

VEHICULAR ACCESS DESIGN STATEMENT

PROJECT: Proposed Development

DATE: 30th January 2024

CLIENT: Framedfuture Pty Ltd

REFERENCE: 230703

ADDRESS: 9 Nield Avenue, Balgowlah

REVIEW DRAWINGS: Framed Future, Project: Address, Drawings No. DA-01, DA-03

ELEMENTS:

- Driveway Grades
- Carparking Compliance
- Vehicle Manoeuvring

We hereby confirm that we have reviewed the above design elements and found them to be in accordance with the relevant Australian standards and relevant conditions of the development consent. In particular, the design is in accordance with the following:

REFERENCE	TITLE
AS2890.1:2004	Parking facilities - Off-street Parking

Note: Additional checks using AutoCAD Vehicle Tracking. Please see attached turning circles. We note that the driveway grades and the ingress/egress from the garages are compliant.

Note: this report is specifically related to the items referred to and is not to be construed to represent a comment on any other areas of the property.

Yours faithfully,

For & on behalf of Greenview Consulting,

Prepared by:



Joshua Cain

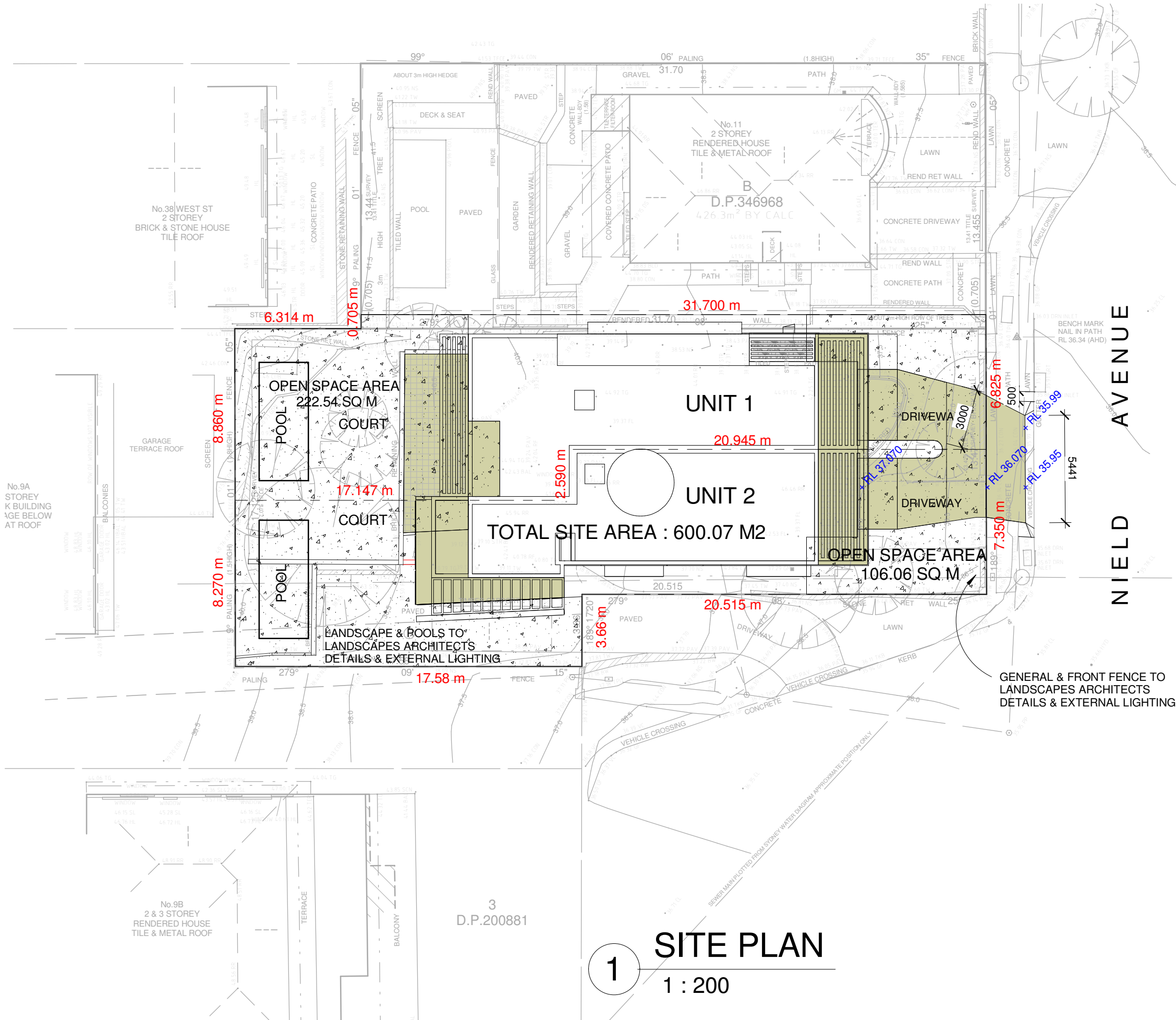
Traffic Designer

Reviewed by:



Alistair McKerron B.E., M.I.E.(Aust.), CP Eng., NPER no 2220277

Project Engineer



BUILT UPON AREA	
SITE AREA	600.07 SQ. M.
UNITS 1 & 2	236.24 SQ. M.
DRIVEWAY	40.80 SQ. M.
REAR PAVED AREA	35.83 SQ. M.
TOTAL BUILT UPON AREA 312.87 SQ. M. / 52.14%	
OPEN SPACE AREA	
SITE AREA	600.07 SQ. M.
FRONT	106.60 SQ. M.
REAR	222.54 SQ. M.
TOTAL OPEN SPACE AREA 328.60 SQ. M. / 54.76%	

1 SITE PLAN
1 : 200

IMPORTANT NOTES

DO NOT SCALE FROM DRAWINGS.
USE FIGURED DIMENSIONS ONLY.
ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO.
READ IN CONJUNCTION WITH CONSULTANT ENGINEERS DRAWINGS.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE.
THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR, & MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF FRAMED FUTURE PTY. LTD.

