Ref: 23152
Date: July 2024
Issue: D

Proposed Residential Development

1 Gatacre Avenue, Lane Cove

Traffic & Parking Assessment

Transport and Traffic Planning Associates

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Chatswood NSW 2067
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1.0 Introduction

This report has been prepared to accompany a Development Application to Lane Cove Council for a proposed residential apartment building at 1 Gatacre Avenue, Lane Cove (Figure 1).

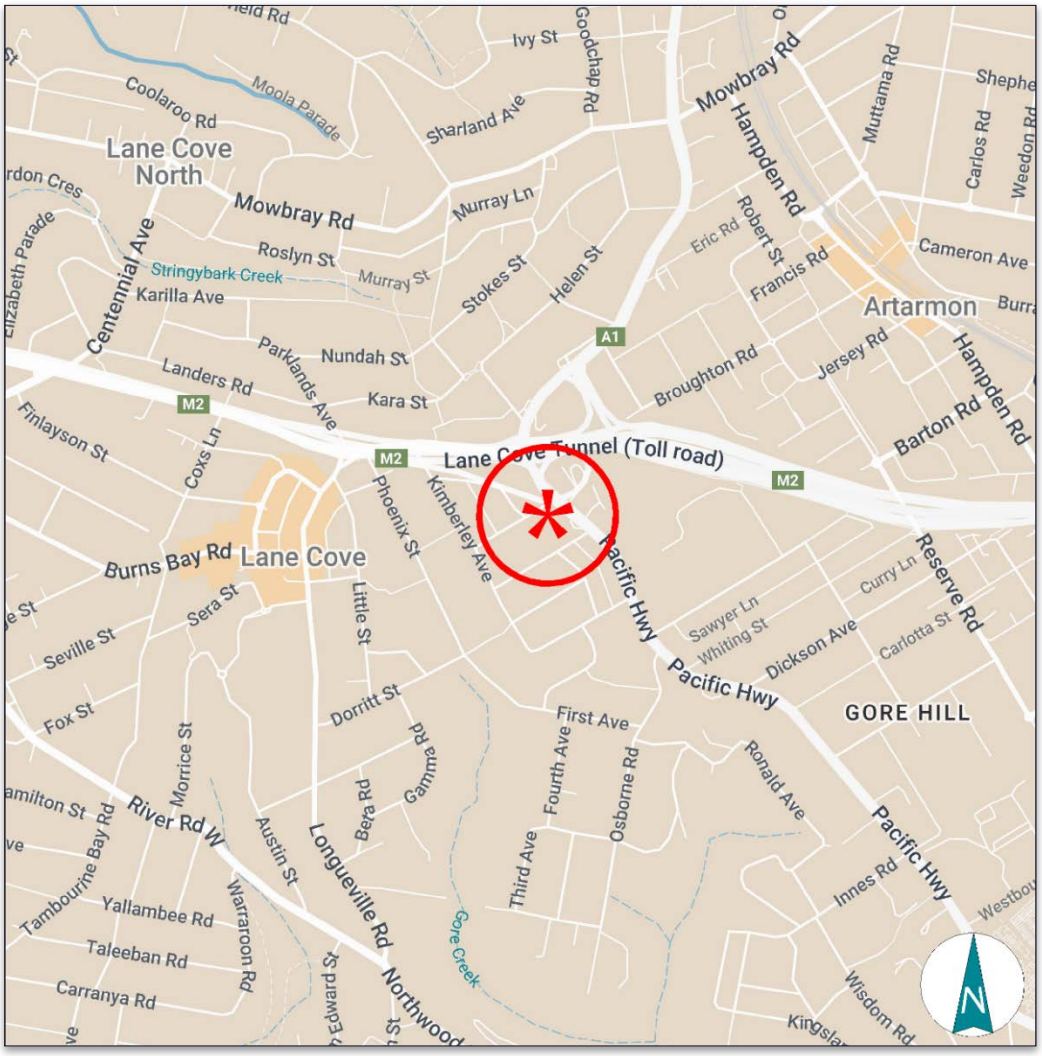

Figure 1 - Location

The purpose of this report is to:

- Describe the site, its context and the proposed development scheme.
- Describe the road network serving the site and the prevailing traffic conditions.
- Assess the suitability of the vehicle access, internal circulation and servicing arrangements.
- Assess the potential traffic implications.

2.0 Proposed Development

2.1 Site, Context & Existing Circumstances

The site (Figure 2) is Lot A, DP 415448 and Lots 45 and 46 in DP 11416 which occupies an irregularly shaped area of some 2,965.8m2 with frontages of 38m to the southern side of Gatacre Avenue.

Figure 2 - Site

The site is adjoined to the east by commercial uses which extend along the Pacific Highway. There are a number of general industrial developments at the Gore Hill industrial estate which serves as a business hub for the area. The

site is currently occupied by a 2-level hotel style building with vehicle access and onsite parking on the Gatacre Avenue frontage and a single-storey detached residential dwelling situated in the southeast corner of the site.

2.2 Proposed Development

This initial proposal was first sent to court on 16 August 2022 and was eventually turned down by the Land and Environment Court on 13th July 2023. This report will accompany a new Development Application with an amended design which has been outlined below and attached in Appendix A.

It is proposed to demolish the existing building and create a high-density residential apartment building set over 4/5 levels with a split in the building and compliant solar and setbacks, yielding some 43 units in the following breakdown:

	1 Bed	**2 Bed**	**3 Bed**
Level 4	0	0	2
Level 3	0	3	3
Level 2	2	5	3
Level 1	2	5	3
Upper Ground	1	5	3
Ground Floor	0	0	6
Total	5	18	20

The development also comprises two basement levels of car parking which will comprise 84 car spaces including 64 residential car spaces, 11 visitor spaces, 9 accessible spaces. The proposal also includes 1 car wash bay.

Details of the proposed development are provided on the plans prepared by PBD Architects which accompany the development application and are reproduced in part in Appendix A.

3.0 Road Network and Traffic Conditions

3.1 Road Network

The road network servicing the site (Figure 3) comprises:

- *Lane Cove Tunnel/Gore Hill Freeway/M2* - a State Road and arterial route connecting between the M1 and the Hills Shire district.
- *Pacific Highway* - a State Road and arterial route running north-south through Sydney and links the north coast and south coast of New South Wales
- *Mowbray Road* - a Classified Regional Road and sub-arterial route running east-west connecting Willoughby thought to M2 at North Ryde
- *Centennial Avenue* – a State Road and sub-arterial route which links Lane Cove to the Gladesville Bridge and beyond and also links onto Burns Bay Road
- *Longueville Road* – a connector route linking Gore Hill Freeway to Longueville and River Road

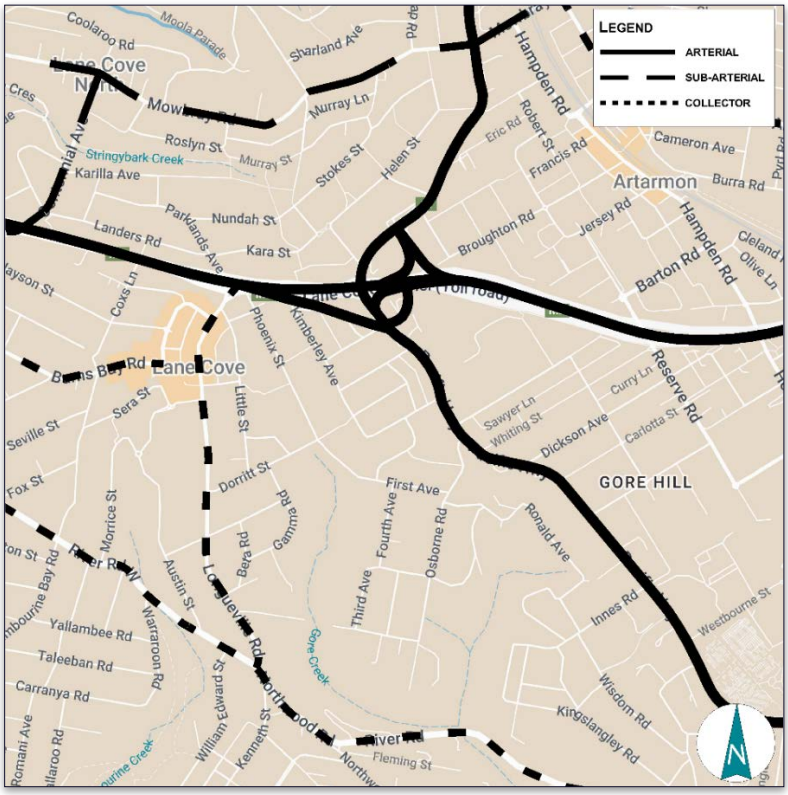

Figure 3 - Road Network

3.2 Traffic Controls

The existing traffic controls on the road network (Figure 4) comprise:

