

**STRATHFIELD COUNCIL  
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# **CARPARK CERTIFICATION OF A PROPOSED RESIDENTIAL DEVELOPMENT**

***33 Mackenzie Street in Homebush***

Prepared for: Developer Entity Pty Ltd

N1615687A (Version 2a)

15 December 2021

***33 Mackenzie Street in Homebush***

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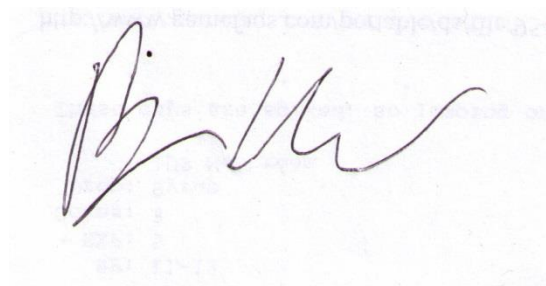
## 1. INTRODUCTION

ML Traffic Engineers was commissioned by Developer Entity Pty Ltd to prepare a car parking certification report of the proposed residential development at 33 Mackenzie Street in Homebush.

The car park is provided on the basement level with vehicle access and egress via Mackenzie Street. The ground floor and basement floor plans consisting of the parking area and driveway have been shown in Drawing No. 201 of Revision DA-D.

Double garages are provided for the tenants. A visitor car space is provided.

Reference is made to AS2890.1(2004), and Council's Development Control Plan for compliance.

A handwritten signature in black ink, appearing to read 'Benny Chen', written over a light blue grid background.

Benny Chen  
Principal  
(NER)

## 2. DRIVEWAY

The details of the driveway from Mackenzie Street into the parking area are as follows from the perspective of the inbound movement for descriptive purposes only:

- The width of the driveway is 3 metres at the property line
  - 300mm kerb distance is provided on north bound section
- The gradient details of the ramp are as follows
  - 5.33 percent for 6 meters
  - 12.5 percent for 2 meters
  - 24.7 percent for 7.6 metres

- 12.5 percent for 2 meters
- The doorway opening is 3.0 metres wide at the bottom of the ramp

### **3. CAR SPACES**

The details of the car parking areas are as follows:

- The car parking aisle is 6.065 metres wide minimum
- The visitor car space is 3.2 metres wide and 5.4 metres long
- A one-metre-wide blind aisle extension has been provided
- The disabled car spaces are 2.4 metres wide and 5.5 metres long
  - A shared zone of same dimensions has been provided
  - Column setbacks of 750mm have been provided
- The doorway opening is 6.0 metres wide minimum for the double garages
  - The double enclosed space garage are 6 metres wide minimum and 5.525 metres long

### **4. SWEEP PATHS**

A swept turning path analysis is performed using a B85 car with a length of 4.9 metres as stated in the Australian Standards to confirm that vehicle movements are adequate.

Swept paths have been performed for all car spaces. The swept paths show adequate manoeuvrability.

The swept paths are provided in the Appendix A of this report.

### **5. SIGHT DISTANCE**

The car driver's sight distance requirement to enter the external road is stated in Figure 3.2 of AS2890.1.

The sight distance varies according to the speed of the external road. Mackenzie Street has a speed limit of 50km/hr

The minimum sight distance required is 45 metres. The minimum vehicle sight distance is met.

## 6. CONCLUSION

The car parking area and driveway is generally compliant with Australian Standards and Council's DCP.

## 7. COUNCIL'S COMMENTS AND RESPONSE

The following responds to Council's Request for Further Information

1. *“Due to site constraints, a single width driveway is proposed to allow two-way traffic. The estimated traffic generation suggests minimal conflicts on the proposed single width driveway. Notwithstanding, a traffic signal system and convex mirrors is necessary to ensure the safety for pedestrians & traffic moving along the driveway”*

Convex safety mirror and traffic signal system is provided at bottom of the ramp for better vehicle sight distance as shown in Drawing No. 201 of Revision DA-D.

2. *“The width of driveway at the property boundary exceeds the maximum 3m driveway width at the property boundary. “*

The width of the drive way at the propriety line was not shown in the previous drawing, it has been changed in the new drawing with a width of 3m at the propriety line as shown in the ground floor plan in Drawing No. 201 of Revision DA-D.

3. *“It is noted that one (1) adaptable dwelling is proposed. It is unclear if adequate on-site parking is allocated to satisfy AS2890.6. Insufficient information has been provided to determine required height clearances, site parking provision as well as the disabled parking arrangement associated with the other garages. “*

The disabled car space is located in the double garage for Town House 1 as shown in the basement floor plan in Drawing No. 201 of Revision DA-D.

4. *“The swept path images provided are not sufficient to demonstrate that all vehicles can enter and exit the basement in a forward direction.”*

Swept path for all car spaces including visitor parking have been shown.

5. ” There is insufficient information to determine if the design provides the 2.0m x 2.5m sight triangle at the property boundary to maintain sight distance to pedestrians as required by AS/NZS 2890.1:2004 Clause 3.2.4.”

Drawing 201 Revision DA-D shows a low 600mm northern boundary fence wall with pedestrian sight distance triangles either side of driveway.

6. *“The basement entry and driveway within the property exceed the maximum 3.5 width for ramps and driveways.”*

The basement entry driveway is 3.0 meters therefore it is within the maximum 3.5 width for ramp and driveway suggested by council.

## **APPENDIX A**

### ***Swept Paths***