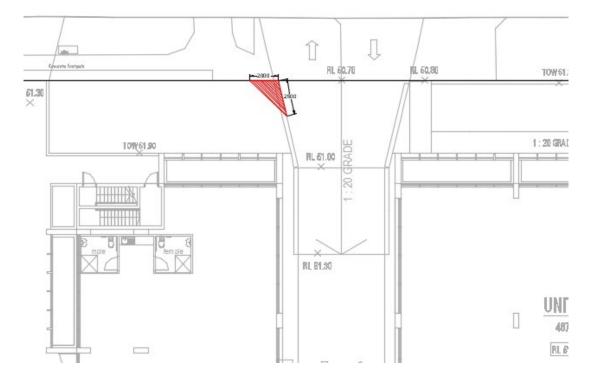


Figure 4-3 Sight Triangle for the driveway in Level 1

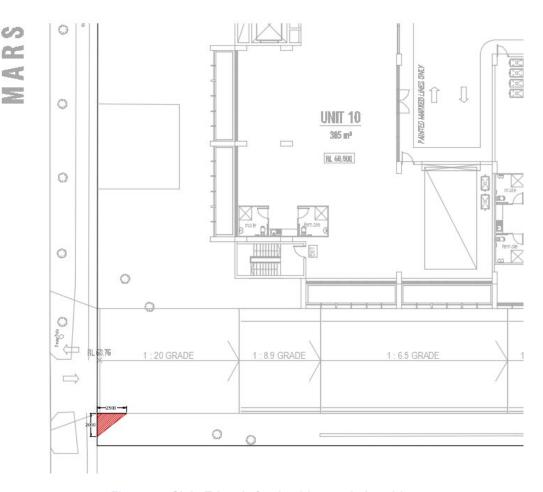


Figure 4-4 Sight Triangle for the driveway in Level 2

There is a wall within sight triangle on Sirius Road (entry/exit 1). The height of this wall is maximum 600mm. hence, it is complying with sight triangle requirements.

5. Traffic Generation

An indication of the traffic generation potential of the development proposal is provided in accordance with Roads and Maritime Services (RMS) publication 'Guide to Traffic Generating Developments 2002'.

RMS guidelines are based on an extensive survey of a wide range of land uses. The subject site and existing structure is identified as a Business park.

Rates:

Business Park:

Peak hour vehicle trips (PVT) = 1.1 vehicles per hour two-way per 100 m² of gross leasable area.

For the subject site, the GFA is 8232 m² in total. Therefore, there is a traffic generation potential of approximately 90.55 vehicles per hour during peak periods. The expected existing volume of traffic, to determine the net increase (or decrease) in future expected traffic, should discount this value.

For the existing site which has a GFA of 4959 m² in total, there is a traffic generation potential of approximately 54.55 vehicles per hour during peak periods. This is shown in Table 5-1 below.

Table 5-1 Project Net Increase in Peak Hour Traffic Generation Potential.

	Land use	GFA (m²)	Rate	Vehicle	Total
				Trips	
Existing	Light Industrial	4959	1.1 per	54.55	54.55
LAISTING		4939	100 m ²	34.33	34.33
Future	Business premises	8232	1.1 per	7.92	90.55
ruture		0232	100 m ²	7.32	30.33
Net increase	36				

According to the table above, it is likely that the proposed development will result in an increase in the traffic generation, with approximately **36** vehicle trips during peak hour.

