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Lone Pine Landscaping
531 Sydney Road
Seaforth
NSW 2092

21 June 2024

Property Address: 1081 Oxford Falls Road, Oxford Falls NSW 2100

I refer to my discussion with Callum Nesbit regarding landscaping works at the above property and have been requested to provide advice as to traffic related issues in regard to:

- Sight distance at either of the proposed driveways; and
- Impact on the surrounding parking.

Exiting Traffic Conditions

Oxford Falls Rd, adjacent to the site is as follows:

- Performs a local road function under the care and control of Northern Beaches Council;
- Provides access to several residential properties and a school;
- Has an approx. pavement width of 8m wide pavement which provides one through lane of traffic in each direction and one (1) parking lane on the western side;
- Along the eastern side(in the vicinity of the subject site) there are “No Stopping” restrictions;
- Traffic flow is governed by a sign posted speed limit of 50km/hr; and
- A 40 km/hr School Zone also exist.

Figures 1 and 2 on the following page provide a street view of Oxford Falls Rd in the vicinity of the above site.



Figure 1: Street View Oxford Falls Rd South Bound (source Google maps)

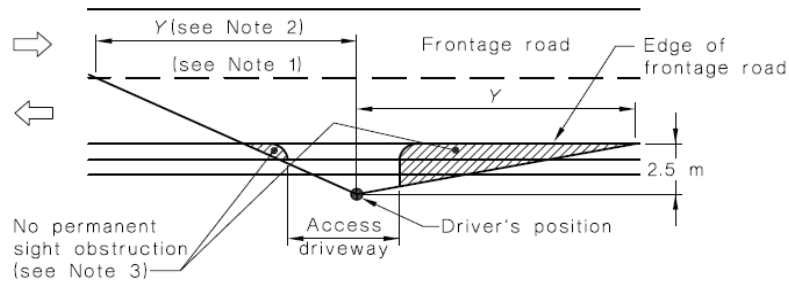


Figure 2: Street View Oxford Falls Rd North Bound (source Google maps)

Position Of Driveways

The suitability of the location of driveways to domestic properties is based on guidelines provided within the Australian Standard for Off-Street Car parking (AS2890.1-2004).

Australian Standard 2890.1 Parking Facilities - Off Street Carparks provides general parameter values for Safe Stopping Distance (SSD) at entrances to off street parking areas are provided in **Figure 3** (below)



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 nd and 3 rd columns
100	139	160	
110	153	190	

Figure 3: SSD from Figure 3.2 Australian Standard 2890.1

Based on the above figure, the minimum sight distance required for this location would be 35m during the operation of school zones and 45m outside of school zones.

The available SSD has measured at greater 100m to the north and south of the proposed driveways and as such complies with the requirements of the Australian Standards.

Effect on Parking

As there are "No Stopping" restrictions on the eastern side of Oxford Falls Rd (i.e. the subject property side) the position of the driveways will result in no loss of parking.

