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- Swept Path Statement -
Alterations & Additions for the development at
No. 577-579 Sydney Rd, Seaforth.



Prepared by: Noreen Shahid B.E.(Civil)

Date: February 27th, 2020

Reference No.: 202045-SWEPT

Swept Path Statement - No. 577-579 Sydney Rd, Seaforth
Reference No.: 202045-SWEPT



Document Control

<i>Date</i>	<i>Revision History</i>	<i>Prepared By:</i>	<i>Reviewed and Authorised by:</i>
27/02/2020	Initial Report	Noreen Shahid	Moussa Zaioor



1. INTRODUCTION

ANA Civil Pty Ltd has been commissioned to prepare a Swept Path Statement to accompany the Development Application to Northern Beaches Council for the subject proposal at No. 577-579 Sydney Rd, Seaforth. The site is located on the eastern side of Sydney Rd, Seaforth (see Figures 1). The proposal consists of the alterations and additions to an existing commercial building (See Figure 2 and 3). Architectural plans are by BAXTER & JACOBSON Architectures.

2. SCOPE

The purpose of this report is to conduct the swept path analysis of the existing garage at No. 577-579 Sydney Rd, Seaforth and to investigate and examine the owners complaining not to be able to get into parking space.

3. SITE LOCATION AND ENVIRONMENT

The site is located on the eastern side of Sydney Rd. The local precinct is primarily of residential nature except for several commercial premises.

Sydney Rd is a north to south running road with vehicles travelling in both directions. It is four (4) lanes wide in total with two (2) lanes for travel and two (2) lanes for kerbside parking on each side. The existing site is occupied by a commercial building and a garage.

4. SWEPT PATH ANALYSIS

The existing driveway layback fronting the Sydney Rd is 4.1m wide and the garage entrance is 2.6m wide. The internal width of the existing garage is 2.47m and internal width at entrance is 2.37(See Figure 3 - Figure 5).

A swept path analysis has been carried out by ANA Civil to show a B85 vehicle parking in a forward direction and exiting the garage in a backward direction and is deemed to be not compliant with AS2890.1 Off Street Parking Facilities.

A swept path analysis has also been carried out to determine the B85 vehicle size able to enter/exit the site adequately. As per AS2890.1 Off Street Parking Facilities, the overall internal width of a single vehicle garage shall be minimum 3.0mm. The internal width of the existing garage is 2.47 which is less than minimum garage width and is not compliant. With reference to the swept designs displayed (See Figure 6 – Figure 8) it has been shown



that the size and orientation of existing garage is not adequate for a B85 vehicle to enter/exit without scrap.

The geometric layout and turning swept path of the existing garage has been checked and are not in accordance with the requirements of AS2890.1 (Parking Facilities-Off Street Parking).

5. CONCLUSION

This report has examined the existing garage size and parking requirements in accordance with the Australian Standards AS2890.1 (Parking Facilities-Off Street Parking).

In conclusion, it is noted that the size and geometric layout of the existing garage is not adequate, and the occupants of the subjected site has never had use this garage for parking. Swept path analysis shows inadequate manoeuvrability. It is our opinion to incorporate the existing garage into shop 1.

Should you require any help or further explanations, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'M. Zaioor'.