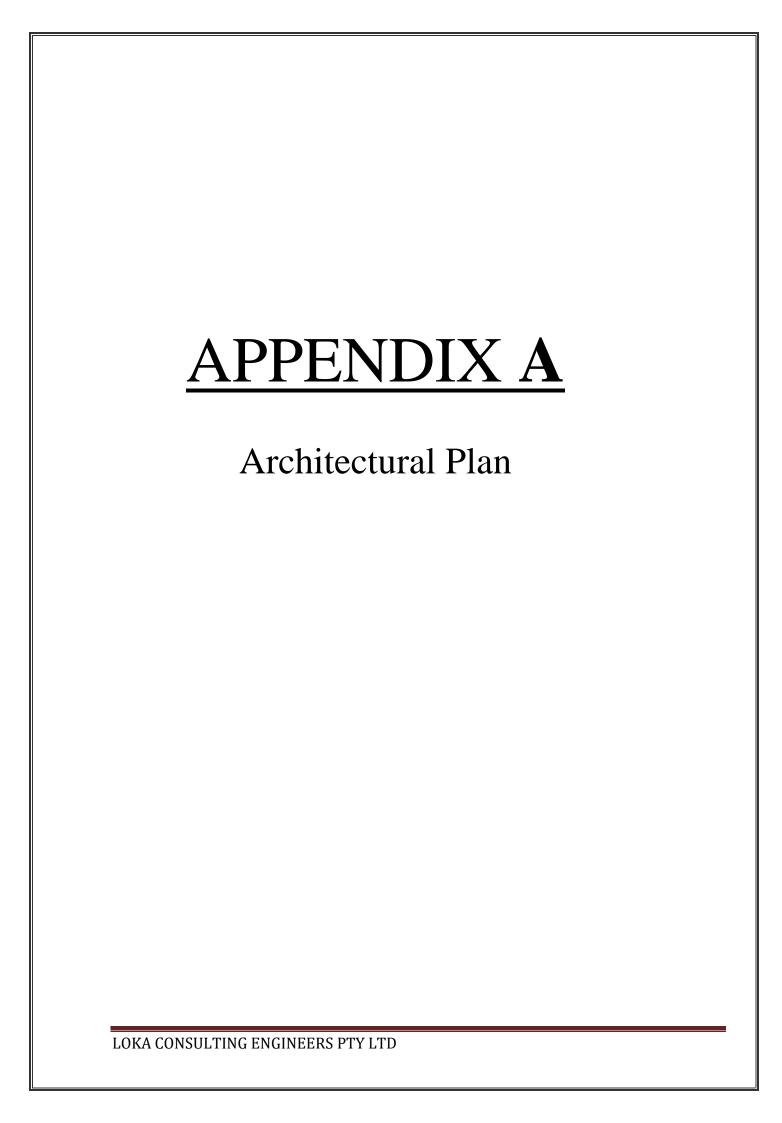
6. Additional requirements

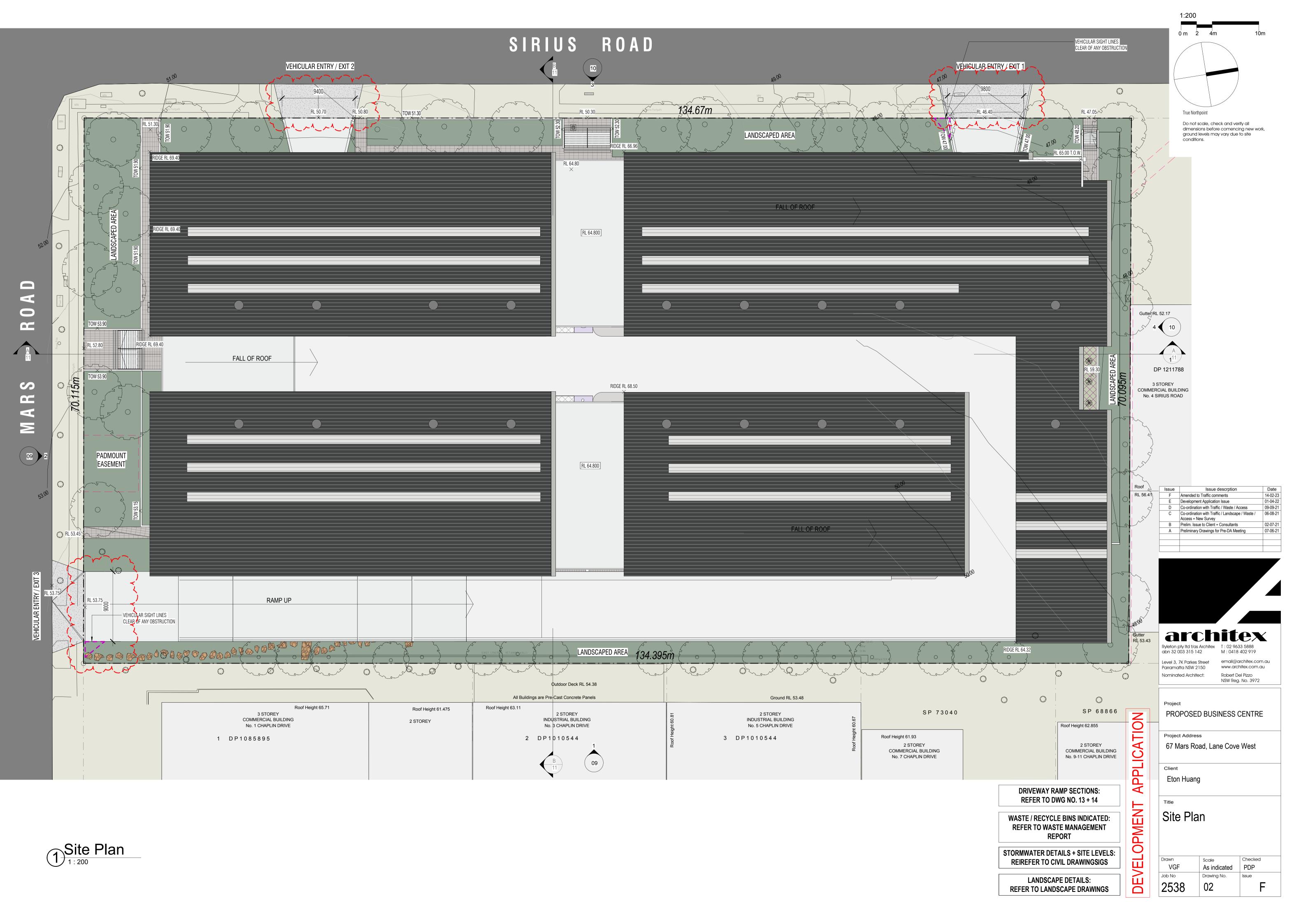
Give-way signs, line markings, convex mirrors and waiting bays must be provided for safety vehicular movements. Refer to Appendix B for more details.

7. Swept Path Analysis

To ensure all vehicles enter and exit the site in a forward direction, swept path analysis have been conducted (See Appendix B).

It is our opinion that the proposed driveway and basement complies with Australian Standard.







PARKING SCHEDULE - BASEMENT 03				
Description	Count			
Visitor	81			
Visitor - Disabled	4			
Motorcycle Bay	6			

Do not scale, check and verify all dimensions before comencing new work, ground levels may vary due to site conditions.