REVISION	DATE	DESCRIPTION	DP FULL NAME	REG. NO.
-	20-12-23	DA ISSUE FOR COUNCIL	VICKY CAPAR	PDP 0000065

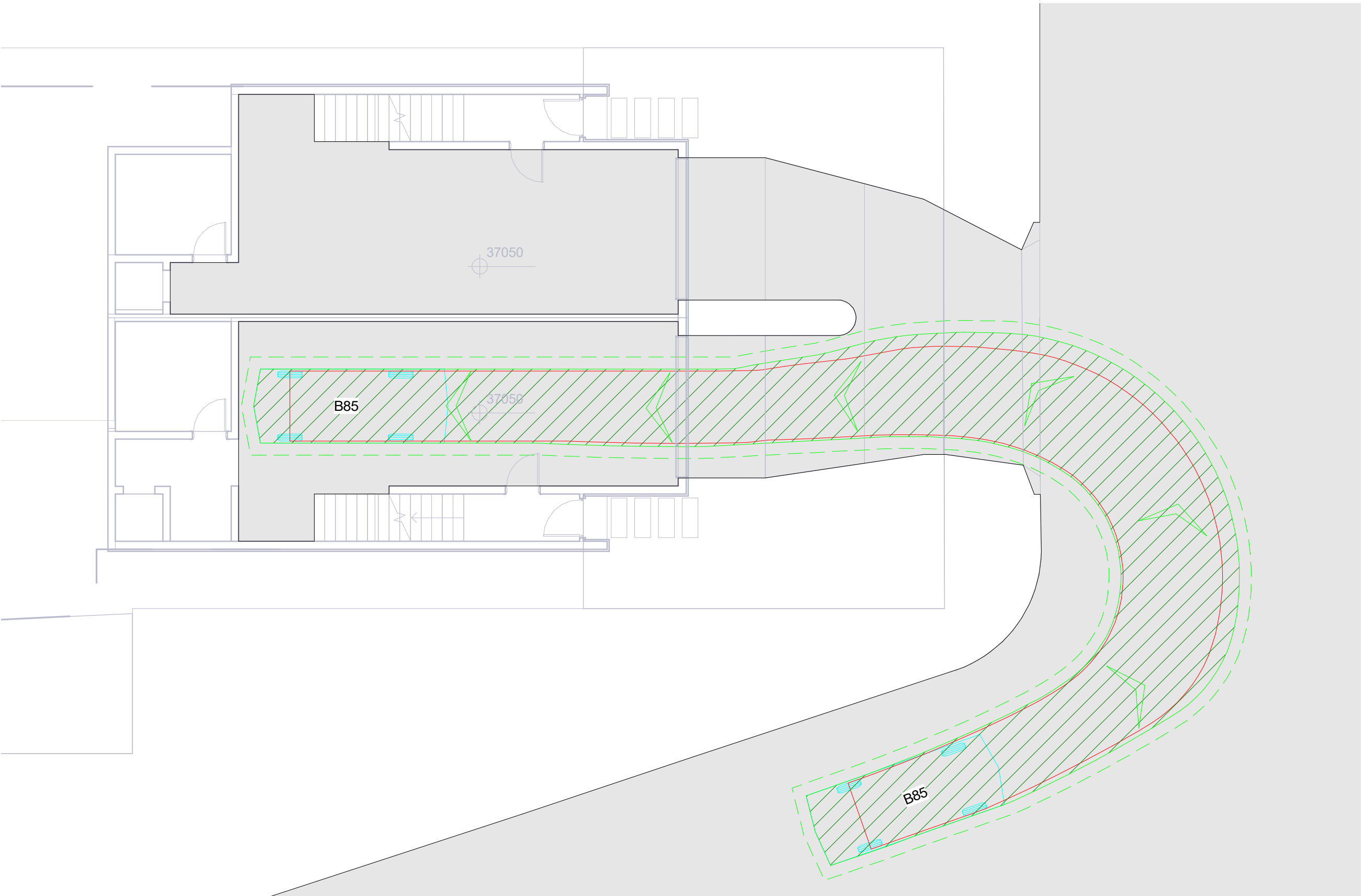
9 NIELD AVE BALGOWLAH PTY. LTD.
PROPOSED SEMI DETACHED DWELLING at LOT 1 in DP 200881,
9 NIELD AVENUE, BALGOWLAH 2093