M. Zaioor
B.S Civil Eng'g (A.U.B).
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M.I.E.(Aust), CPEng.



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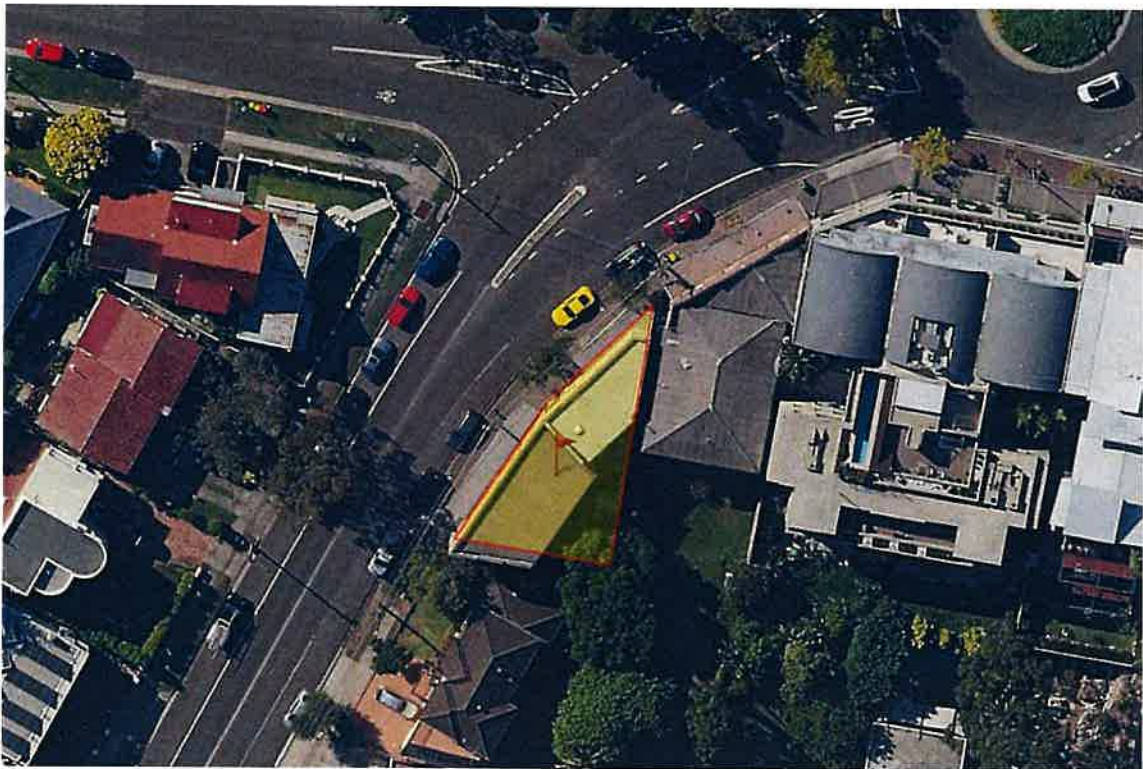


Figure 1 – Site Location

Source: Imagery from SIX Maps accessed on February, 2020

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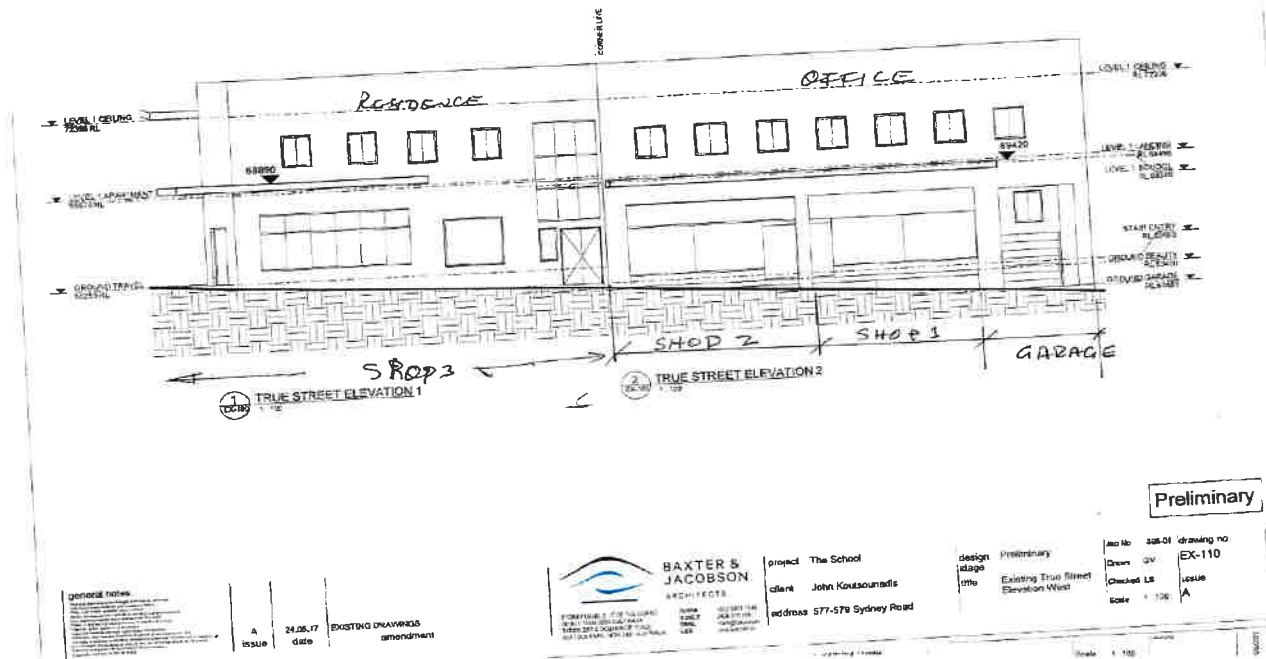