- the two traffic signals at the Pacific Highway/Gore Hill Freeway intersection
- the traffic signal at the intersection of Pacific Highway/Lane Cover Tunnel exit
- the three NO RIGHT TURN restrictions at Gatacre Avenue, Allison Avenue and Cobden Avenue, preventing right turn movements onto Pacific Highway
- the two NO RIGHT TURN restriction at Kimberley Avenue and Phoenix Street, preventing right turn movements onto Gore Hill Freeway
- multiple GIVE WAY and STOP signs around the site along Kimberley Avenue, Allisson Avenue, First Avenue and Dorrit Street

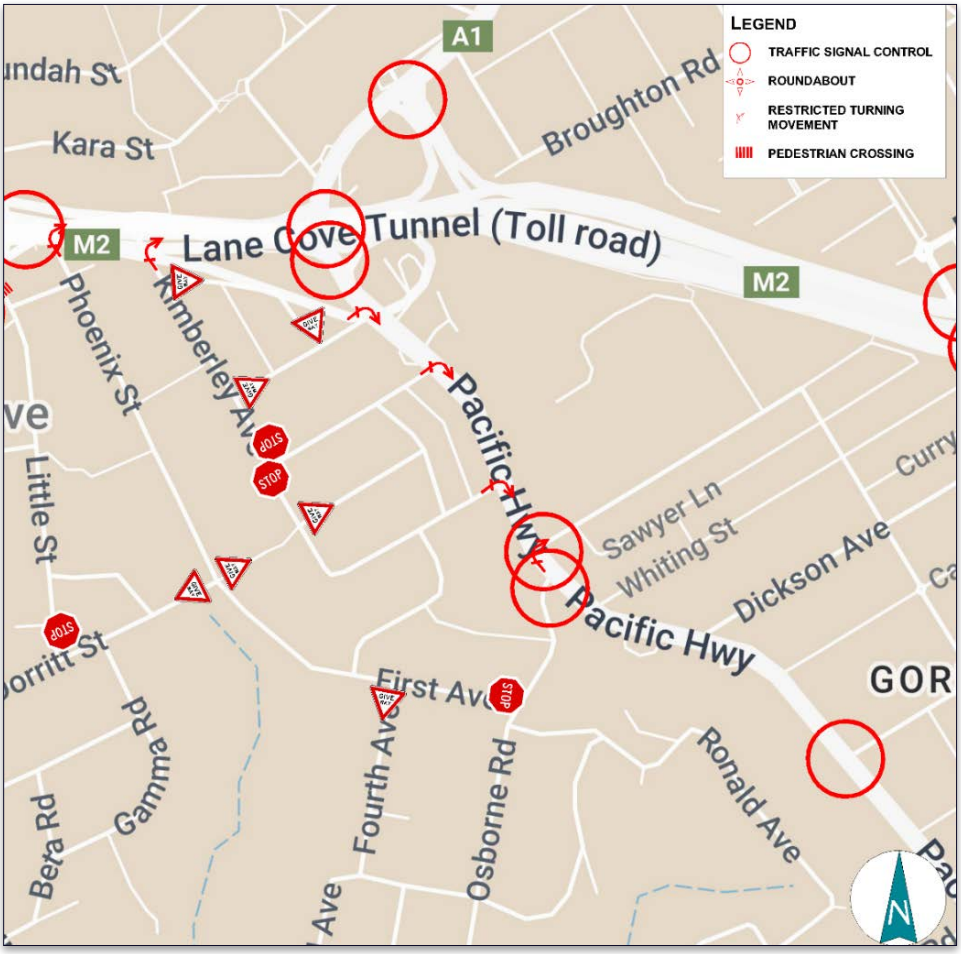

Figure 4 - Traffic Controls

3.3 Traffic Conditions

An indication of the prevailing traffic conditions on the road system serving the site is provided by data published by the Roads and Traffic Authority, and traffic surveys undertaken as part of this study. The data is expressed in terms of Annual Average Daily Traffic (AADT) and flows in the vicinity include:

M2 Epping Road 30m East of Lane Cove Tunnel	**AADT**
Westbound	21,292

Traffic conditions on the road system in the area are generally satisfactory however some delays are experienced along Pacific Highway and Gore Hill Freeway in the peak periods largely as a result of the arterial traffic movements with turning and stopping traffic, particularly at the traffic signal-controlled intersection. These traffic signalised intersections will offer enough gaps in traffic for vehicles to ingress onto Pacific Highway from Gatacre Avenue.

3.4 Transport Services

3.4.1 Rail

Artarmon Train Station is located some 1.7km away (5-minute drive) from the site. This station is well served by public transport services which comprise the following train lines:

- T1 – North Shore and Western Line
- T9 – Northern Line
- CCN – Central Coast and Newcastle Line

3.4.2 Bus

Access to the Metropolitan Transport Network for the site is provided by bus services, which run along the Pacific Highway. The available routes are:

- Route 113: Chatswood to Royal North Shore Hospital
- Route 144: Manly to Chatswood
- Route 252: Gladesville to City King Street Wharf via North Sydney
- Route 291: Epping to McMahons Point via North Sydney

Details of these services are included in Appendix B.

4.0 Parking & Traffic

4.1 Parking

Lane Cove DCP parking provisions relevant to the existing development are as follows:

Proposed Use	Residents	Visitors
Residential Flat Buildings	0.5 spaces per studio 1 space per 1-bedroom unit 1.5 spaces per 2-bedroom unit 2 spaces per 3+ bedroom unit 1 car wash bay per 50 units for developments over 20 units	1 space per 4 units 1 disabled space per 50 visitor spaces (minimum 1 disabled space)

Application of the DCP criteria to the development scheme indicates the following:

1 Bedroom	5
2 Bedroom	27
3+ Bedroom	40
Visitor	11
Total:	**83**
1 Car Wash Bay	1

It is proposed to provide 84 parking spaces including 1 additional space for a car wash bay. Thus, the provision for residential car parking spaces complies with the DCP requirements.

In regard to the provision for bicycles, the DCP specifies a rate of 1 bicycle space per 4 dwellings for residents and 1 rack plus 1 rack per 10 dwellings for visitors with an additional 1 motorcycle space per 15 car bays.

Application of the DCP criteria to the development scheme indicates a bicycle parking requirement for the site of 11 spaces for residential use plus an additional 6 visitor spaces and 6 motorcycle spaces.

It is proposed to provide 11 bicycle spaces for both residential and visitor use and 6 motorcycle spaces in compliance with the DCP criteria.

4.2 Traffic

The assessed traffic generation of the proposed development is based on the Guide to Traffic Generating Developments Technical Direction 2013 which indicates traffic generation for high-density residential apartments for the Sydney Average of 0.19 vtph per apartment in the AM peak and 0.15 vtph in the PM peak.

On this basis, the projected generation of the proposed development of 43 apartments is as follows:

AM Peak Hour	PM Peak Hour
9 vtph	7 vtph

On this basis, the assessed distribution of traffic generated by the proposed 43 apartments during the morning and afternoon peak periods is as follows:

AM		PM	
IN	OUT	IN	OUT
2	7	6	1

The proposed development will only generate very minor traffic movements. It is apparent therefore that there will not be any adverse traffic implications, particularly as the existing traffic signals provide for access to/from the arterial road network.

5.0 Access, Internal Circulation & Servicing

5.1 Access

The vehicle access arrangements will comprise the existing ingress/egress driveway on the Gatacre Avenue frontage. These driveways accord with the design requirements of AS2890.1 and Gatacre Avenue are relatively straight at this location and there are adequate sight distances available.

5.2 Internal Circulation

It is proposed to provide a 4.1m wide vehicle access ramp for the basement car park. This one lane/2-way ramp extends greater than 30m without a passing bay and will therefore be controlled by a traffic signals/sign system which will operate as follows:

- auto. revert and dwell on “green” for ingressing cars (red to “egress”)
- cars waiting to egress will be detected and the signal for ingress would change to “red” and after a short clearance time, a “green” will be displayed for egress
- after a pre-set clearance time, the egress signal would change to “red” and “green” displayed for ingress

The design of the internal circulation arrangements will comply with AS2890.1 with appropriate bays, widths and grades, etc. Details of the turning path assessment for the circulation arrangements indicating satisfactory provision for all accessing vehicles are provided in Appendix C.

5.3 Servicing

Refuse will be collected from the site by the Council's refuse vehicle while service personnel and maintenance vehicles etc and any occasional large delivery vehicle will be reliant on on-street parking in the area as is normal for a small mixed-use building of this nature. Parking areas for delivery and service vehicles have been designed in accordance with AS 2890.2.