Vicky Capar Architect 8009 RAIA
Framed Future Pty Ltd

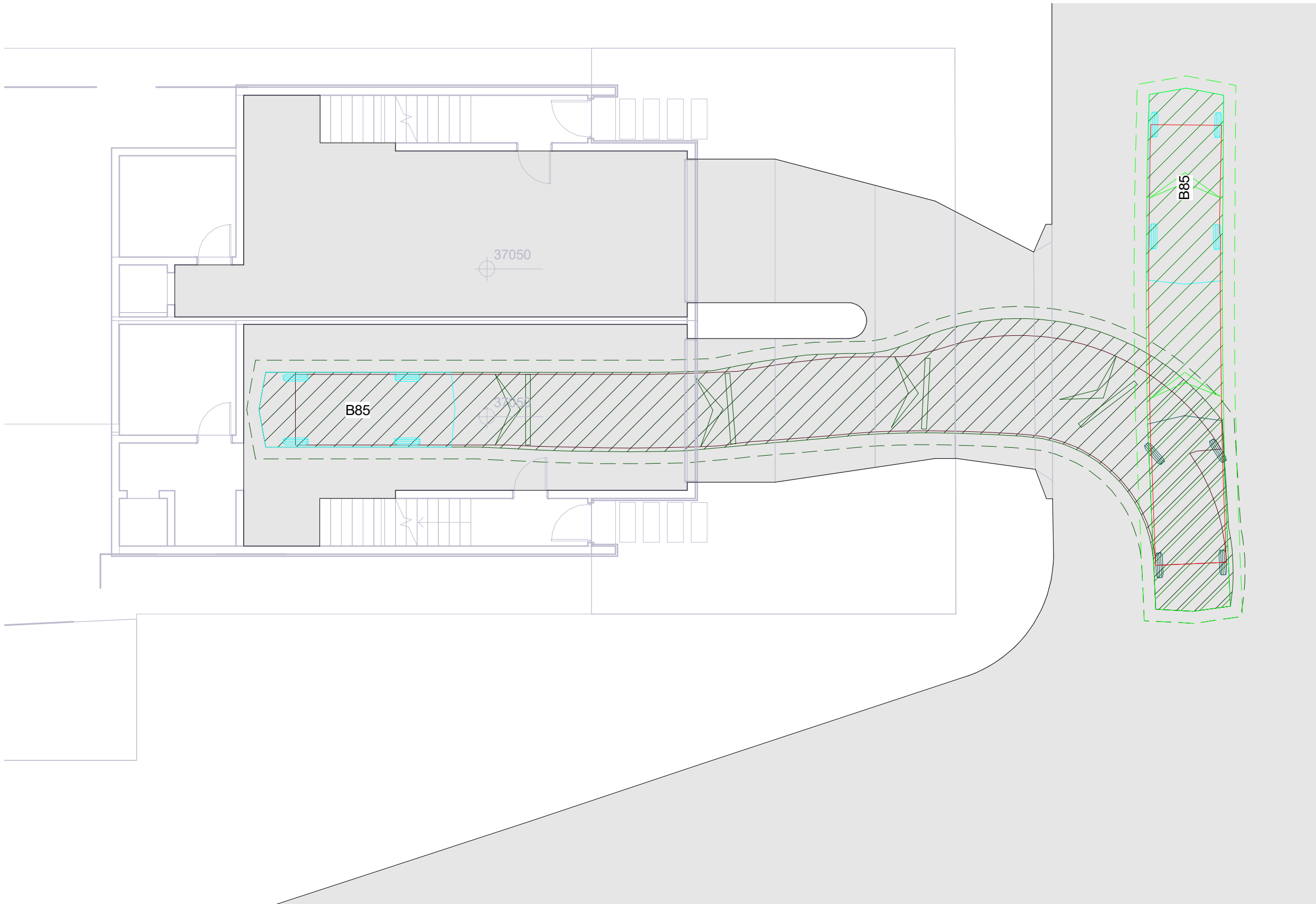
OFFICE: 9/27 SYDNEY ROAD, MANLY NSW 2095
PO BOX 217 MANLY NSW 1655
Mobile: 0421 001 475 E: framedfuture@iinet.net.au

