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42-46 Wattle Road, Brookvale NSW 2100
CAR PARK CERTIFICATION
Adequacy of Additional Carpark Spaces.

6 May 2025

On review of the information received, namely:

- Aerial photography of proposed carpark;
- Review of plans for STRATA Plan SP 72321;
- Australian Standard AS 2890.1 Off Street Parking;
- Additional information from Strata Manager; and
- Interview with Strata Manager.

The Australian Standard 2890.1 requires:

2.4.4 Parallel parking in parking aisles

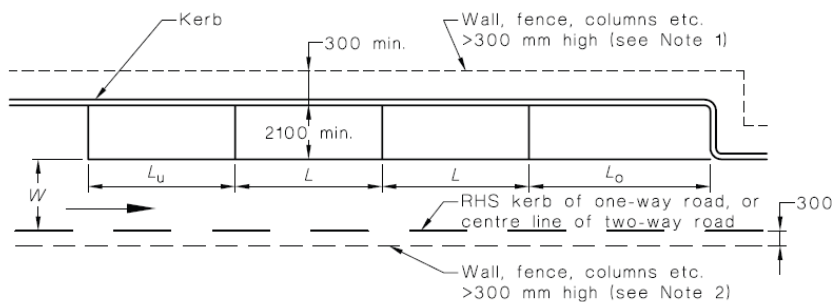
Where parallel parking is to be provided on one or both sides of a parking aisle the following shall apply:

(a) *Parallel parking one or both sides, one-way or two-way aisle*

Layout requirements for parallel parking on one or both sides of a one-way aisle shall be as set out in Figure 2.5.

Where the aisle is two-way but parking is on one side only, its width shall be increased by 3.0 m minimum.

and the Australian Standard shown overleaf.



metres			
Aisle width (one-way), W	Space length, L	Space length obstructed end spaces, L_o	Space length unobstructed end spaces, L_u (Note 4)
3.0	6.3	6.6	5.4
3.3	6.1	6.4	5.4
3.6	5.9	6.2	5.4

NOTES:

- 1 Spaces shall be located at least 300 mm clear of obstructions higher than 150 mm such as walls, fences and columns.
- 2 Where the opposite side of the aisle is bounded by obstructions higher than 150 mm, Dimension W shall be increased by at least 0.3 m.
- 3 If a single space is obstructed at both ends, a further 0.3 m shall be added to dimensions in this column.
- 4 In New Zealand only, space lengths in this column may be reduced to 5.0 m.

FIGURE 2.5 MINIMUM SPACE LENGTH AND AISLE WIDTH COMBINATIONS
FOR PARALLEL PARKING MANOEUVRE

In addition, the Strata Manager has advised that bollards within this area have been removed and that the circulation on this level is and always has been a one-way flow and signage and line marking exist that indicate the direction of traffic flow.

David Pavey

Authorised SafeWork NSW - Prepare a Work Zone Plans - No TCT1017730
Approved Department Planning and Environment Consultant for Preparation of Traffic Management Plan

05-05-2025 DRAFT



Strata Plan No. 72321
10 Wattle road, Brookvale
NSW 2100

02/05/2025

Property Description	Lot and SP number: 72321
	Street Name: 42- 46 Wattle Road
	Suburb: Brookvale

To whom it may concern,

This document provides information requested by Northern Beaches Council from the Owners Corporation to support DA2025/0207 at 42-46 Wattle Road, Brookvale for the strata subdivision and creation of 5 car parking spaces.

- **One way traffic signage**

The Strata Plan has signage and marking installed on the upper-level carpark noting one way traffic.

- **Bollards**

The bollards were installed by the Building Manager of the Owners Corporation in an effort to stop vehicles parking on common property (the common property which is now the area in which the car spots are proposed to be installed). The bollards are not fixed and can be removed immediately if in the event of the car spaces being approved.

Company / Organisation

Metro Asset Management

Name and position held

Chad Wakeford Strata Managing Agent for SP72321.

Kind Regards,

Chad Wakeford
Strata Manager
Metro Asset Management

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