



Approved Traffic Management
Contractor (G10) Registered



TRAFFIC MANAGEMENT
ASSOCIATION OF AUSTRALIA

Member

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19 Mar 2018

Property Development Solutions
Level 1, 63 York Street
Sydney
New South Wales 2000

Dear Sir/Madam,

Re: Assessment of parking provision changes for 102 Bower St, Manly pursuant to S96 application to Northern Beaches Council.

Introduction

INCO Pty Ltd has been commissioned by PDS to assess the changes made parking provisions for 102 Bower St, Manly. The development is to comprise construction of a five (5) storey residential flat building containing six (6) units with a three (3) level car park, decks and landscaping. This report comments on changes from approved plans by Koichi Takada Architects dated 20/07/2016 and the revised plans as of 05/02/2018 to be submitted as part of a Section 96 application to Northern Beaches Council. All correspondence on this matter should be addressed to PDS at Level 1, 63 York Street Sydney New South Wales 2000 Australia.

Scope

This report comments on changes from approved plans by Koichi Takada Architects dated 20/07/2016 and the revised plans as of 05/02/2018 for 102 Bower St, Manly in Section 96 submission to Council as follows:

- The proposed vehicle access arrangements changes and its compliance, or otherwise, with Council requirements;
- The proposed parking provisions changes and its compliance, or otherwise, with Council requirements; and
- The internal layout changes and vehicle maneuverability.

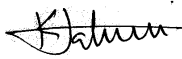
This report should be read in conjunction with the architectural plans prepared by Koichi Takada Architects dated 20/07/2016 and 05/02/2018.

Conclusion

A review of the parking and access arrangements for the proposed development at 102 Bower St, Manly indicates that the

- The design of the driveway access meets AS 2890.1 requirements.
- The supply of 17 car parking spaces complies with Council's DCP requirement.
- The parking bay dimensions comply with AS 2890.1-2004 and council requirements.
- The design of the basement car parking area satisfies relevant clauses of AS2890.1:2004 & AS2890.6:2009 where applicable.

Regards



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Masters of Business Administration - UNSW
Grad. Dip. Traffic Engineering – Uni of SA

References:

Australian Standard Parking Facilities Part 1: Off-Street Parking (AS 2890.1-2004), Part 2: Off-Street Commercial Vehicle Facilities (AS2890.2-2002), Part 3: Bicycle Parking (AS2890.3-2015) and Part 6: Off-Street Parking for People with Disabilities (AS2890.6-2009); and
Manly Council's Development Control Plan 2013 Amendment11.
AS2890.1 and Building Code of Australia.