DRAWING TITLE		DRAWING NUMBER	
SITE PLAN		DA-01	
SCALE	STATUS		
1 : 200	DA ISSUE		

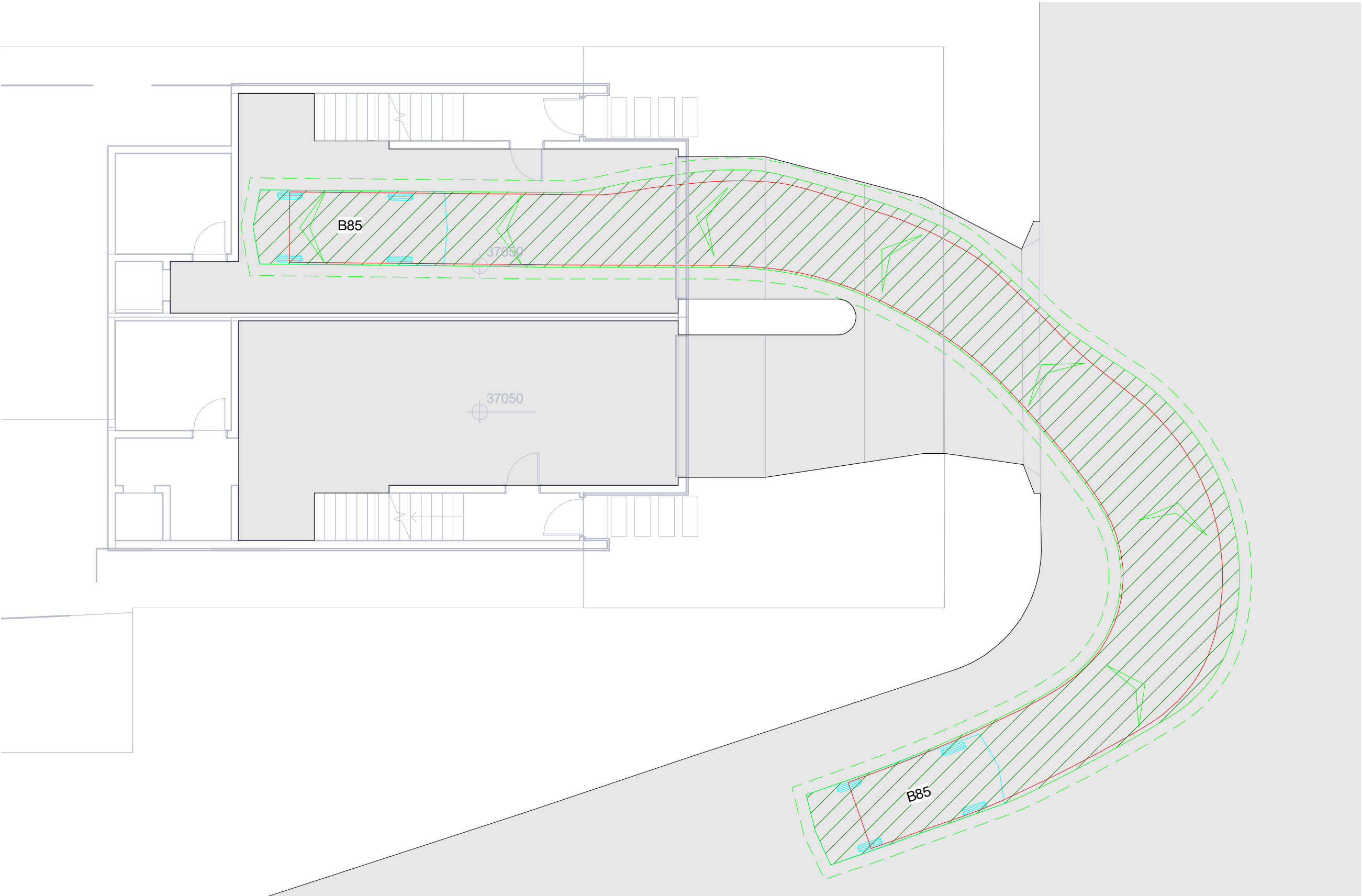
(A3)



