

Terraffic Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

9th November 2023

Ref 20007

Tomaso Carrer
PTI Architecture
Level 2, 68 Sophia Street
Surry Hills NSW 2010

Dear Tomaso,

**DA:2020/0511 – 87-89 IRIS STREET, BEACON HILL
CAR PARK AND VEHICULAR ACCESS COMPLIANCE REPORT
FOR S4.55 APPLICATION**

This report has been prepared to accompany a s4.55 application to Northern Beaches Council for modifications to an approved SEPP Seniors Living development on a consolidated site at 87-89 Iris Street, Beacon Hill (Figures 1 and 2).

The development site has a total area of 2180.8m² with a frontage of 33.48m to Iris Street. The existing site development comprises 2 dwellings that gain vehicular access to Iris Street via single width access driveways.

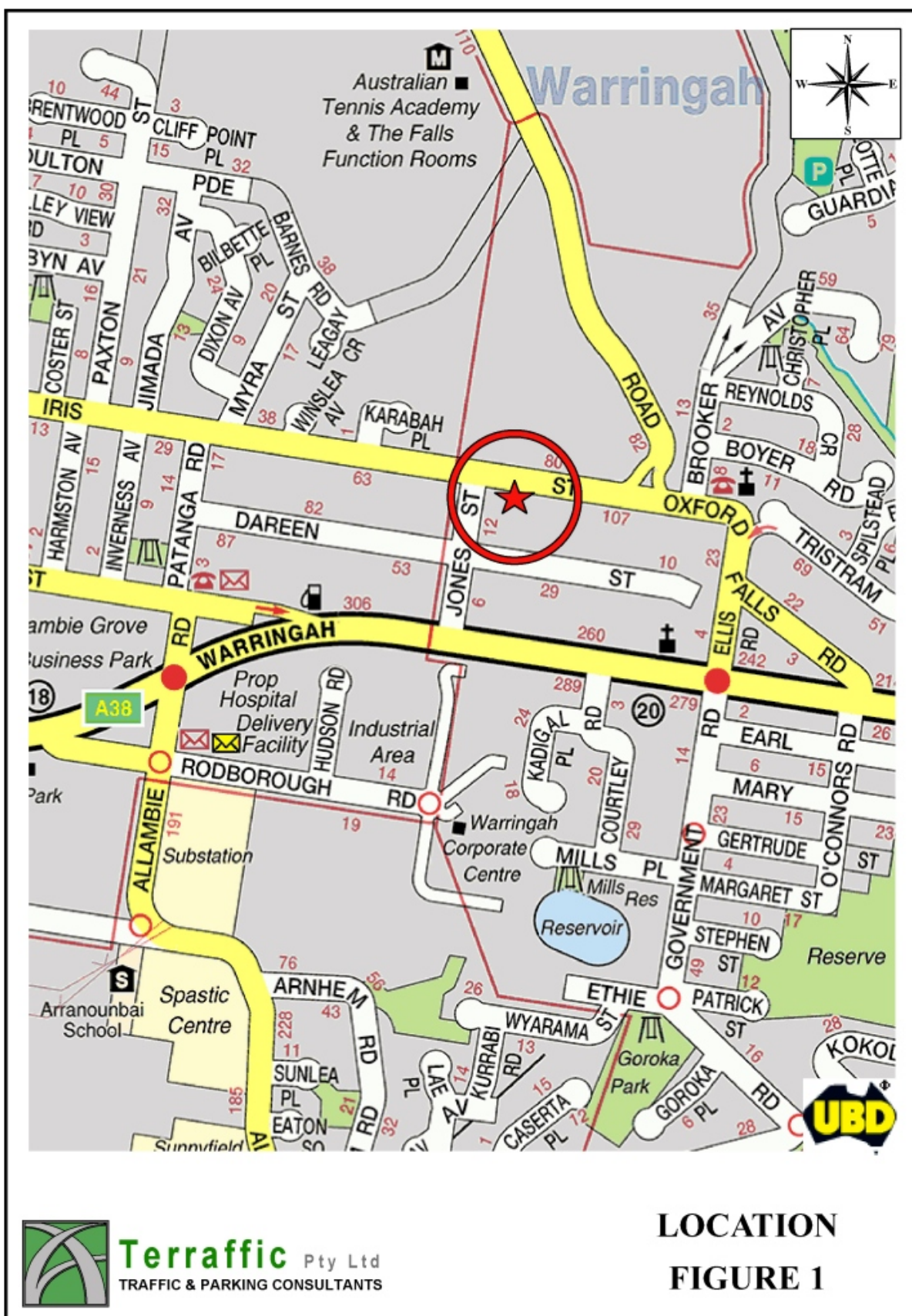