6.0 Conclusion

Assessment of the potential traffic and parking for the proposed development has concluded that:

- there will not be any unsatisfactory traffic implications
- the proposed parking provision will be adequate and compliant with Councils DCP
- the proposed vehicle access and internal circulation arrangements will be suitable and comply with AS2890.1
- the parking areas for delivery and services vehicles have been designed in accordance with AS 2890.2

Appendix A
Development Plans

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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WINIM Developments Pty Ltd

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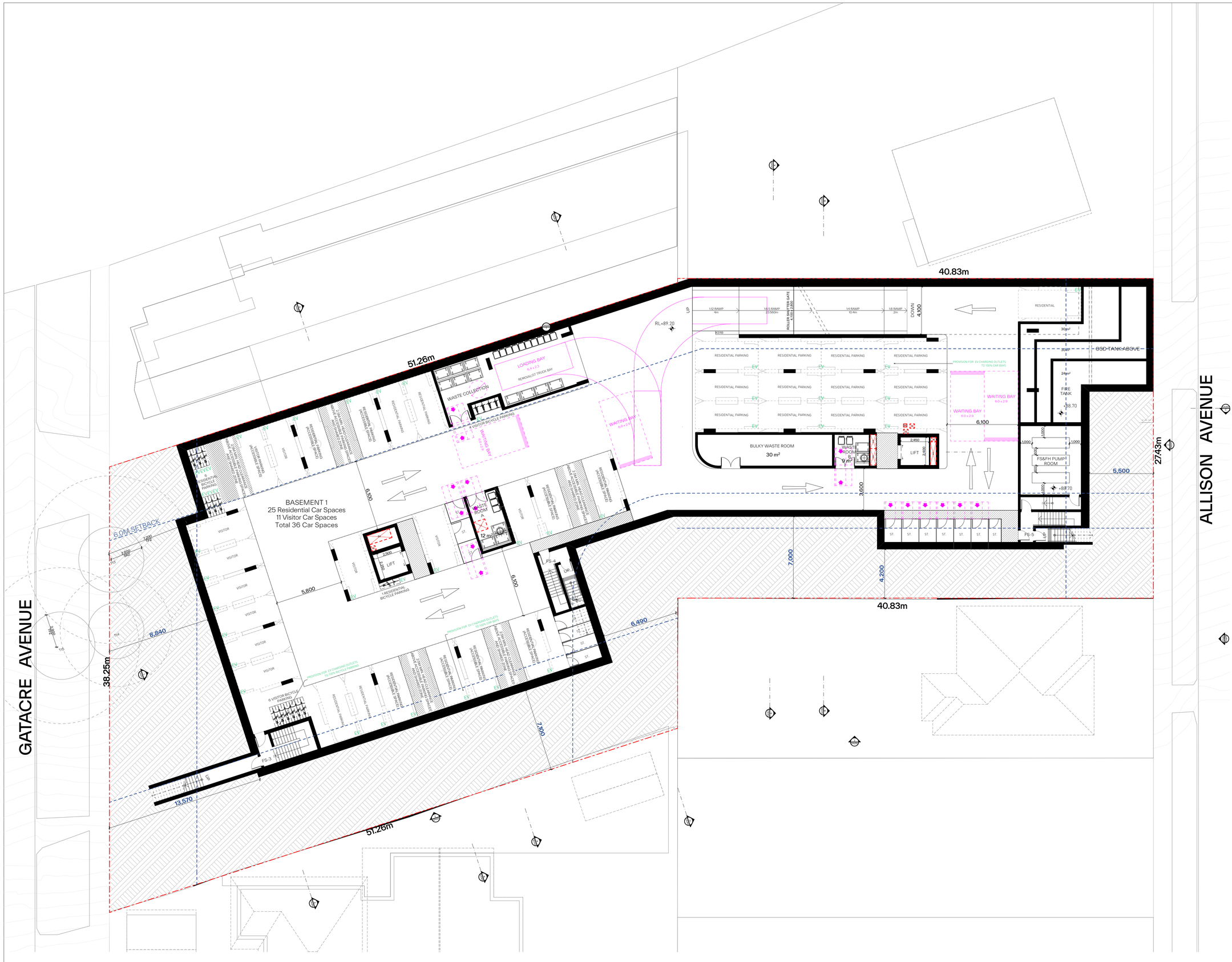
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Basement 2 Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 30/07/2024
SCALE: 1:150@A1	DRAWING NO: **DA100**	ISSUE: **E**
PROJECT NO: 2318		



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Ground Floor Plan

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GR	Checked by KA	30/07/2024
SCALE: 1:150@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2318	DA102	E

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DRAWING TITLE:
Upper Ground Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	30/07/2024
SCALE: 1:150@ A1	DRAWING NO: DA103	ISSUE: E
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1 North Elevation 1:150

2 South Elevation 1:150

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WINIM Developments Pty Ltd

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

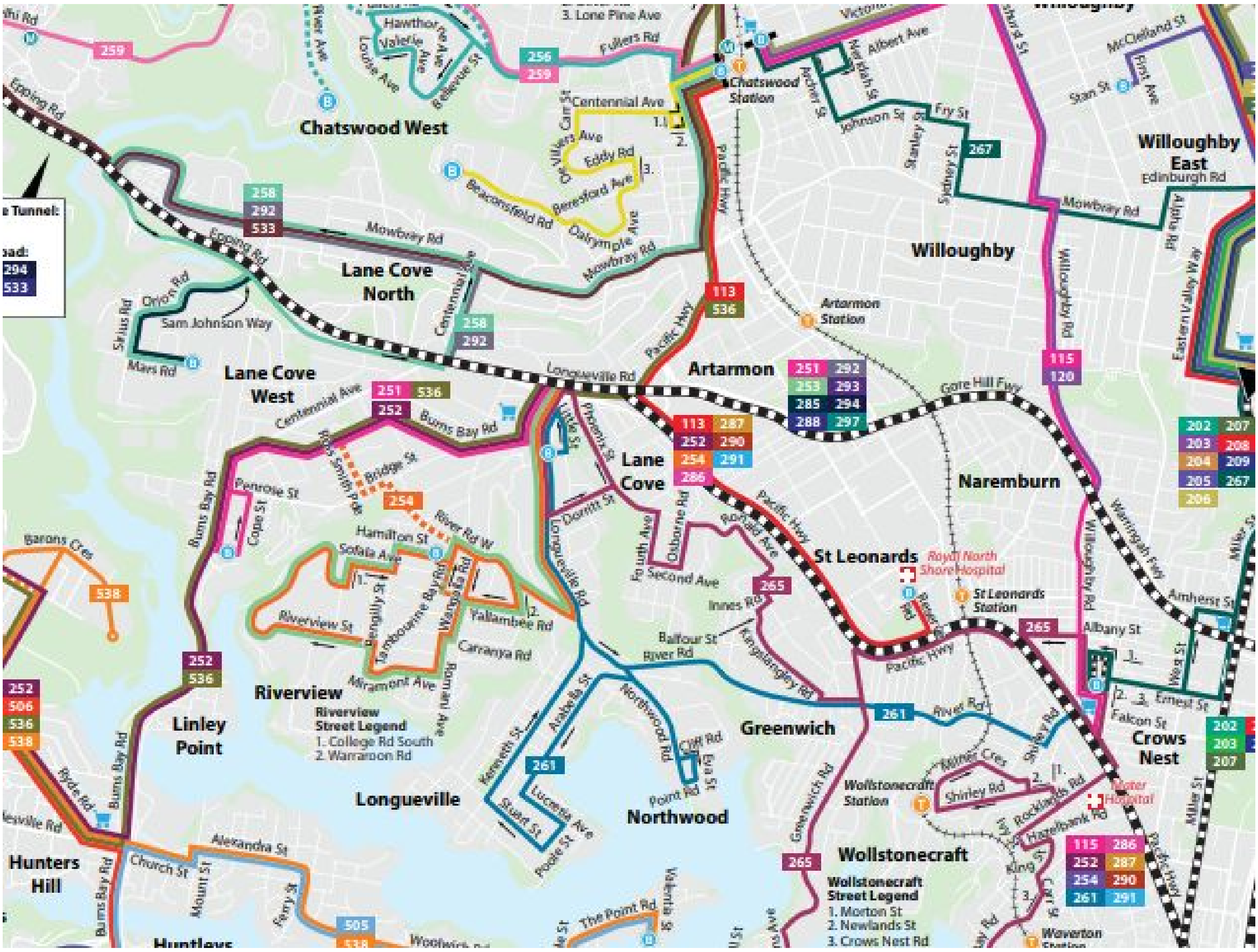
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
North South Elevation

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	30/07/2024
SCALE: 1:150@A1	DRAWING NO: DA200	ISSUE: E
PROJECT NO: 2318		