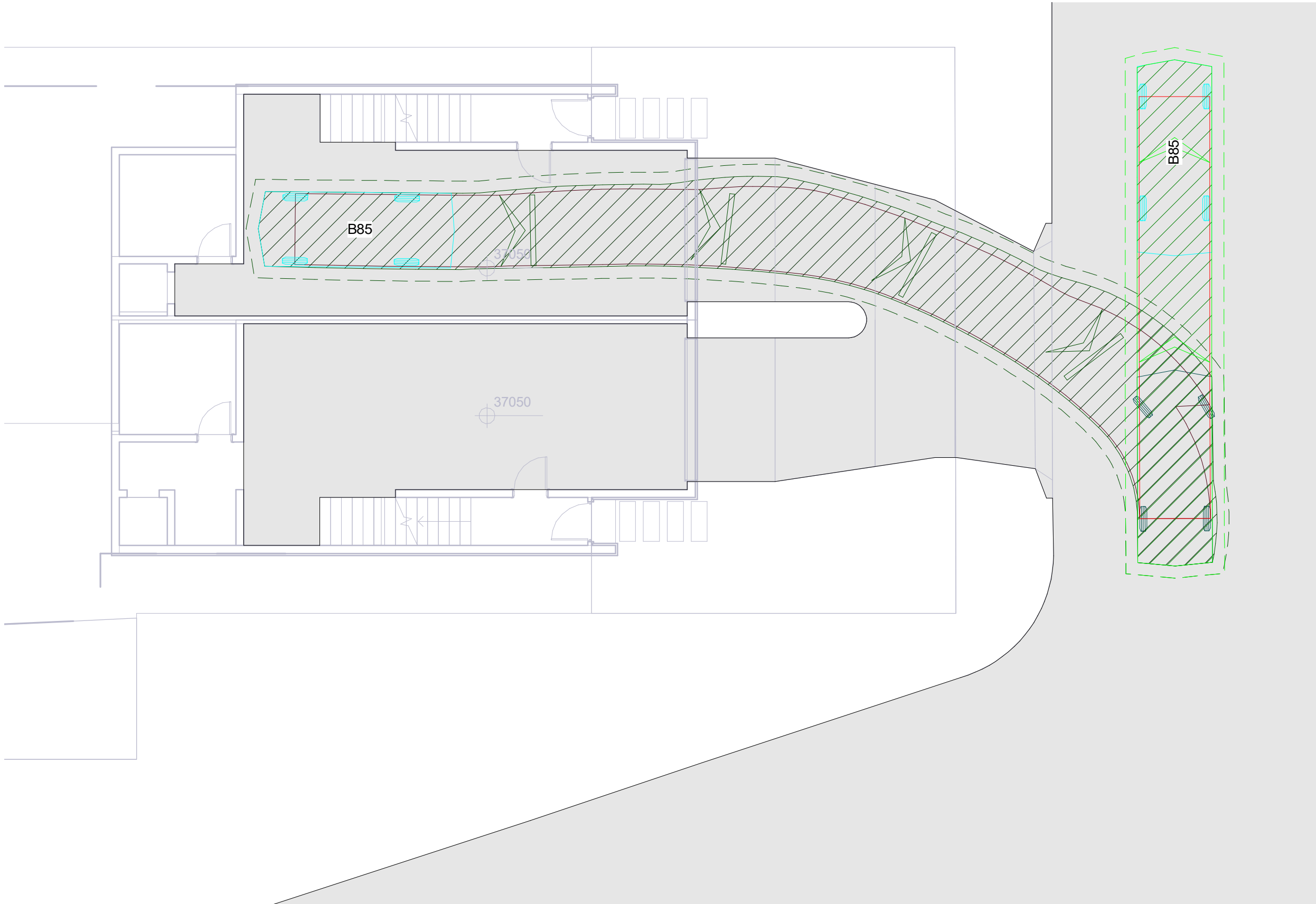
GROUND FLOOR - B85 ENTRY 1
Scale: 1 : 100



GROUND FLOOR - B85 EXIT 1
Scale: 1 : 100

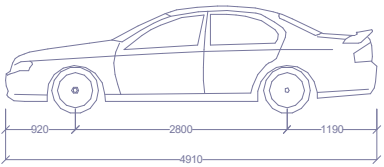


GROUND FLOOR - B85 ENTRY 2
Scale: 1 : 100



GROUND FLOOR - B85 EXIT 2
Scale: 1 : 100

- LEGEND
- PATH OF VEHICLE BODY FORWARDS
 - PATH OF VEHICLE BODY BACKWARDS
 - PATH OF VEHICLE WHEELS
 - BODY OF VEHICLE
 - CLEARANCE ENVELOPE



B85 VEHICLE	
OVERALL LENGTH	4.910m
OVERALL WIDTH	1.870m
OVERALL BODY HEIGHT	1.260m
MIN BODY GROUND CLEARANCE	0.120m
TRACK WIDTH	1.770m
LOCK-TO-LOCK TIME	4.00s
KERB TO KERB TURNING RADIUS	5.750m

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REV.	DATE	BY	DESCRIPTION	
2	30.01.2024	JC	DA APPROVAL	
1	08.12.2023	JC	DA APPROVAL	

