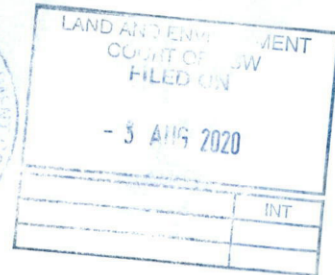


30 March 2020

Mr Anthony Boskovitz  
Boskovitz Lawyers  
Suite 110, 203-233 New South Head Road  
EDGECLIFF NSW 2027



**UPDATED TRAFFIC, PARKING & VEHICULAR STATEMENT – POST S34  
L&EC CASE NUMBER 2019/00400470  
PROPOSED BOARDING HOUSE DEVELOPMENT  
WITH BASEMENT PARKING  
6 EDITH STREET, KINGSWOOD**

Hemanote Consultants have reviewed the latest amended architectural plans for the proposed boarding house development at 6 Edith Street, Kingswood, in relation to the traffic, parking and vehicular access matters raised in the Statement of Facts and Contentions filed on 31 January 2020 for LEC case number 2019/00400470 and following the Section 34 conference held on 09 March 2020.

A reduced copy of the amended architectural plans prepared by Designcorp Architects (Drawings No. C3, C4, C5 and C9, Issue A, dated 19/03/2020) and attached in Appendix 'A' of this statement. This updated statement provides the following additional information and justification.

Amended proposed development plans

The proposed development has been further amended to address the issues raised in the Statement of Facts and Contentions and at the Section 34 conference.

The number of proposed boarding rooms has been reduced from thirteen (13) to twelve (12) rooms and the number of car parking spaces in the basement level has also been reduced from seven (7) to six (6) car spaces, including two (2) accessible car parking spaces and an adjacent shared zone, while maintaining the number of motorcycle and bicycle parking spaces

This and the following <sup>49</sup> pages is  
the annexure marked " E " referred to in the  
Affidavit of Anthony Boskovitz  
sworn / affirmed  
at Edgecliff this 31<sup>st</sup> day of July 2020  
before me

Solicitor / Katherine Boskovitz Tiffany Stolar

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au



at three (3) each. Vehicular access to and from the proposed basement level will be provided from Edith Street.

### Contention – Traffic

#### Off-street Parking provision

- The Affordable Rental Housing SEPP 2009 requires car parking to be provided at a rate of 0.5 parking spaces for each boarding room for a development in an accessible area. The ARHSEPP also requires parking for motorcycles and bicycles to be provided at a rate of 1 per 5 boarding rooms. Therefore, according to the ARHSEPP, the proposed boarding house for twelve (12) rooms is to provide six (6) car parking spaces, three (3) motorcycle spaces and three (3) bicycle storage spaces.
- The proposed basement level provides for a total of six (6) car parking spaces, including two (2) accessible parking spaces with an adjacent shared zone and a bollard, in addition to three (3) motorcycle spaces. Three (3) bicycle storage spaces are also provided on ground level near the lift.
- Therefore, the proposed off-street parking provision is adequate for the proposed development and in compliance with the ARHSEPP requirements.

#### Vehicular Access & Traffic Control System

- The proposed User Class 1 development requires a Category 1 access driveway crossing, in accordance with Table 3.1 of AS2890.1:2004, where a 3 to 5.5 metres combined entry and exit is required. The proposed vehicular access to and from the proposed off-street parking basement level will be via a new driveway crossing in Edith Street with a clear width of 5.5 metres, which is adequate.
- The first 6 metres from the property boundary along the internal driveway have a width of 5.5 metres, which is adequate in accordance with Clause 3.2.2 of AS2890.1:2004.

**Hemanote Consultants Pty Ltd**

ABN 94 606 345 117

PO Box 743

MOOREBANK NSW 1875

Phone 0414 251 845

Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)

Web [hemanote.com.au](http://hemanote.com.au)



- The proposed access driveway crossing provides for the clear splay on the exit side of the driveway (2.5m x 2m to and from the drivers' point of view) at the front boundary for exiting vehicles, in order to provide sight lines to pedestrians in accordance with Figure 3.3 of AS2890.1:2004 (shown below), and as shown on the ground floor plan attached in Appendix 'A' of this report.