Appendix B
Public Transport Details

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994



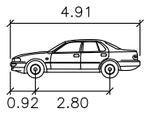
Chatswood West
Chatswood Station
Lane Cove North
Lane Cove West
Lane Cove
Artarmon
Artarmon Station
Willoughby
Willoughby East
Naremburn
St Leonards
Royal North Shore Hospital
St Leonards Station
Riverview
Riverview Street Legend
1. College Rd South
2. Warraroon Rd
Linley Point
Longueville
Northwood
Greenwich
Wollstonecraft
Wollstonecraft Station
Wollstonecraft Street Legend
1. Morton St
2. Newlands St
3. Crows Nest Rd
Crows Nest
Mater Hospital
Hunters Hill
Waverton Station
Epping Rd
Mowbray Rd
Fullers Rd
Centennial Ave
Eddy Rd
Beresford Ave
Beaconsfield Rd
Dalrymple Ave
De Villiers Ave
Sam Johnson Way
Orion Rd
Mars Rd
Burns Bay Rd
Penrose St
Cope St
Bridge St
River Rd W
Hamilton St
Sofala Ave
Riverview St
Tambourine Bay Rd
Yallambee Rd
Carranya Rd
Miramont Ave
Longueville Rd
Pacific Hwy
Gore Hill Fwy
Longueville Rd
Phoenix St
Little St
Dorritt St
Osborne Rd
Second Ave
Innes Rd
Balfour St
River Rd
Kingslangley Rd
Northwood Rd
Arabella St
Kenneth St
Lucretia Ave
Stuart St
Cliff Rd
Point Rd
Greenwich Rd
Shirley Rd
Rocklands Rd
Hazelbank Rd
Albany St
Ernest St
Falcon St
Amherst St
Willoughby Rd
Warringah Fwy
Eastern Valley Way
Mowbray Rd
Johnson St
Fry St
Sydney St
Stanley St
Albert Ave
McClelland St
Edinburgh Rd
Alexandra St
Church St
Mount St
Ferry St
Woolwich Rd
The Point Rd
Valentia St
Barons Cres
Ryde Rd
259
256
258
292
533
113
536
251
252
253
293
285
294
288
297
287
290
254
291
286
265
261
267
115
120
202
207
203
208
204
209
205
206
538
506
505

Appendix C
Turning Path Assessment

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

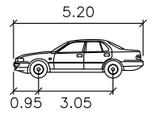


B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B99

	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
PASSING AND CIRCULATION BASEMENT 1
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 01 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 1.0 2.0 — 1:100

N

DISCLAIMER

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Established 1994

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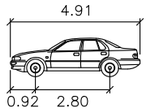
P: (02) 9411 5660 E: info@ttpa.com.au W: www.ttpa.com.au

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

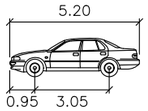


B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B99

	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

RL+89.20

1:12 RAMP
4m

B99 STANDARDS 2004 (AU_NZ)

1:6.5 RAMP
23.60m

ROLLER SHUTTER GATE
4,100 x 2,800

B99 STANDARDS 2004 (AU_NZ)

1:4 RAMP
10.4m

1:8 RAMP
2m

DOWN
4,100

KERB

RESIDENTIAL PARKING | RESIDENTIAL PARKING | RESIDENTIAL PARKING | RESIDENTIAL PARKING

EV

RESIDENTIAL PARKING | RESIDENTIAL PARKING | RESIDENTIAL PARKING | RESIDENTIAL PARKING

EV

PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS

WAITING BAY
6.0 x 2.5

WAITING BAY
6.0 x 2.5

B85 STANDARDS 2004 (AU_NZ)

6,100

1,000

BULKY WASTE ROOM
30 m²

WASTE ROOM B
9 m²

CR

ER

2,450

LIFT
2,400

AS

3,600

RESIDENTIAL PARKING (ACCESSIBLE SPACE)

EV

RESI

FS

600

600

1,000

DN

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
PASSING AND CIRCULATION BASEMENT 1
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 02 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

N

DISCLAIMER

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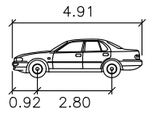
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

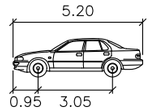


B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

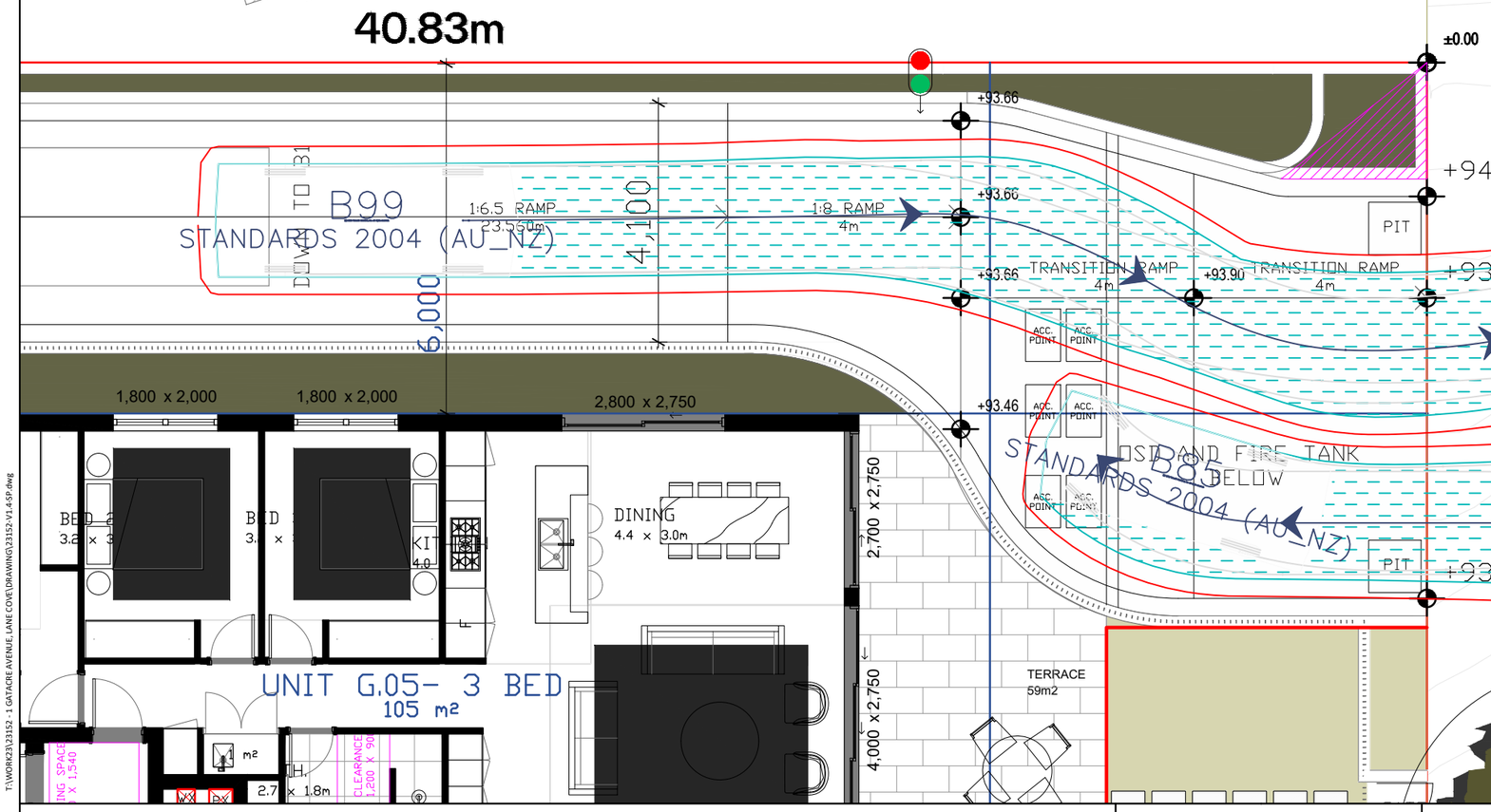
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B99

	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
PASSING MOVEMENTS AT ENTRY/EXIT DRIVEWAY
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 03 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

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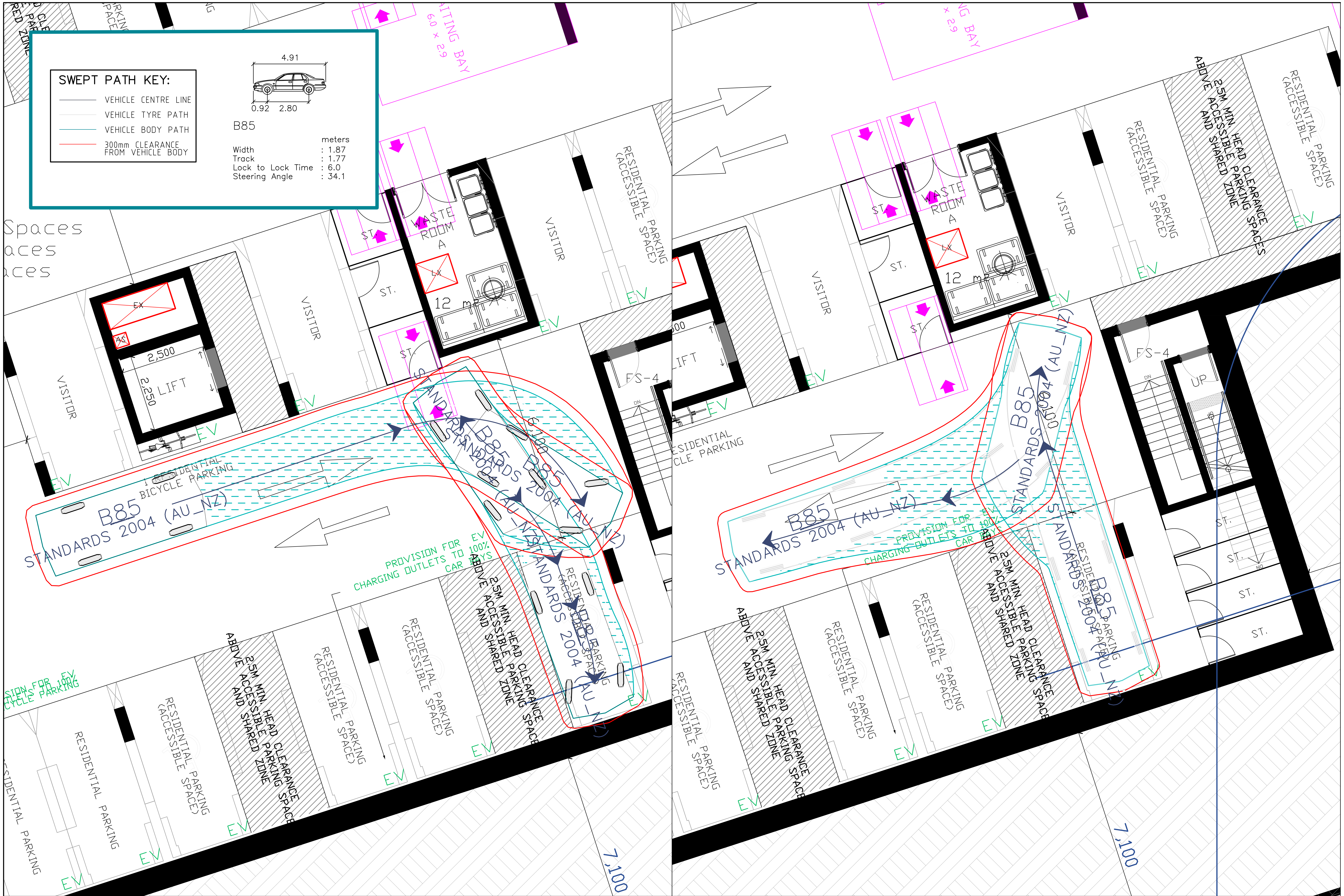