Figure 2 – Architectural Plan

Source: Architectural Plans by BAXTER & JACOBSON dated May 24, 2017

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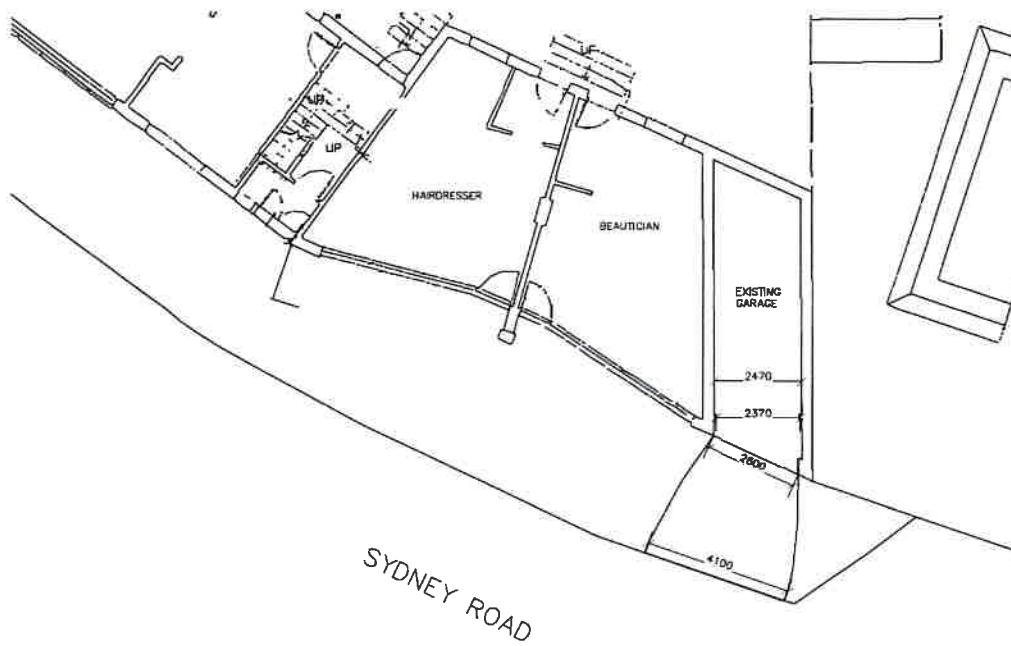


Figure 3 – Architectural Plan
Source: Architectural Plans by BAXTER & JACOBSON dated May 24, 2017