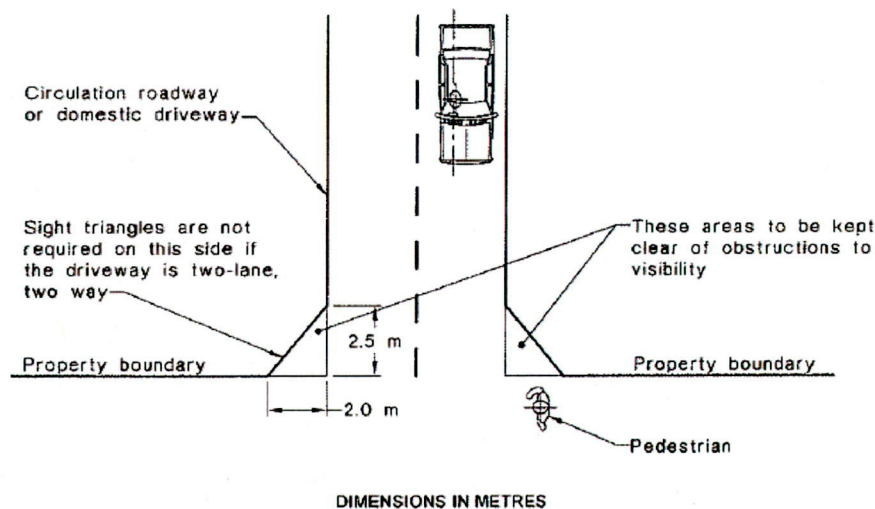


FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY

- The proposed location of the access driveway in Edith Street complies with the requirements of Figure 3.1 of AS2890.1:2004.
- The proposed internal vehicular ramp has a clear width of 3.4 metres, in addition to a 300mm kerb on either side, which is adequate in accordance with Clause 2.5.2 of AS2890.1:2004.
- This internal vehicular ramp has a short length of approximately 10 metres and will provide for two-way traffic (one-way movement at any one time), where a traffic control signal system (red / green lights) with associated motion sensors/cameras will be installed at

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



either end of the ramp, to manage two-way traffic flow of vehicles into and out of the basement level.

- The first 6 metres within the site provide an internal driveway clear width of 5.5 metres with a vehicle waiting/holding bay.
- A traffic convex mirror will also be installed at the bottom of the ramp in the basement, to provide further assistance with sight lines of approaching traffic within the parking area and along the vehicular ramp, as shown on the basement floor plan attached in Appendix 'A' of this report.
- The Traffic control signal system is intended to work in a way, where a default green light priority will be given to vehicles entering the site from Edith Street. The signal system will include four (4) sets of red / green lights, where one set will be installed at the top of the ramp near the front boundary line, and three sets will be installed in the basement level (i.e. one set in front of the two accessible car spaces No. 1 and 2, one set in front of car spaces No. 3 and 4 and one set in front of car spaces No. 5 and 6, with each of the 6 car parking spaces having its own motion metal sensor/detector). The traffic signal system will operate in conjunction with motion sensors/cameras and in synchronisation with the red / green lights, where only one of the four sets of lights will turn green at any one time (with default priority given to vehicles entering the site).

Any parked vehicle in the allocated six spaces in the basement will not proceed out of the space unless it has a green light to do so. A driver wishing to leave the car space will be required to be seated in their vehicle and move only slightly within the space up to a certain point (to be line marked in front of the space) to be detected by its motion sensor, to indicate to the synchronised control system that the vehicle in this particular space wishes to leave. The system will then check and give the green light for this driver to leave, while all other signals turn red. The driver then proceeds out of the car space and then up the ramp towards the street. In simple terms, each car parking space becomes a vehicle waiting bay as well, till it gets a green light to proceed out of the car space. Once

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



all of the six car parking spaces are detected to be occupied, then the traffic signal at the top of the ramp near the front boundary of the site will turn red, as the car park is full.