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 04 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 1:100

N

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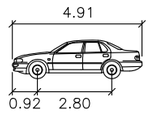
Plotted by Aidan

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

LOADING BAY 6.4 x 2.3 REMOVALIST TRUCK BAY
WASTE COLLECTION
4 VISITOR BICYCLE PARKING
WAITING BAY 6.0 x 2.9
RL+89.20
B85 STANDARDS 2004 (AU_NZ)
1:12 RAMP 4m
1:6.5 RAMP 23.560m
1:4 RAMP 10.4m
1:8 RAMP 2m
ROLLER SHUTTER GATE 4.100 x 2.800
DOWN 4,100
KERB
RESIDENTIAL PARKING
EV
BULKY WASTE ROOM 30 m²
WASTE ROOM B 9 m²
WASTE ROOM A 12 m²
VISITOR
RESIDENTIAL PARKING (ACCESSIBLE SPACE)
2.5M MIN. HEAD CLEARANCE ABOVE ACCESSIBLE PARKING SPACES AND SHARED ZONE
RESIDENTIAL PARKING (ACCESSIBLE SPACE)
FS-4
UP
ST.
3,600
7,000
4,200
6,100
6,490
40.83m
PROVISION FOR EV CHARGING OUTLETS TO 100% OF CAR SPACES
LIFT
2,450
2,400

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP
SHEET NO. 05 OF 25
ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 2.0 4.0 1:200

N

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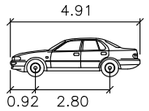
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

RL+89.20

1:12 RAMP
4m

1:6.5 RAMP
23.560m

B85
STANDARDS 2004 (AU_NZ)

KERB

RESIDENTIAL PARKING

EV

WAITING BAY
6.0 x 2.9

BULKY WASTE
30 m2

RESIDENTIAL PARKING (ACCESSIBLE SPACE)

2.5M MIN. HEAD CLEARANCE ABOVE ACCESSIBLE PARKING AND SHARED ZONE

ROLLER SHUTTER GATE
4.100 x 2.800

BULKY WASTE ROOM
30 m2

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 06 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

N

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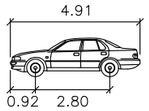
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

51.26m
RL+89.20
LOADING BAY
6.4 x 2.3
REMOVALIST TRUCK BAY
WASTE COLLECTION
4 VISITOR BICYCLE PARKING
WAITING BAY
6.0 x 2.5
B85
STANDARDS 2004 (AU_NZ)
BASEMENT 1
25 Residential Car Spaces
11 Visitor Car Spaces
Total 36 Car Spaces
WASTE ROOM A
12 m²
LIFT
2,500
2,250
1 RESIDENTIAL BICYCLE PARKING
5,800
6,100
6,490
7,100
PROVISION FOR EV CHARGING OUTLETS TO 50% CAR BAYS
PROVISION FOR EV CHARGING BICYCLE PARKING
6 VISITOR BICYCLE PARKING
VISITOR
RESIDENTIAL PARKING
RESIDENTIAL PARKING (ACCESSIBLE SPACE)
RESIDENTIAL PARKING (ACCESSIBLE SPACES)
2.5M MIN. HEAD CLEARANCE ABOVE ACCESSIBLE PARKING AND SHARED ZONE
2.5M MIN. HEAD CLEARANCE PARKING SPACES
FS-4
UP
ST.
EV
EX

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 07 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 2.0 4.0 — 1:200

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T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

51.26m

STANDARDS 2004 (AU_NZ)

B85

VISITOR PARKING (ACCESSIBLE SPACE)

2.5M MIN. HEAD CLEARANCE ACCESSIBLE PARKING SPACES AND SHARED ZONE

RESIDENTIAL PARKING (ACCESSIBLE SPACE)

RESIDENTIAL PARKING

RESIDENTIAL PARKING

EV

VISITOR

6,100

BASEMENT 1
25 Residential Car Spaces
11 Visitor Car Spaces
Total 36 Car Spaces

EX

AS

2,500

2,250

LIFT

5,300

1 RESIDENTIAL BICYCLE PARKING

WASTE

5,800

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 08 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 1.0 2.0 — 1:100

N

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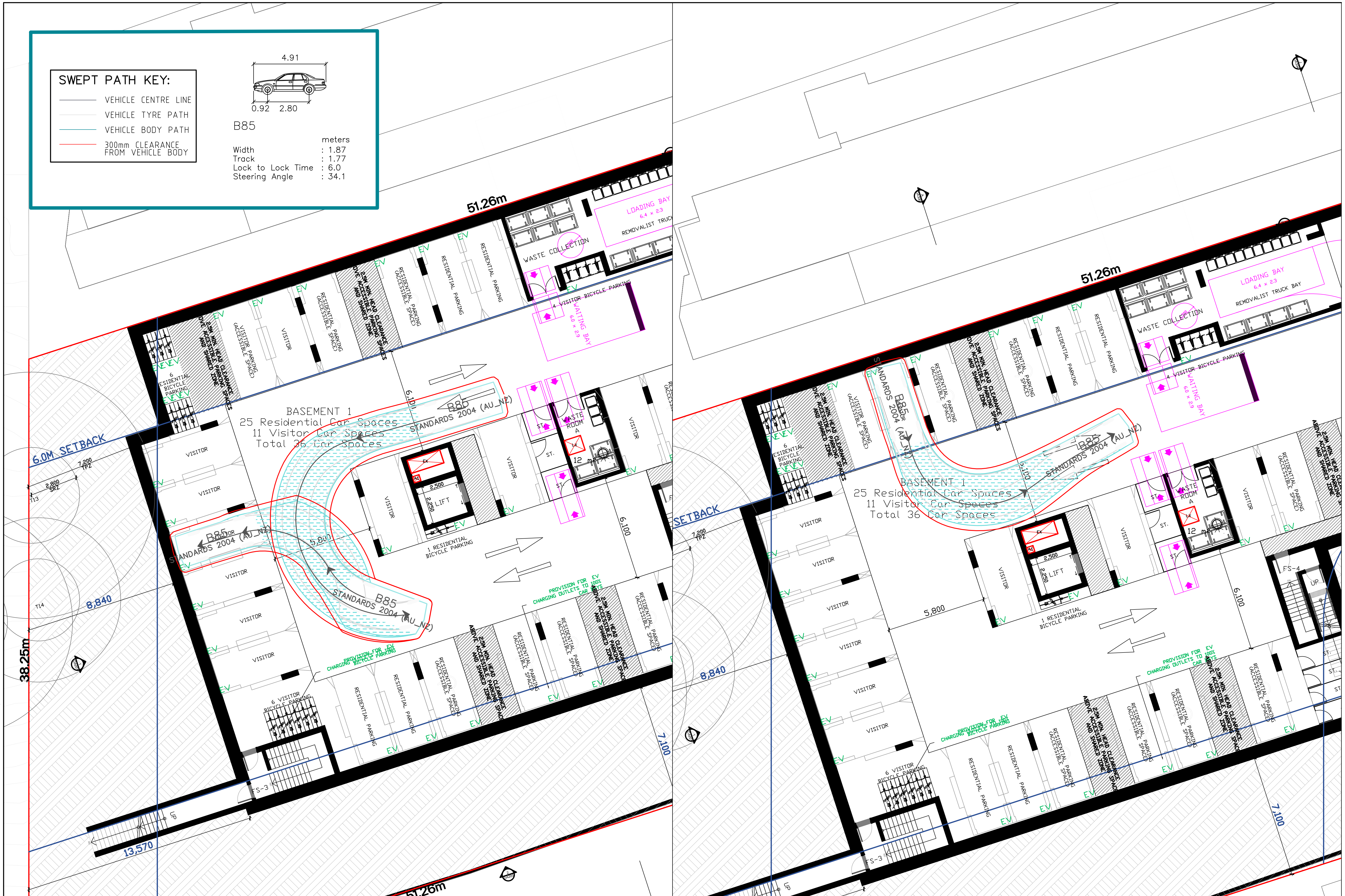