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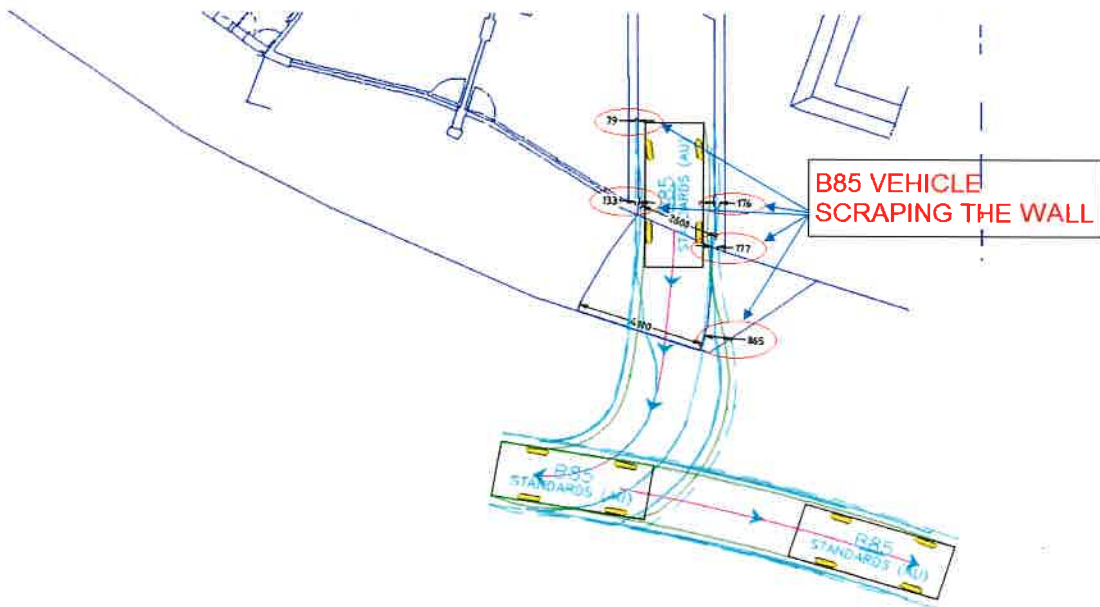
Figure 4 – Existing Driveway at No.577-579 Sydney Rd, Seaforth

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Figure 5 – Existing Garage at No.577-579 Sydney Rd, Seaforth

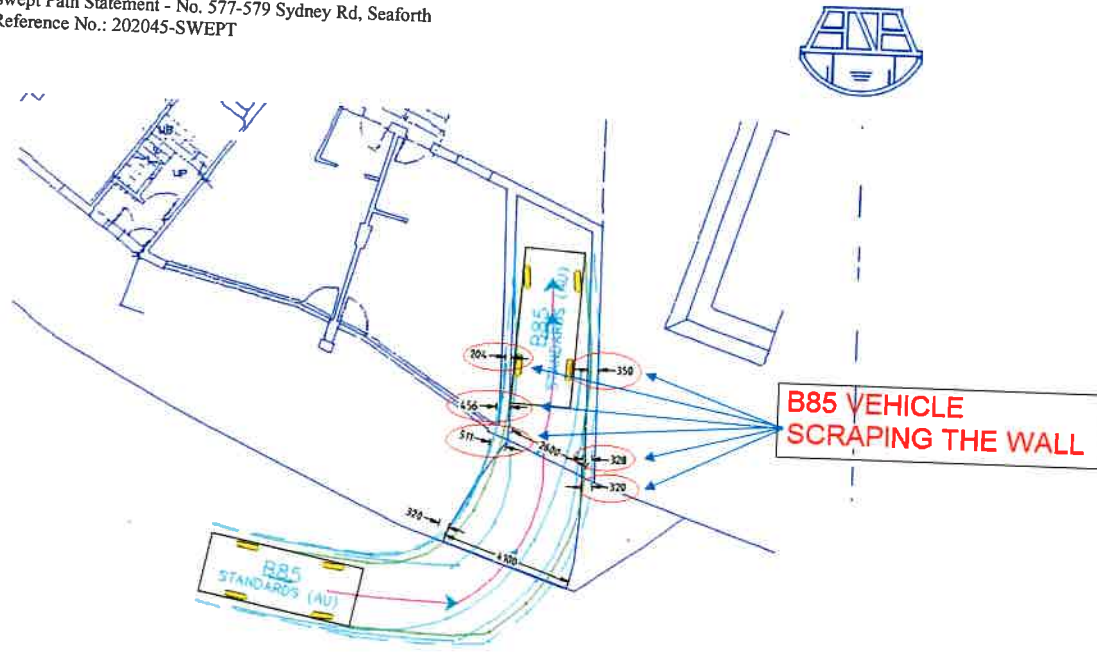
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 B85 VEHICLE EXITING IN A BACKWARD DIRECTION
1:100

Figure 7 – Swept Path Analysis - 2
Source: Swept Path Analysis by ANA Civil Pty Ltd dated February 27, 2020

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1:100 B85 VEHICLE ENTERING IN A FORWARD DIRECTION

Figure 8 – Swept Path Analysis - 3
Source: Swept Path Analysis by ANA Civil Pty Ltd dated February 27, 2020