True Northpoint

DRIVEWAY RAMP SECTIONS: REFER TO DWG NO. 13 + 14

WASTE / RECYCLE BINS INDICATED: REFER TO WASTE MANAGEMENT REPORT

STORMWATER DETAILS + SITE LEVELS: REFER TO CIVIL DRAWINGS

LANDSCAPE DETAILS: REFER TO LANDSCAPE DRAWINGS

Issue	Issue descrption	Date
Е	Development Application Issue	01-04-22
D	Co-ordination with Traffic / Waste / Access	09-09-21
С	Co-ordination with Traffic / Landscape / Waste / Access + New Survey	06-08-21
В	Prelim. Issue to Client + Consultants	02-07-21
Α	Preliminary Drawings for Pre-DA Meeting	07-06-21



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Level 3, 7K Parkes Street Parramatta NSW 2150 Nominated Architect:

Robert Del Pizzo NSW Reg. No. 3972

PROPOSED BUSINESS CENTRE

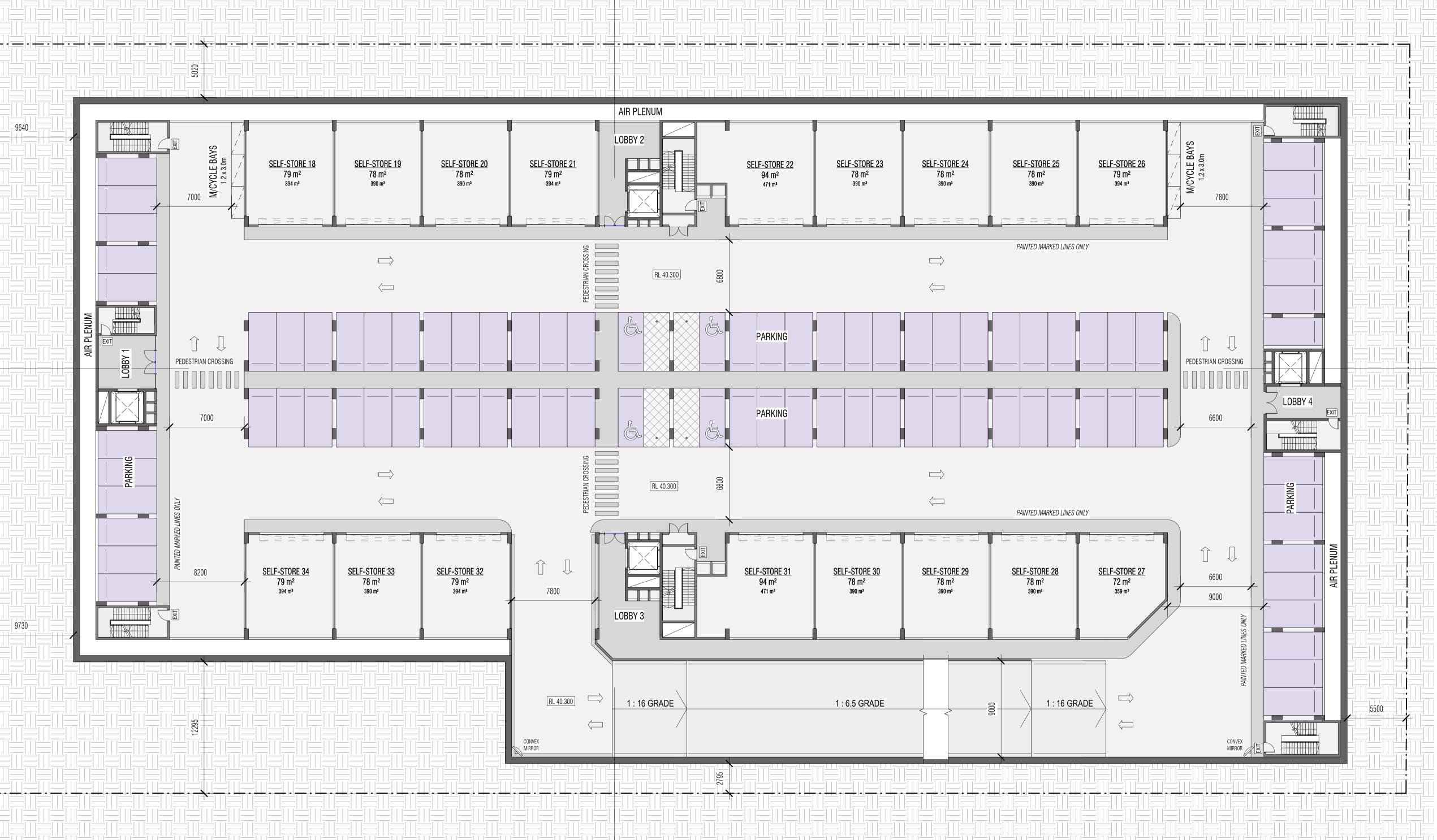
Project Address 67 Mars Road, Lane Cove West

Eton Huang

DEVELOPMENT

Basement Level 03

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PARKING SCHEDULE - BASEMENT 02					
Description Count					
Visitor	81				
Visitor - Disabled	4				
Motorcycle Bay	6				

DEVELOPMENT APPLICATION

1:200

0 m 2 4m 10m

True Northpoint

Do not scale, check and verify all dimensions before comencing new work, ground levels may vary due to site conditions.