- The proposed vehicular access driveway and ramp layout has been approved and implemented in other Development Applications with the Penrith LGA and other local Council areas. Some examples of similar approved vehicular access layout for boarding house developments is listed below and their Council stamped plans are attached in Appendix 'C' of this report.
  - Approved boarding house at 1 Edna Street, Kingswood with basement level parking for 8 car parking spaces (DA18/0810), approved by Penrith City Council.
  - Approved boarding house at 38-40 Manning Street, Kingswood with basement level parking for 19 car parking spaces (DA17/1354), approved by Penrith City Council.
  - Approved boarding house at 95 Second Avenue, Kingswood with ground level parking for 4 car parking spaces (DA17/0710), approved by Penrith City Council.
  - There have been also other similar approved developments that Hemanote Consultants were involved in, including an approved Residential Flat Building at 46 Bellevue Road, Bellevue Hill with basement level parking for 12 car spaces (DA235/2016/4), approved by Woollahra Council on 15/03/2019 and recently constructed. Approved plans also attached in Appendix 'C' of this report.
- In addition to the above information, the following should be noted when considering the proposed vehicular access arrangements for the subject site:
  - The proposed development is residential in nature, which means that the typical morning vehicle trips will be parked vehicles in the basement leaving the site during morning peak periods to travel to work, school, college or shopping ... etc, with very low number of vehicles expected to enter the site during this time. The opposite is expected to take place across the late afternoon and early evening peak period, where the majority of traffic generated by the subject site is expected

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



to be arriving at the site, rather than leaving the site. Therefore, the conflict between vehicles arriving the leaving the site at the same time would be minimal and often non-existent.

- The basement parking level accommodates only six (6) car parking spaces which is a small number of spaces and the expected traffic generation would be low. The vehicular ramp is short and is approximately 10 metres in length. Therefore, the conflict between vehicles arriving the leaving the site at the same time and/or having to wait for each other would be minimal and is easily and quickly managed.
- Clause 3.2.2 of AS2890.1:2004 requires the first 6 metres of the internal driveway from the property boundary to be a minimum of 5.5 metres wide (which is the case for the subject proposed development) and allows for lesser width down to a minimum of 3 metres, subject to consideration of traffic volumes on a case-by-case basis, which is considered to be a reasonable application of the standards and its flexibility to apply an alternative design or solution, where it is appropriate and reasonable.

#### Basement parking layout

- The revised layout of the on-site basement parking area and manoeuvring arrangements has been designed to enhance vehicular access, where vehicles can enter and exit the site in a forward direction at all times without the need to make more than a 3-point turn, through the provision of adequate internal aisle width and turning space, as demonstrated in the B99 and B85 vehicle swept paths diagrams attached in Appendix 'B' of this report.
- AS2890.1:2004 Parking facilities Part 1: Off-street car parking requires a minimum parking space width of 2.4 meters (for class 1 parking) and a minimum length of 5.4 meters. The off-street car parking spaces for have a minimum width of 2.4 metres (with the four car spaces located to the east of the car park having a width of 2.6 metres) and a length of 5.4 meters each, which is adequate.

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



- The accessible car parking spaces have a width of 2.4 metres each, in addition to an adjacent 2.4 metres wide shared/no parking zone with a bollard, which is adequate in accordance with AS2890.6:2009.
- Car parking spaces adjacent to walls or obstructions have been made wider than the minimum width, to accommodate full door opening in accordance with Clause 2.4.2 (d) of AS2890.1:2004.
- Clause 2.4.2 of AS2890.1:2004 requires a minimum aisle width of 5.8 metres for two-way aisles, adjacent to 90° angle parking. The proposed aisle within the basement level has a width of 8.57 metres, which is adequate for two-way traffic flow and for manoeuvring into & out of parking spaces.
- The proposed internal vehicular ramp has a clear width of 3.4 metres, in addition to a 300mm kerb on either side, which is adequate in accordance with Clause 2.5.2 of AS2890.1:2004.
- The vehicular ramp grades are within the maximum grade of 1 in 4 (25%) and a change in grade of 1:6.7 (15%) to prevent vehicle scrapping, with the first 6 metres within the site having a maximum grade of 1 in 20 (5%), which is adequate and in compliance with AS2890.1:2004.
- A minimum 2.2 metres headroom clearance to be provided from the car park level to the underside of all services conduits and suspended stormwater pipelines, in accordance with Clause 5.3.1 of AS2890.1:2004. A "Maximum headroom clearance 2.2m" sign is to be erected at the entrance to the car parking area and is to be clearly visible to all drivers. A 2.5 meters headroom clearance is provided above the accessible parking spaces and adjacent shares zone in accordance with Clause 2.4 of AS2890.6:2009.