Approved Development

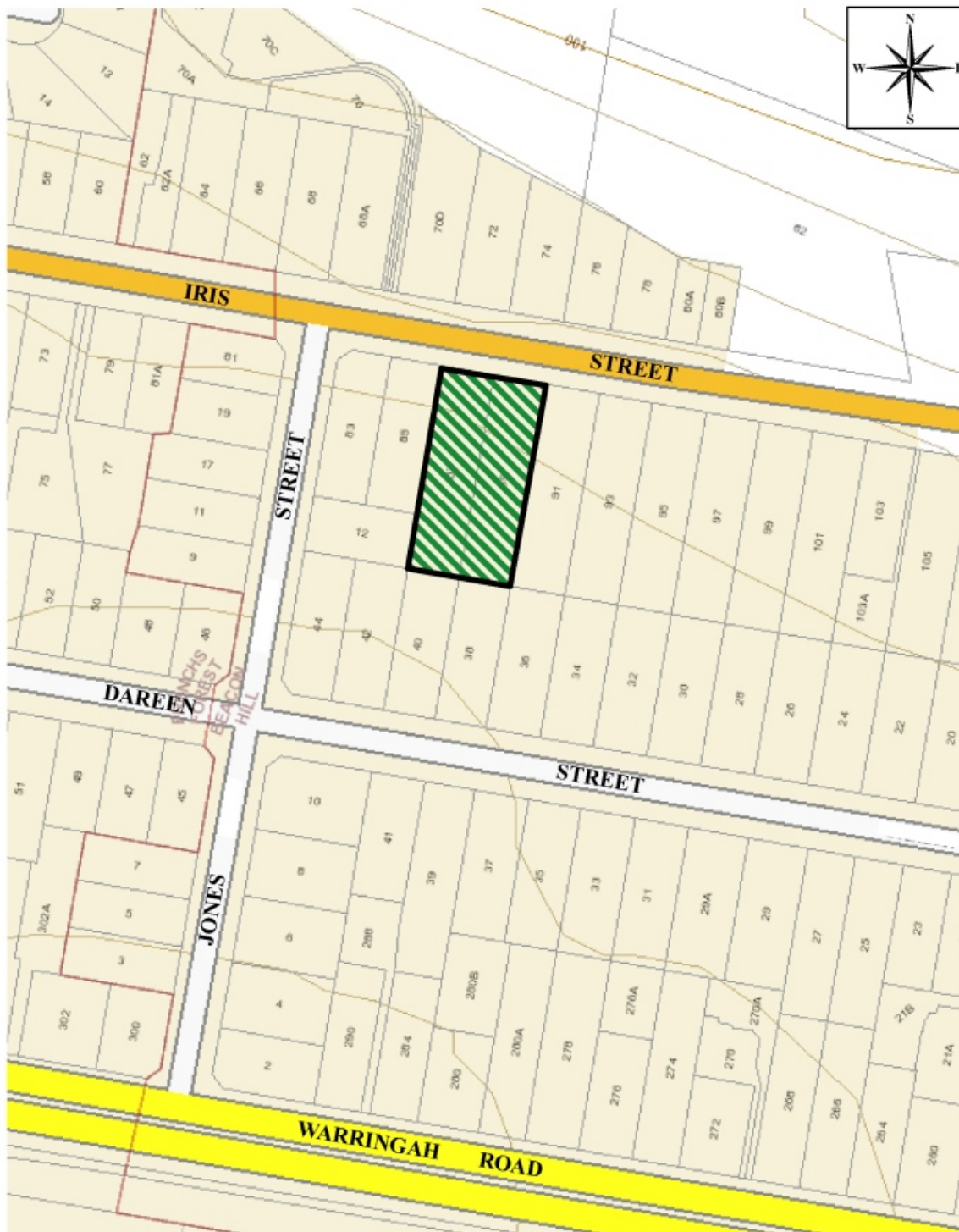
On the 3rd March 2021, Northern Beaches Council approved DA2020/0511 on the site for the construction of a Seniors Living development containing 10 dwellings (5 x 2 bedroom and 5 x 3 bedroom self contained dwellings).

The approved development is served by a single level basement carpark containing a total of 13 spaces with each space having access to an adjoining shared zone in compliance with the requirements of the Australian Standard AS/NZS2890.6:2009.

Vehicular access to the approved development is off Iris Street via a two-way 5.6m wide combined entry/exit driveway located 8.0m from the eastern site boundary. The access narrows to a 4.1m wide single lane approximately 9.0m into the site.