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 09 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 1:200

DISCLAIMER
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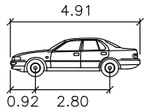
T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg
Plotted by Aidan

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

40.83m

ST.
ST.
ST.
ST.
B85
STANDARDS 2004 (AU_NZ)
RESIDENTIAL PARKING
EV
CAR WASH BAY
RESIDENTIAL PARKING
6,100
PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS
RESIDENTIAL PARKING
EV
RESIDENTIAL PARKING
EV
RESIDENTIAL PARKING
WAITING BAY
6.0 x 2.9
RESIDENTIAL PARKING
RESIDENTIAL PARKING
MB5
MB6
2,450
LIFT
2,400
AS
RESIDENTIAL PARKING

40.83m
ST.
ST.
ST.
ST.
B85
STANDARDS 2004 (AU_NZ)
RESIDENTIAL PARKING
EV
CAR WASH BAY
RESIDENTIAL PARKING
6,100
PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS
RESIDENTIAL PARKING
EV
RESIDENTIAL PARKING
EV
RESIDENTIAL PARKING
WAITING BAY
6.0 x 2.9
RESIDENTIAL PARKING
RESIDENTIAL PARKING
MB5
MB6
2,450
LIFT
2,400
AS
RESIDENTIAL PARKING

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 10 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 1.0 2.0 — 1:100

N

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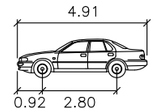
48 Residential Car Spaces
rwash bay
9 Car Spaces

BASEMENT 2
48 Residential Car Spaces
1 Carwash bay
Total 49 Car Spaces

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

RESIDENTIAL PARKING
EV
EX
AS
2,500
2,250
LIFT
FS-4
DN
UP
B85 STANDARDS 2004 (AU_NZ)
5,800
PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS
ST.

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 11 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

N

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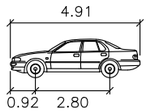
T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg
Plotted by Aidan

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

BASEMENT 2
Residential Car Spaces
Carwash bay
49 Car Spaces

RESIDENTIAL PARKING
EV
ST.
WAITING BAY 6.0 x 2.9
B85 STANDARDS 2004 (AU_NZ)
1:8 RAMP 2m
1:4 RAMP 10.400m
RL +86.10
7,465
7,000
4,200
6,490
40.83m
FS-4
PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS
MB1 MB2 MB3 MB4 MB5 MB6

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 12 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 2.0 4.0 1:200

N

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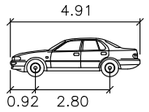
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

RESIDENTIAL PARKING

RL+86.10

4,100

B85 STANDARDS 2004 (AU_NZ)

1:8 RAMP 2m

1:4 RAMP 10 400m

RESIDENTIAL PARKING

EV

ST.

WAITING BAY 6.0 x 2.9

7,465

MB1

RESIDENTIAL

T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 13 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

N

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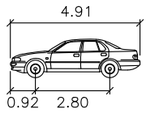
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 14 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 2.0 4.0 — 1:200

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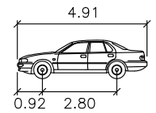
T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

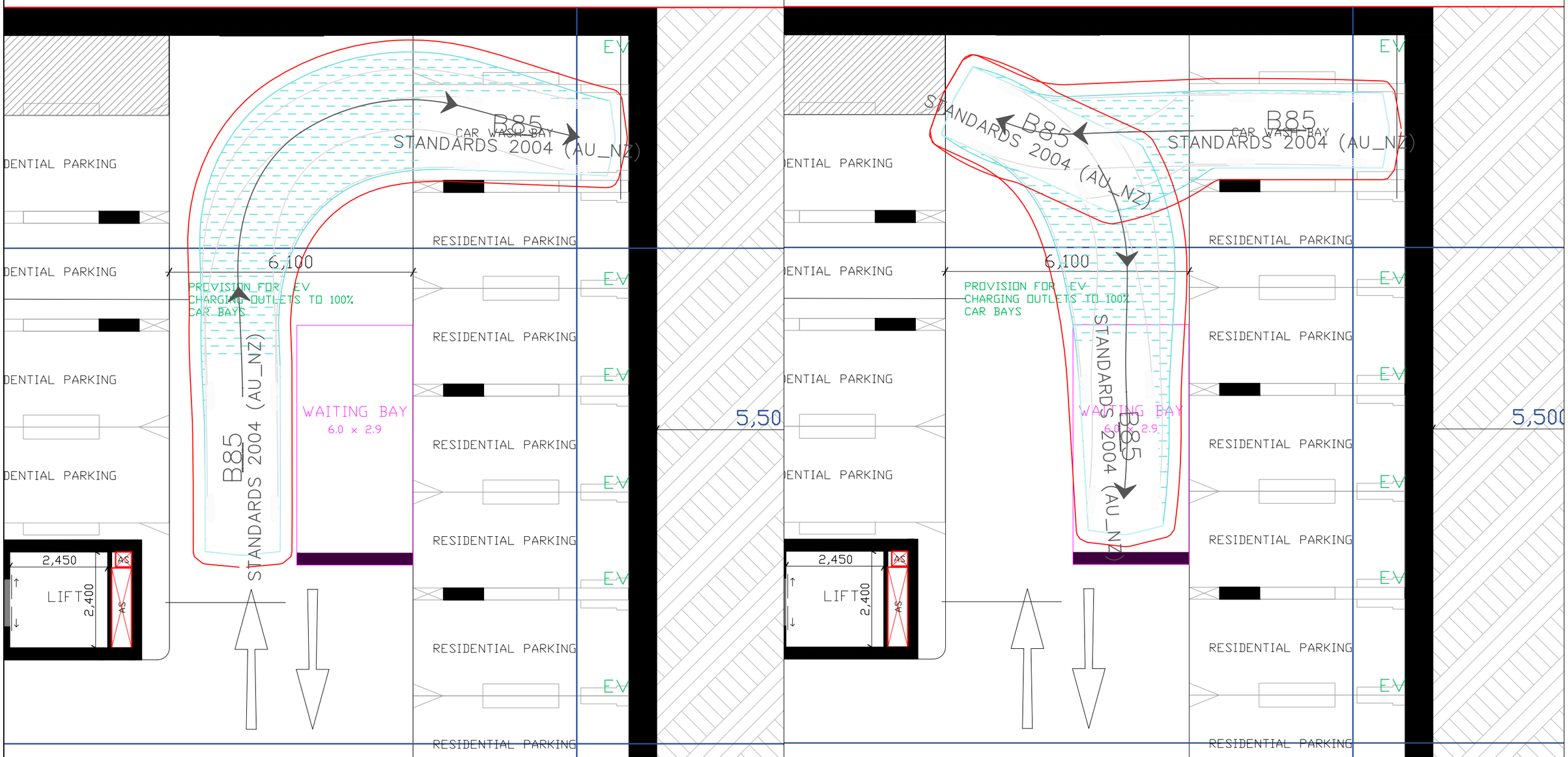


B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

40.83m

40.83m



B85
CAR WASH BAY
STANDARDS 2004 (AU_NZ)
EV
DENTIAL PARKING
RESIDENTIAL PARKING
6,100
PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS
B85
STANDARDS 2004 (AU_NZ)
WAITING BAY
6.0 x 2.9
5,500
2,450
LIFT
2,400
AS

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 15 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

N

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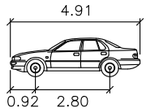
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 16 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 2.0 4.0 — 1:200

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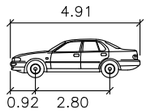
- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

51.26m

RESIDENTIAL PARKING (ACCESSIBLE SPACE)

RESIDENTIAL PARKING

EV

B85 STANDARDS 2004 (AU_NZ)

6,100

5,800

2,500

2,250

LIFT

Ex

AS

HEAD CLEARANCE
PARKING SPACES

48 Resi
1
Tota

51.26m

RESIDENTIAL PARKING (ACCESSIBLE SPACE)

RESIDENTIAL PARKING

EV

B85 STANDARDS 2004 (AU_NZ)

6,100

5,800

2,500

2,250

LIFT

Ex

AS

48 Reside
1 Co
Total

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 17 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