PROPOSED DEVELOPMENT

9 Nield Avenue, Balgowlah, NSW 2093

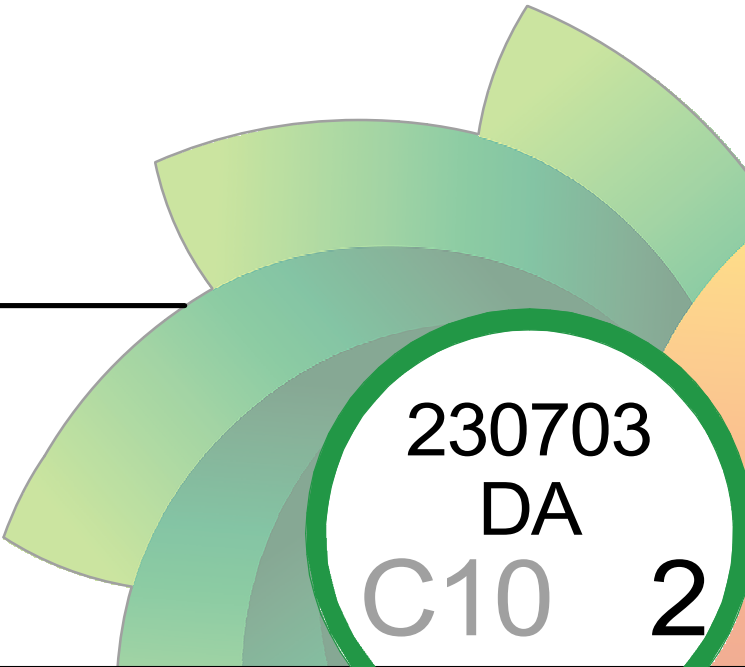
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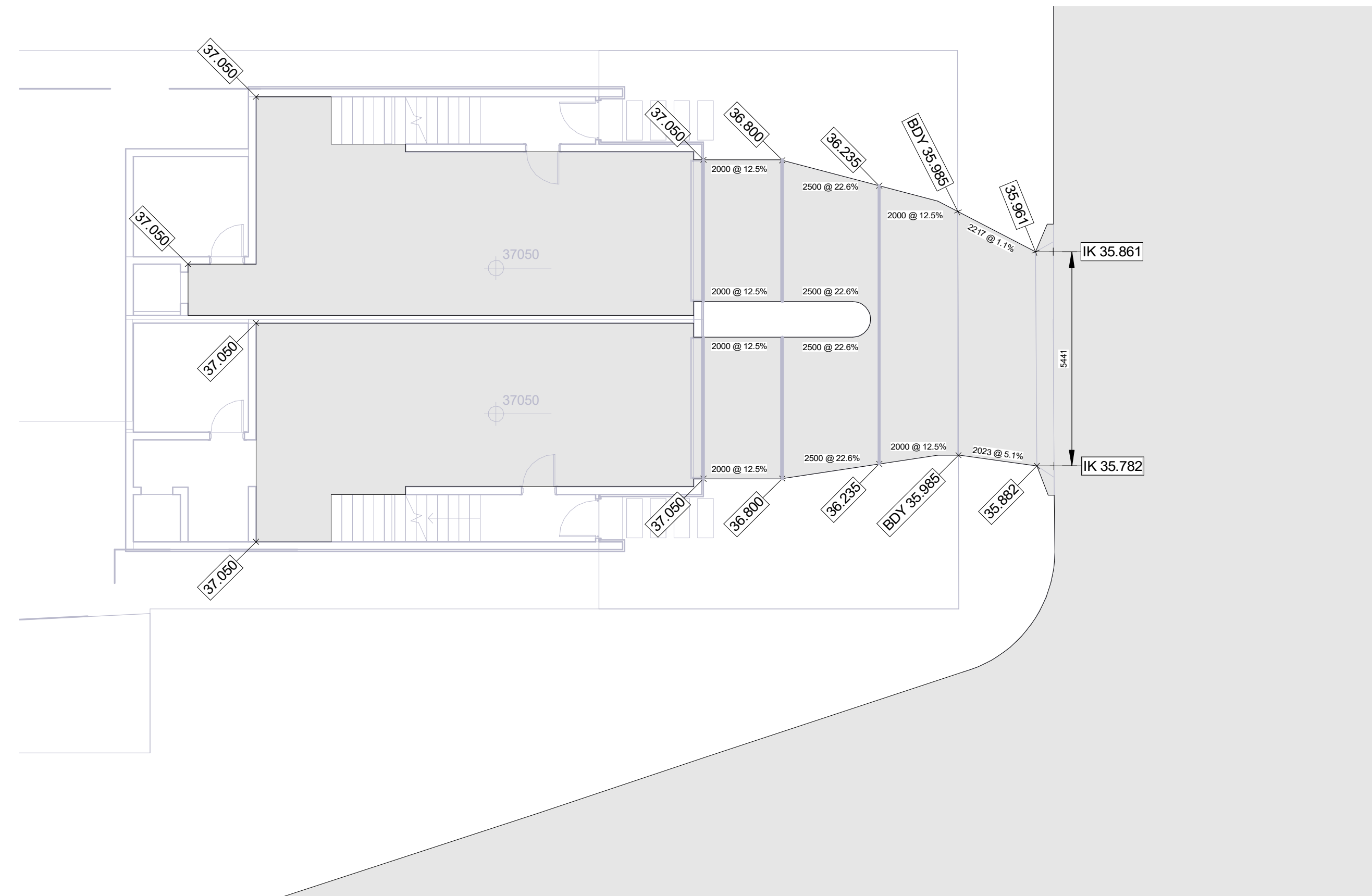