DRIVEWAY RAMP SECTIONS:
REFER TO DWG NO. 13 + 14

WASTE / RECYCLE BINS INDICATED:
REFER TO WASTE MANAGEMENT
REPORT

STORMWATER DETAILS + SITE LEVELS:
REFER TO CIVIL DRAWINGS

LANDSCAPE DETAILS:
REFER TO LANDSCAPE DRAWINGS

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Nominated Architect: Robert Del Pizzo
NSW Reg. No. 3972

PROPOSED BUSINESS CENTRE

Project Address

67 Mars Road, Lane Cove West

Eton Huang

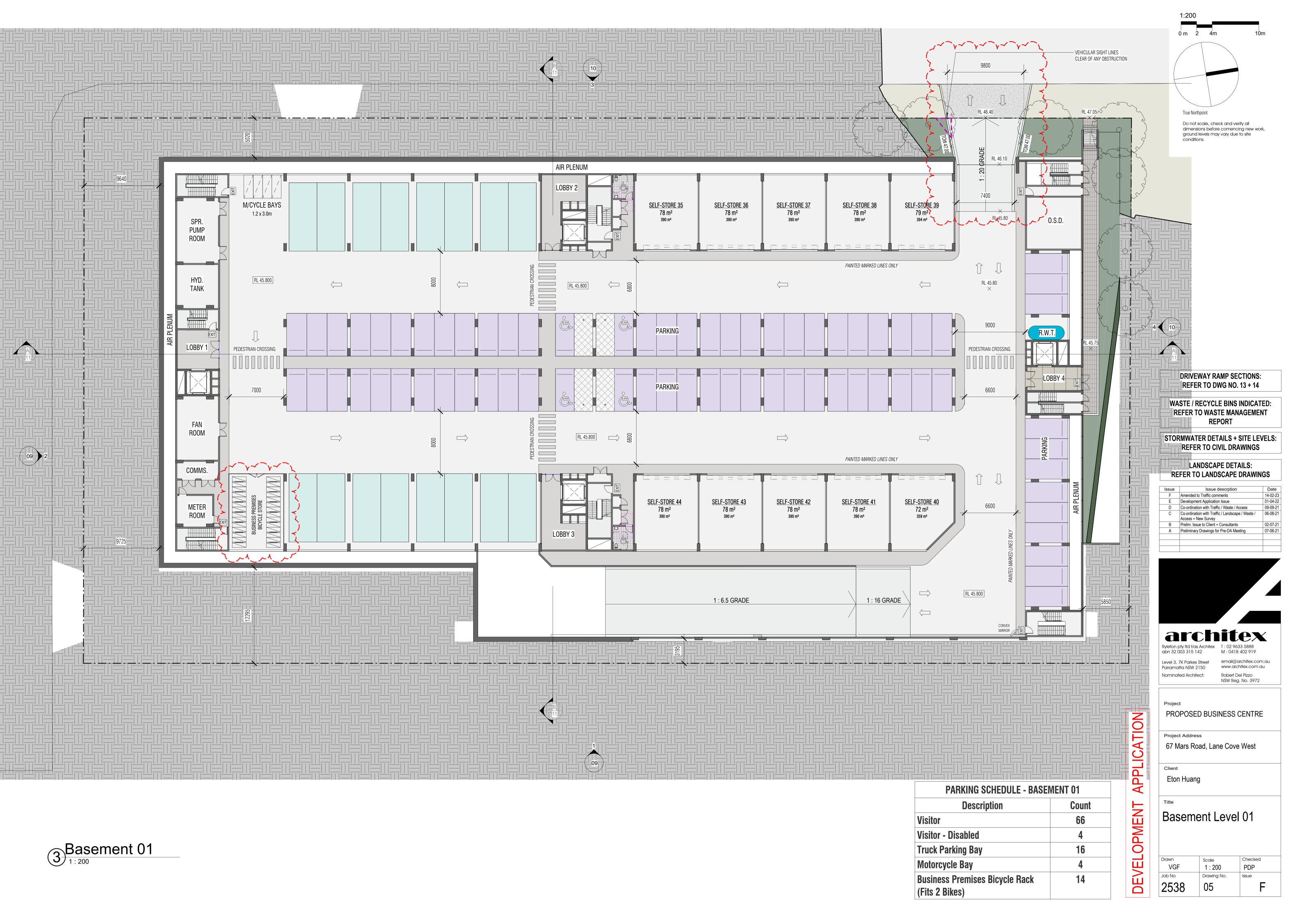
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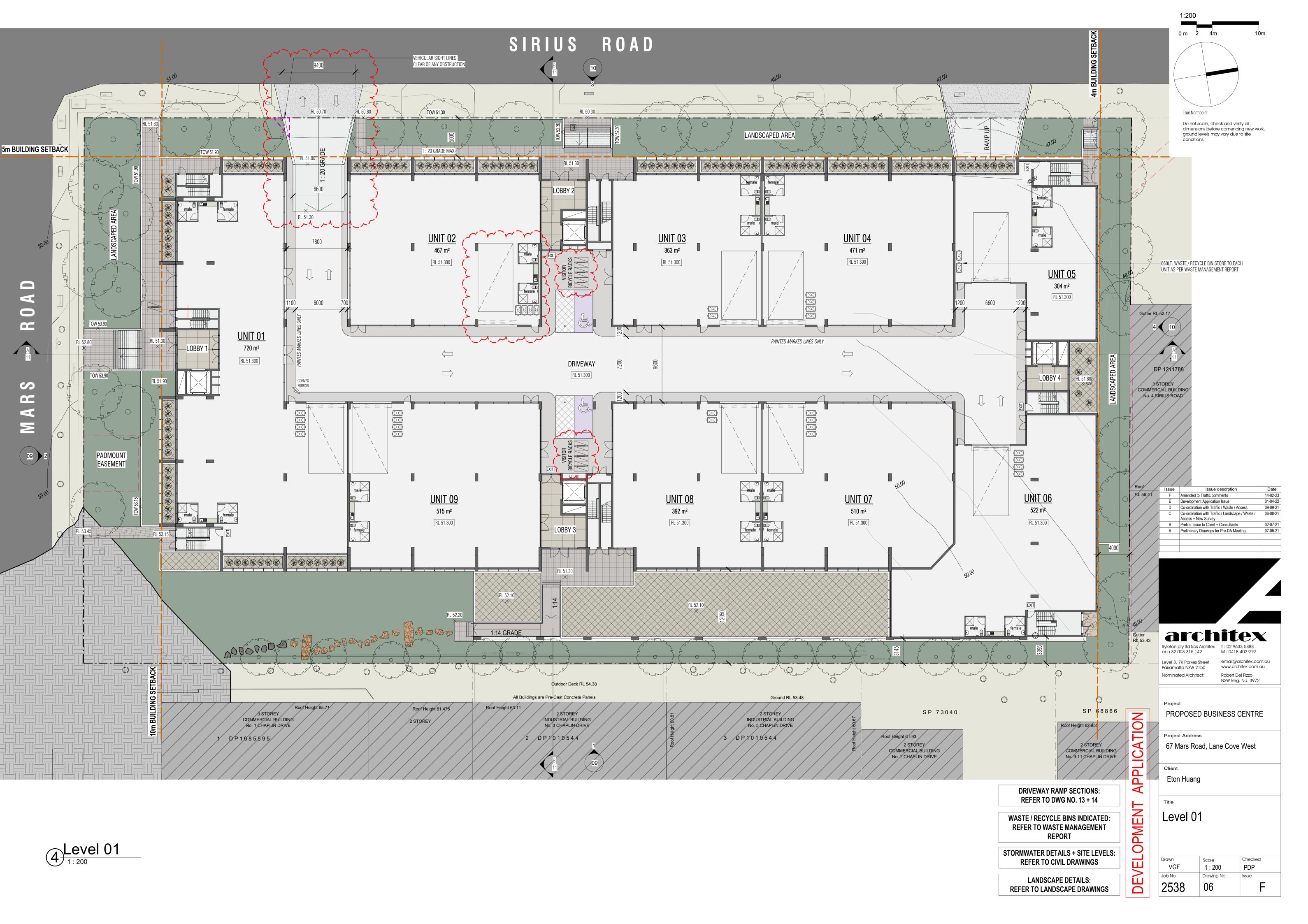
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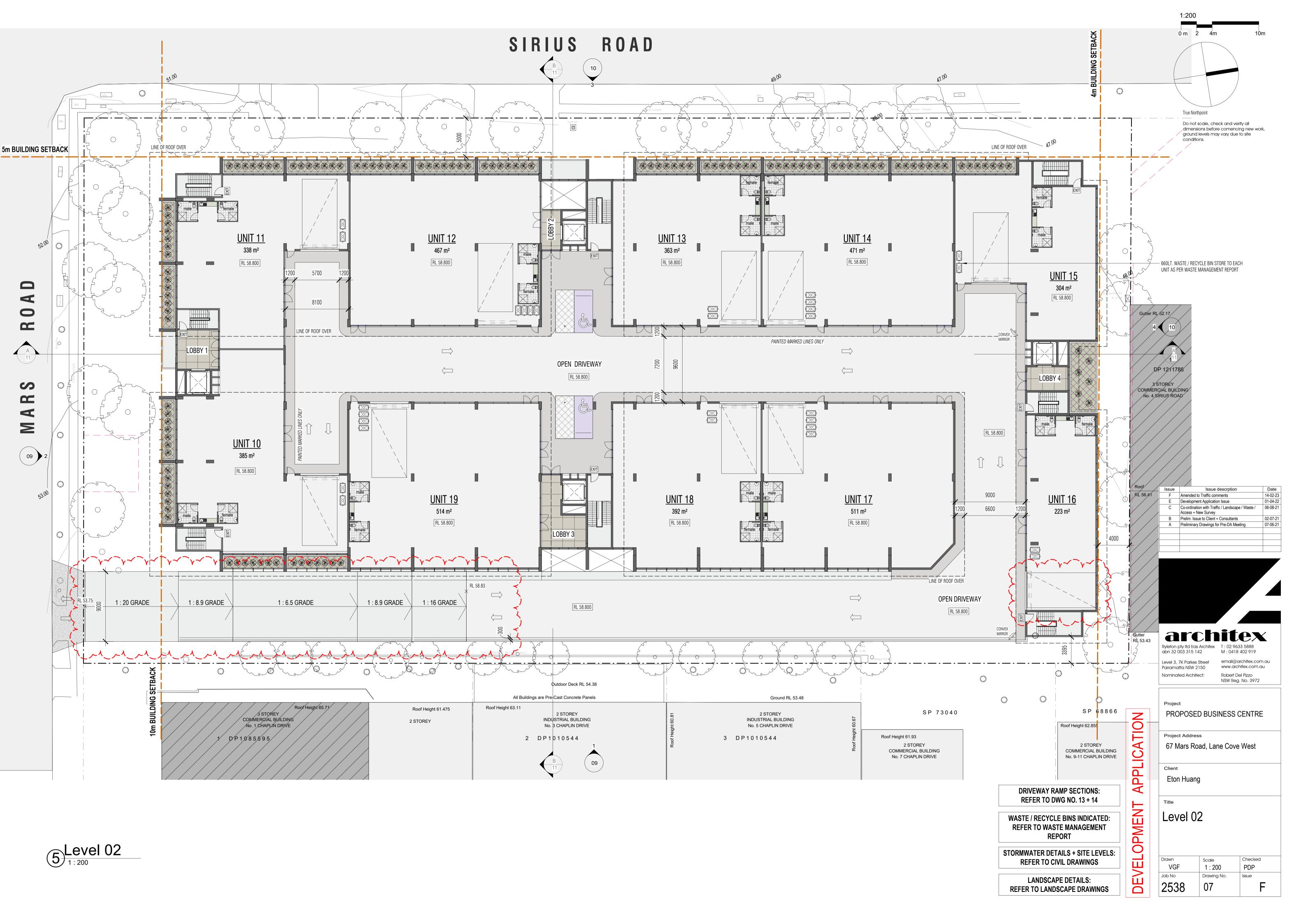