N

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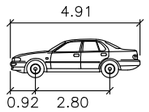
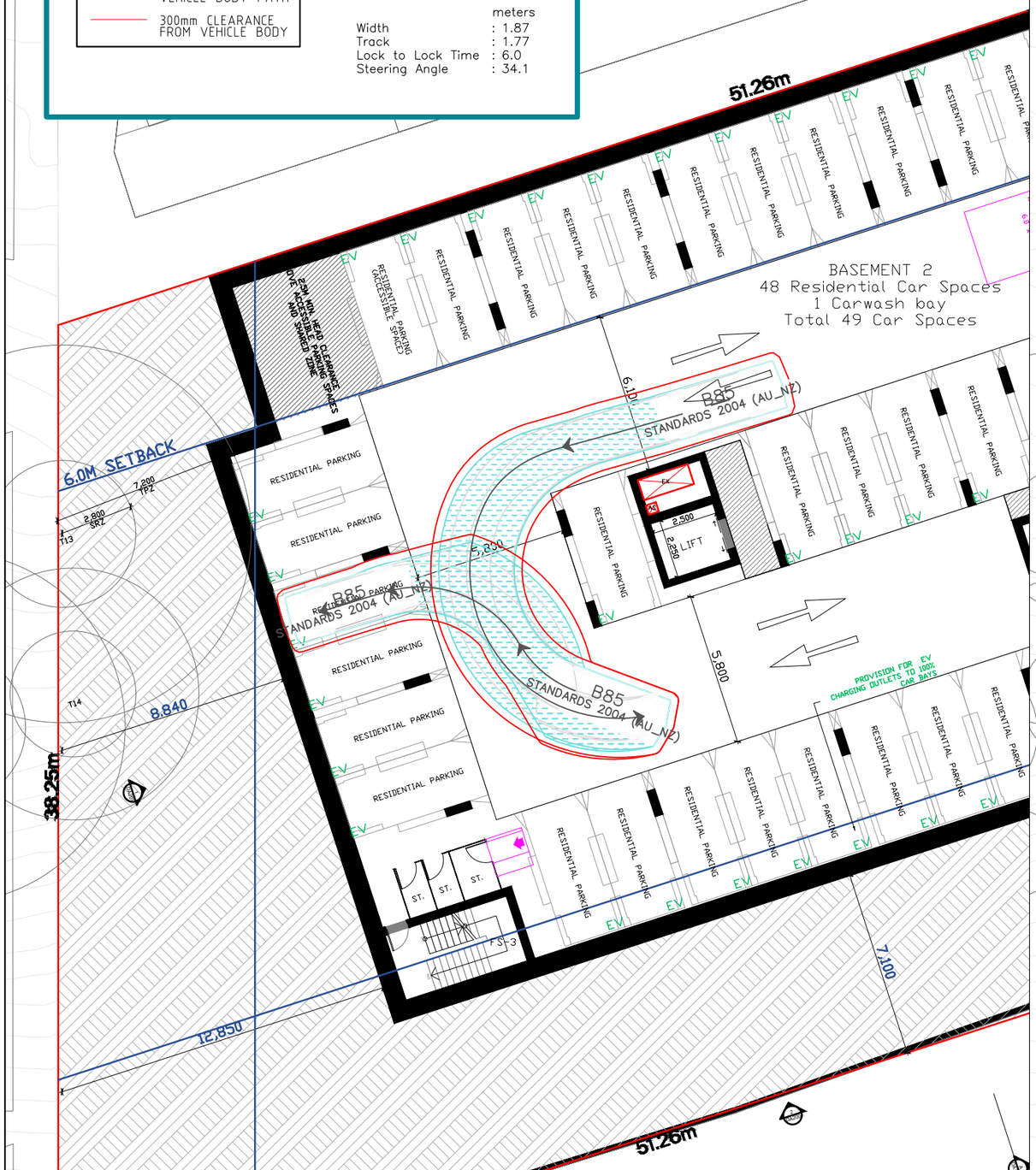
SWEPT PATH KEY:

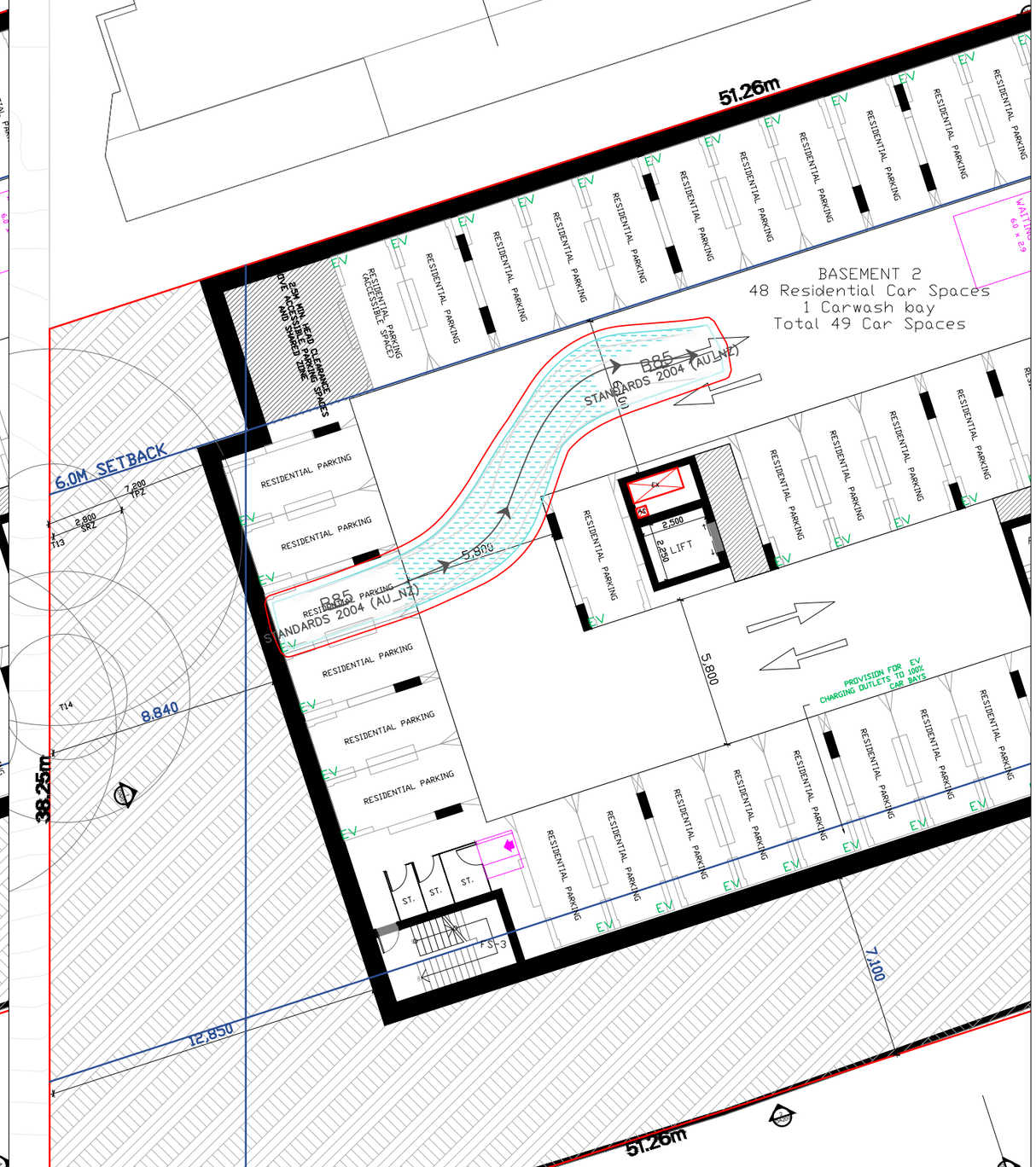
- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1





T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
ENTRY AND EXIT OF AN 85th PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP

SHEET NO. 18 OF 25

ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 — 0 2.0 4.0 — 1:200

N

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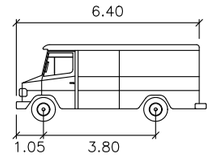
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



SRV

	meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.1

1 GATACRE AVENUE, LANE COVE
ENTRY OF A SMALL RIGID VEHICLE (SRV) INTO THE LOADING BAY
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 19 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

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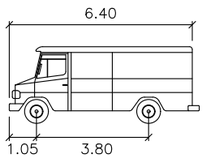
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



SRV

	meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.1

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
EXIT OF A SMALL RIGID VEHICLE (SRV) FROM THE LOADING BAY
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 20 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

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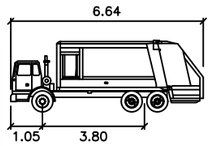
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



6.64m Lane Cove Waste Truck

	meters
Width	: 2.37
Track	: 2.37
Lock to Lock Time	: 6.0
Steering Angle	: 30.1

1 GATACRE AVENUE, LANE COVE
ENTRY OF A 6.64m LANE COVE SMALL GARBAGE TRUCK INTO THE LOADING BAY
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 21 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 1.0 2.0 1:100