Conditions 19 and 20 of the consent require compliance with the relevant Australian Standard for car and bicycle parking while Condition 23 of the consent requires the following:





Basemap courtesy of SIX Maps



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SITE
FIGURE 2

23. Amendment to approved Plans

The following amendments are to be made to the approved plans:

- The basement plan A102, Issue C shall be amended to include a car parking space within the areas marked SZ1 and SZ6 to provide an additional two (2) parking spaces within the basement.

Proposed Development Modification

While the proposed modification to the consent will retain the 10 dwellings as approved, the proposal will convert the 2 bedroom dwellings to 3 bedroom dwellings, making the proposal comprise 10 x 3 bedroom dwellings. The proposal will be served by 22 off-street parking spaces comprising 20 resident spaces (2 per dwelling) and 2 visitor parking spaces.

Vehicular access to the basement has not been modified and continues to satisfy the requirements of the Australian Standard AS/NZS2890.1:2004 – “*Off-Street Car Parking*”.

Car Park Compliance

I can confirm I am a suitably qualified and experienced traffic engineer having over 25 years experience and a Masters in Traffic through Monash University. As such, I can certify that the following plan prepared by PTI Architecture for the s4.55 Application is in accordance with the relevant Australian Standards:

Drawing 04

Basement

Dated 03/11/2023

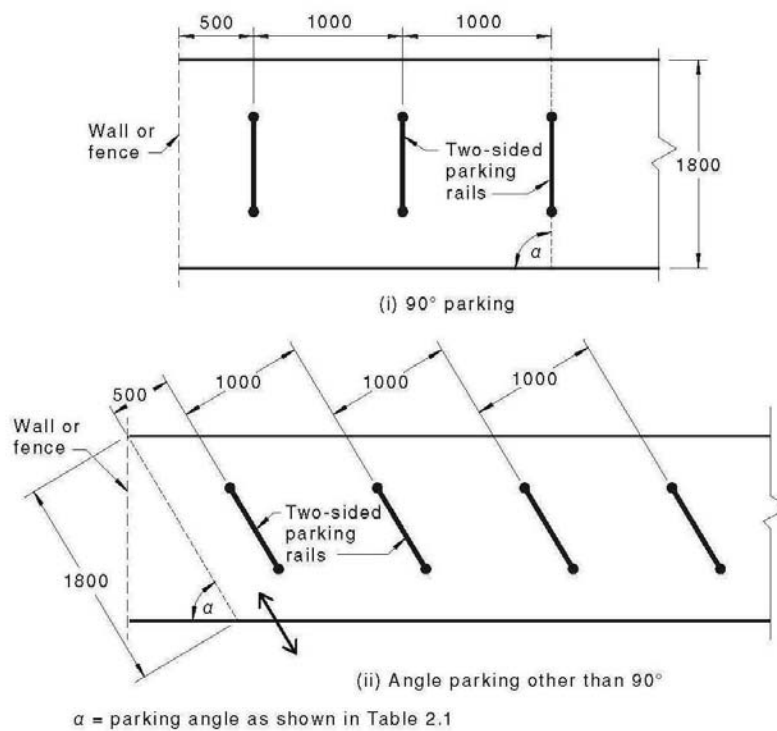
Revision A

The additional 2 visitor parking spaces have been designed in accordance with AS/NZS2890.1:2004 as follows:

- Parking spaces are 5.4m in length and 2.4m in width
- Spaces adjacent to a wall have an additional 300mm width
- Pavement cross-falls do not exceed 2.5% (1 in 40)
- A minimum aisle width of 5.8m has been provided

The resident parking spaces have been assessed by Vista Access Consultants who note in their report for the S4.55 application that accessible parking spaces can either comply with AS/NZS2890.6:2022 (ie, a standard space width with an adjoining shared zone) or have a minimum width of 3.2m which is permissible under AS2890.1:1993. This earlier Standard was in place at the time of the issue of the SEPP. All resident spaces satisfy the requirements of either Standard.

The bicycle rails in the basement comply with the Figure B5 of the Australian Standard AS2890.3:2015 – “*Bicycle Parking*”. A copy of Figure B5 of the Standard is reproduced below.



(c) Side by side in open rows

DIMENSIONS IN MILLIMETRES

FIGURE B5 (in part) OPEN PLAN BICYCLE PARKING

In the circumstances, it can be concluded that the proposed modification to the consent has no unacceptable parking implications.

Should you require any further information, please do not hesitate to contact Michael Logan on 0411 129 346 during business hours.

Yours faithfully

Michael Logan *MTraff* (Monash University)
 Director
 Terraffic Pty Ltd