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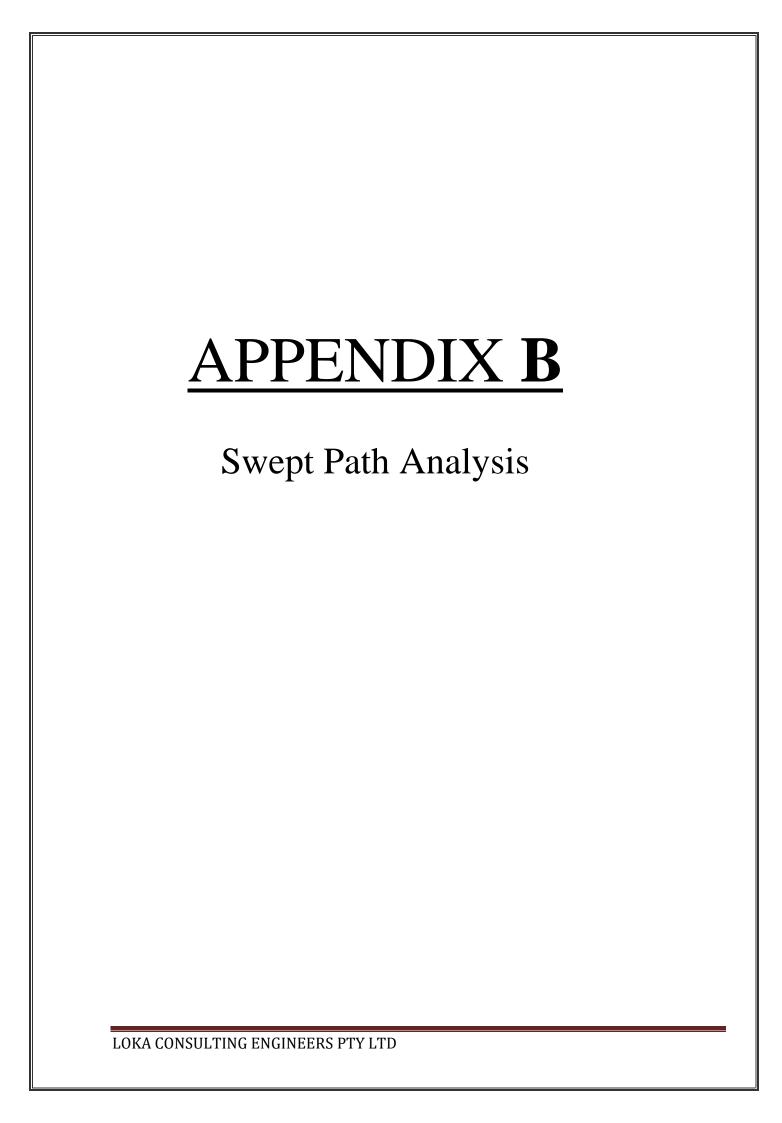
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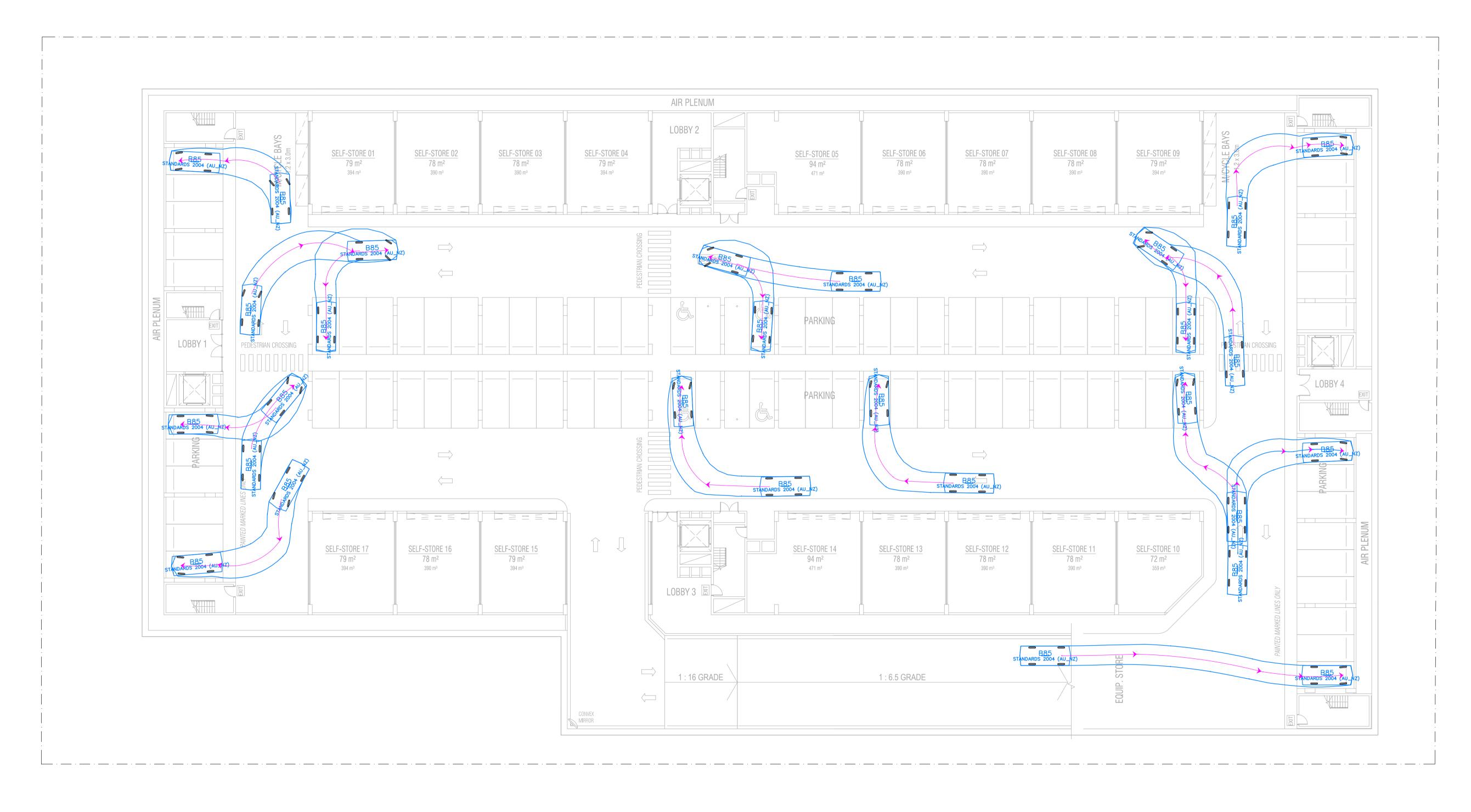
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SWEPT PATH ANALYSIS BASEMENT 2 & 3, ENTRY