David G Pavey

David Pavey

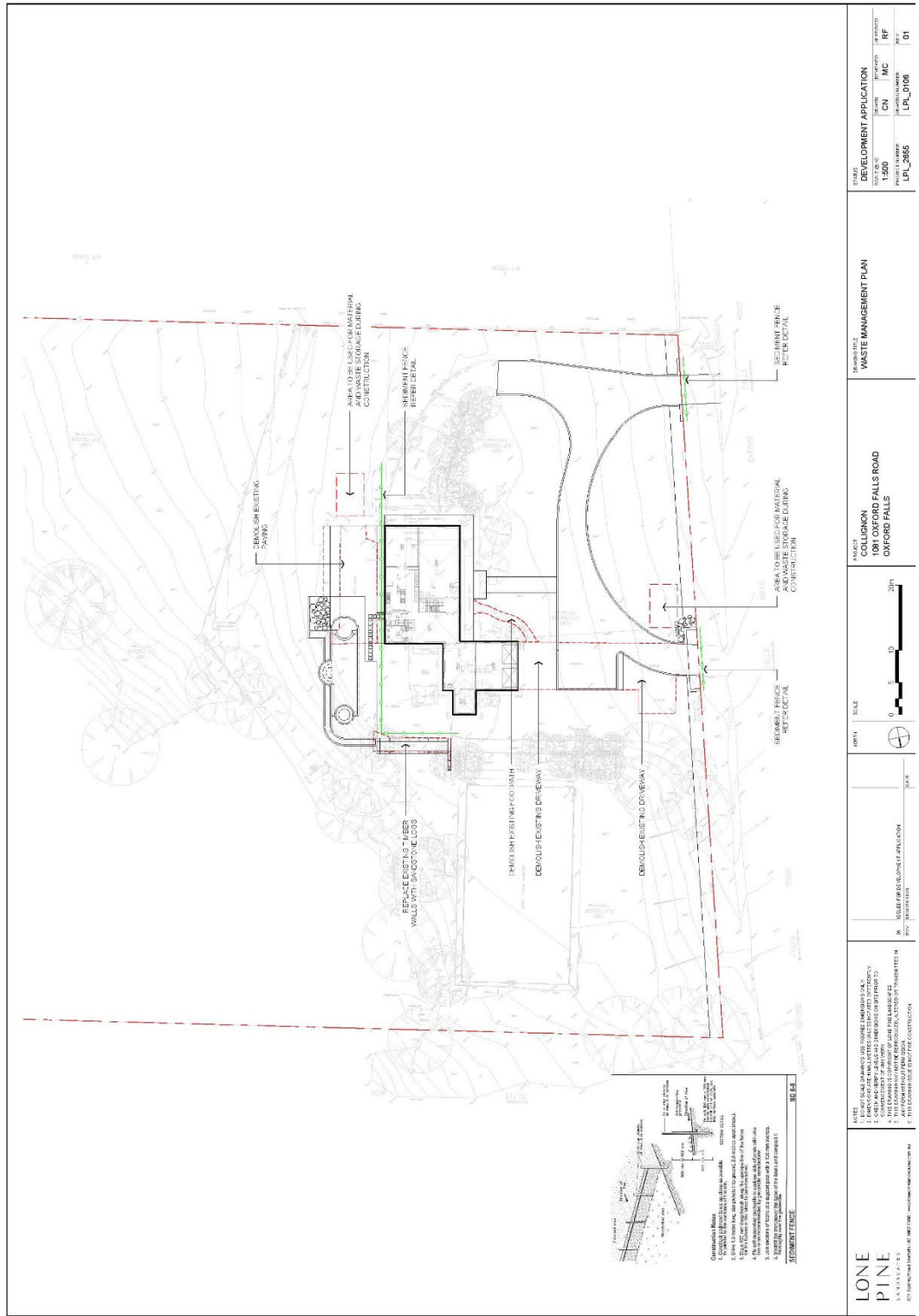
Senior Engineer

B.E (Civil) Grad Dip LGE. LGE Cert.

Authorised SafeWork NSW - Prepare a Work Zone Plans - No TCT1017730

Approved NSW Department Planning and Environment Consultant for Preparation of Traffic Management Plan

Appendix A Proposed Plans



LONE PINE <small>CONSTRUCTION SERVICES</small> 1111 Highway 78, Lone Pine, NSW 2330 Tel: 08 9523 3333	NOTES 1. EXISTING AND PROPOSED MATERIAL AND WASTE STORAGE ARE SHOWN. 2. CONSTRUCTION AND WASTE STORAGE ARE TO BE LOCATED AS SHOWN. 3. THIS DRAWING IS TO BE USED AS A GUIDE ONLY. ALL OTHERS TO BE CONSULTED. 4. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.	DATE 1/1/2018	BY [Signature]	SCALE 1" = 20'-0"	PROJECT COLLISION 181 OXFORD FALLS ROAD OXFORD FALLS	SUBMITTAL WASTE MANAGEMENT PLAN	DEVELOPMENT APPLICATION			
							NO. 1580	CX 1580	MC 1580	REV. 01
PROJECT NUMBER LPL_2855										
LPL_0106										