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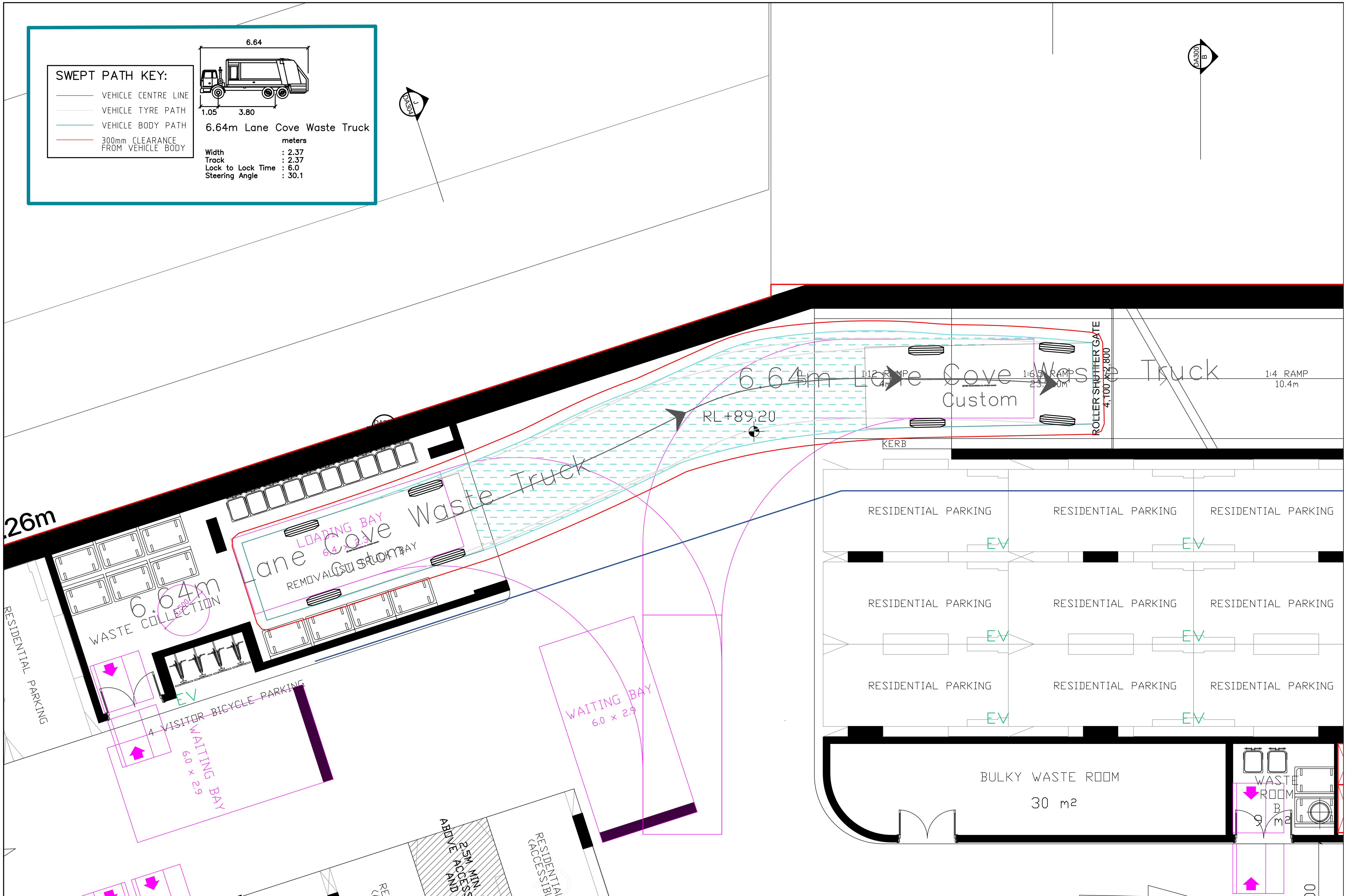
T:\WORK\23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan



1 GATACRE AVENUE, LANE COVE
EXIT OF A 6.64m LANE COVE SMALL GARBAGE TRUCK FROM THE LOADING BAY
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 22 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 1:100

N

DISCLAIMER
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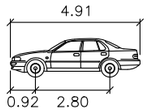
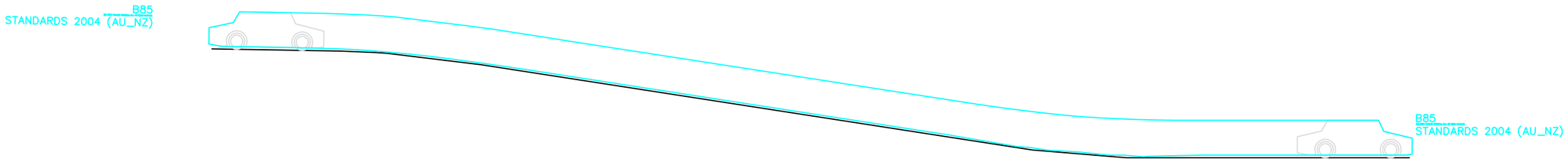
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



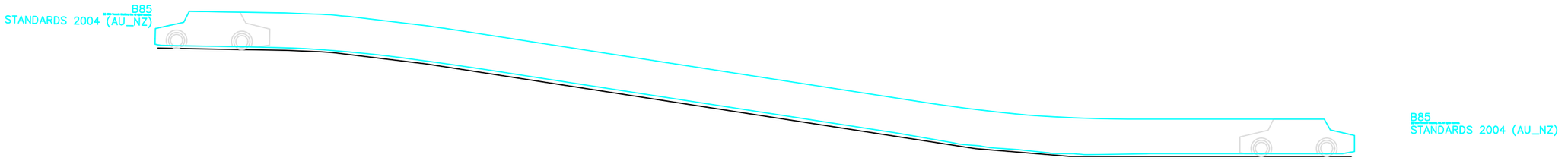
B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



Ground Clearance (units: m)

Part #	Front	Wheelbase	Rear
#1	0.12	0.12	0.12



Ground Clearance (units: m)

Part #	Front	Wheelbase	Rear
#1	0.12	0.12	0.12

T:\WORK23\23152 - 1 GATACRE AVENUE, LANE COVE\DRAWING\23152-V1.4-SP.dwg

Plotted by Aidan

1 GATACRE AVENUE, LANE COVE
VERTICAL CLEARANCE OF AN 85TH PERCENTILE VEHICLE FROM GROUND TO BASEMENT 1
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23152-V1.4-SP SHEET NO. 23 OF 25 ISSUE DATE 31 July 2024

DESIGNED BY A. GARDNER

SCALE A3 0 2.0 4.0 1:200

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. 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.

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994
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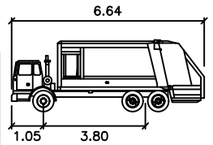
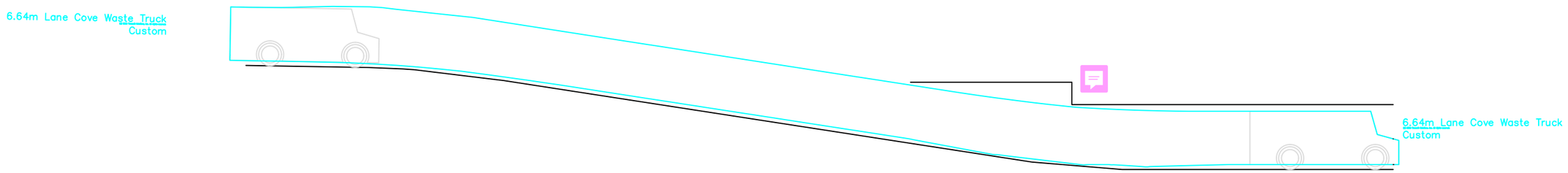
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



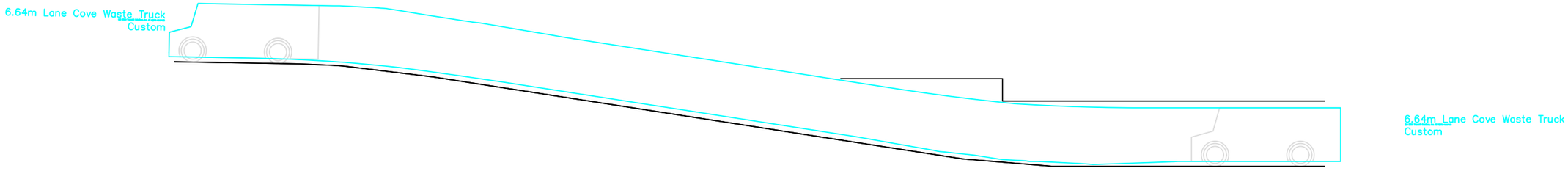
6.64m Lane Cove Waste Truck

	meters
Width	: 2.37
Track	: 2.37
Lock to Lock Time	: 6.0
Steering Angle	: 30.1



Ground Clearance (units: m)

Part #	Front	Wheelbase	Rear
#1	0.22	0.22	0.22



Ground Clearance (units: m)

Part #	Front	Wheelbase	Rear
#1	0.22	0.22	0.22

1 GATACRE AVENUE, LANE COVE
VERTICAL CLEARANCE OF A 6.64m LANE COVE SMALL GARBAGE TRUCK FROM GROUND TO BASEMENT 1
SWEPT PATH ASSESSMENT

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Plotted by Aidan