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CONSENT AUTHORITY:

	SHEET SUBJECT
	SWEPT PATH ANALYSIS
\	BASEMENT 2 & 3, ENTRY
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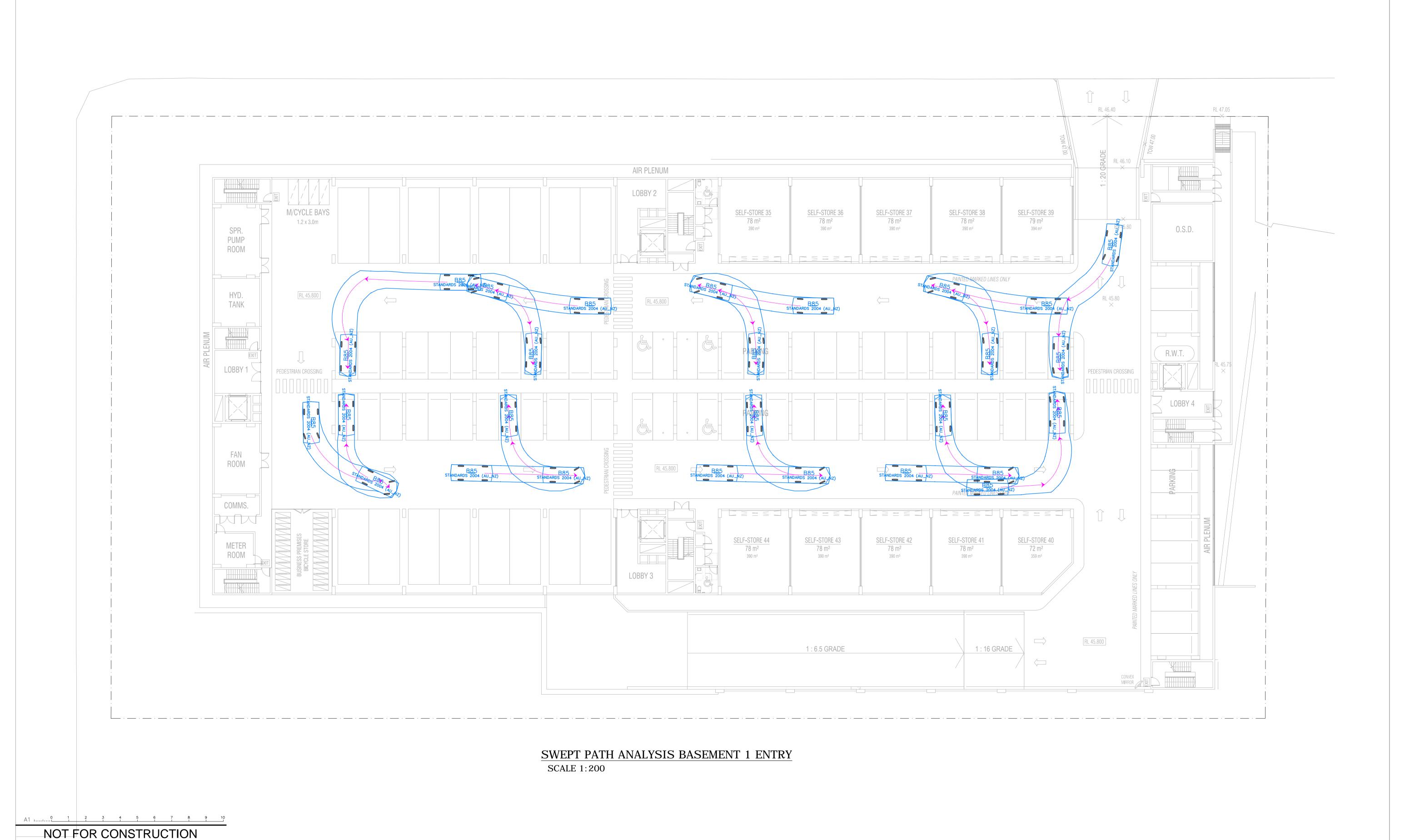
PROPOSED BUSINESS CENTRE
DEVELOPMENT
67 MARS ROAD,
LANE COVE WEST, NSW