DESIGN: JC DRAWN: JC CHECKED: AMcK SIZE: A1 SCALE: 1 : 100

CIVIL DESIGN

GROUND FLOOR TURNING PATHS SHEET 1





DRIVEWAY PROFILE PLAN
Scale: 1 : 100

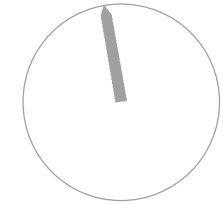
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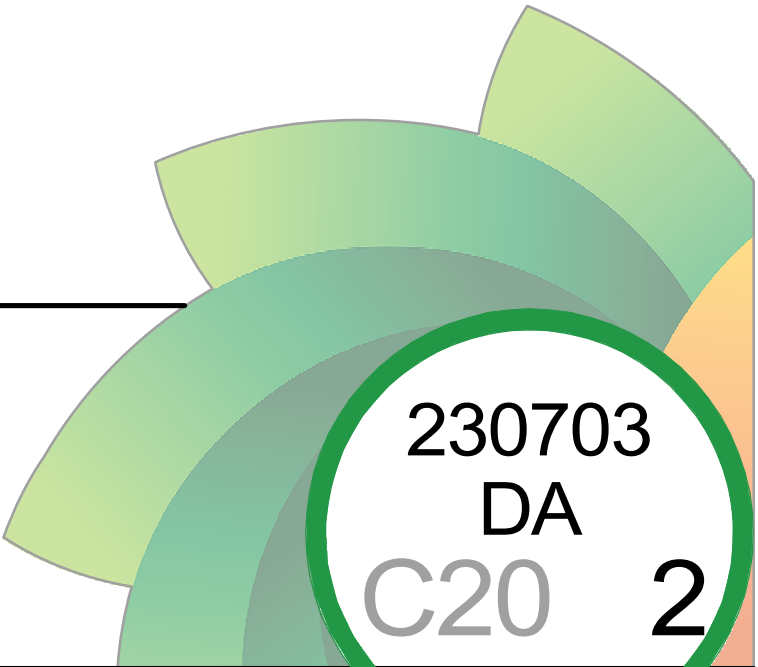
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DESIGN: JC	DRAWN: JC	CHECKED: AMcK
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SIZE: A1	SCALE: 1 : 100
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CIVIL DESIGN
DRIVEWAY PROFILE PLAN



230703
DA
C20 2