CONSENT AUTHORITY:

LANE COVE MUNICIPAL COUNCIL

SWEPT PATH ANALYSIS
BASEMENT 2 & 3, EXIT

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PROPOSED BUSINESS CENTRE

LANE COVE MUNICIPAL COUNCIL

DEVELOPMENT

67 MARS ROAD,

LANE COVE WEST, NSW

CONSENT AUTHORITY:

ARCHITECT

architex

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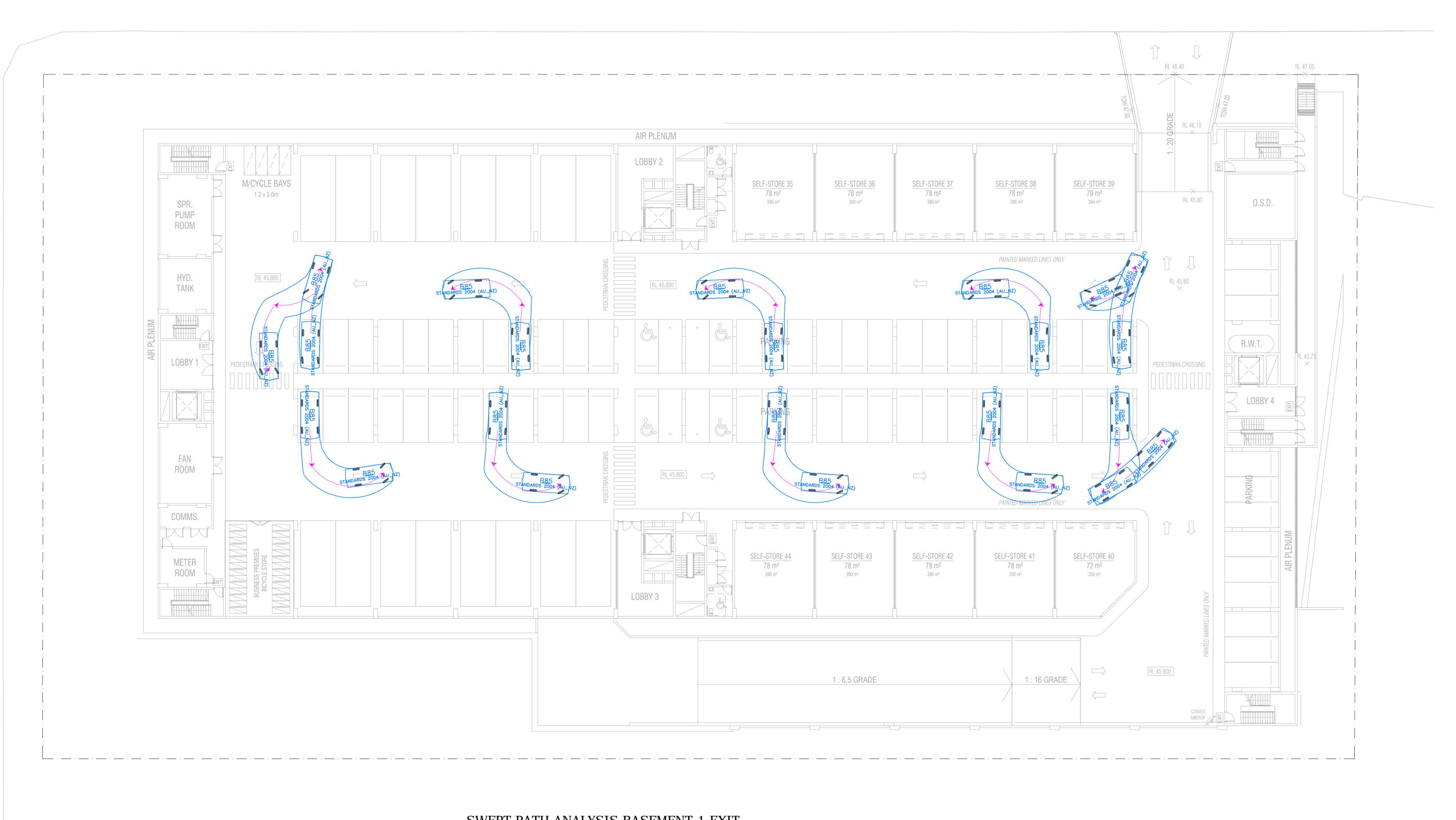
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SHEET SUBJECT

SWEPT PATH ANALYSIS

BASEMENT 1 ENTRY



SWEPT PATH ANALYSIS BASEMENT 1 EXIT

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DEVELOPMENT
67 MARS ROAD,
LANE COVE WEST, NSW

CONSENT AUTHORITY:

LANE COVE MUNICIPAL COUNCIL

SHEET SUBJECT

SWEPT PATH ANALYSIS

BASEMENT 1 EXIT

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