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



- All vehicular manoeuvring within the basement level has been designed and checked using the B99 and B85 design car turning paths from AS2890.1:2004 and Austroads. All vehicles are able to enter and exit the site in a forward direction at all times, without the need to make more than a 3-point turn. Refer to the reduced copies of the vehicle swept paths diagrams attached in Appendix 'B' of this report. A scaled copy of the swept paths diagrams is also provided separately to this report.
- Therefore, the parking layout and vehicular circulation are adequate for the proposed development and in accordance with the requirements of AS2890.1:2004 and AS2890.6:2009, where vehicles are to enter and exit the site in a forward direction at all times.

### Conclusion

Given the above additional information and assessment, it is concluded that the proposed amended vehicular access and basement parking layout for the subject development is considered to be adequate and in compliance with AS2890.1:2004 and AS2890.6:2009, with adequate additional traffic control measures; and addresses the issues raised in the Traffic Contention of the Statement of Facts and Contentions and is worthy of being supported in its revised form.

If you would like to discuss any of the above information, please do not hesitate to contact us.

Yours sincerely



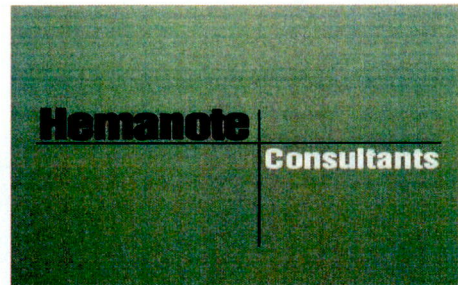
Ramy Selim  
Senior Traffic Engineer  
**Hemanote Consultants Pty Ltd**

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





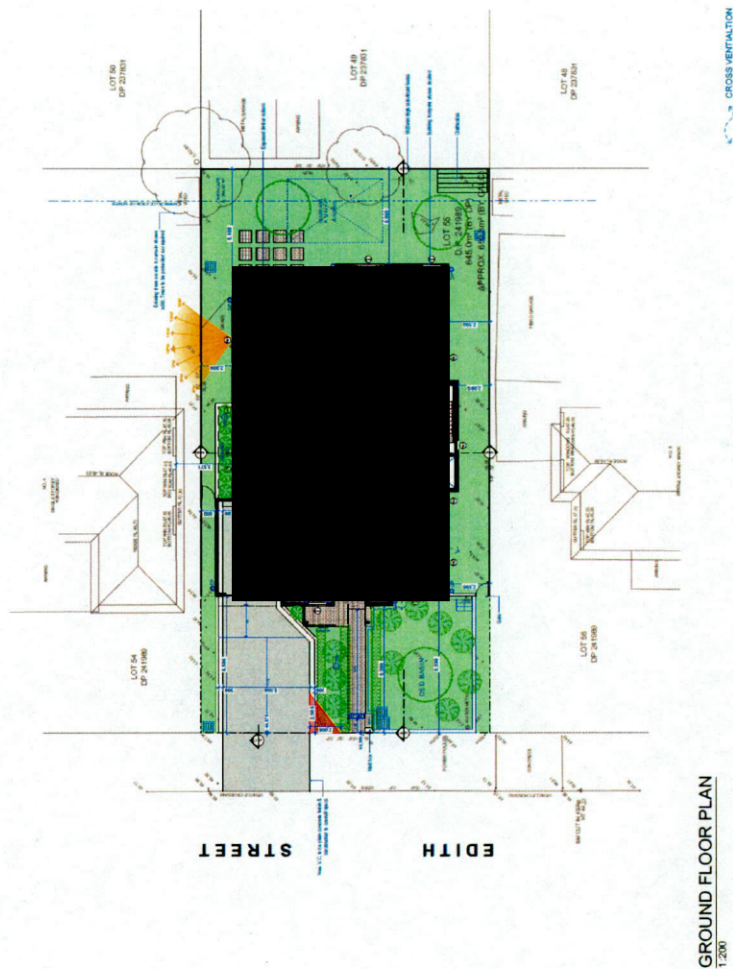
## APPENDIX A – AMENDED DEVELOPMENT PLANS

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



[illegible]

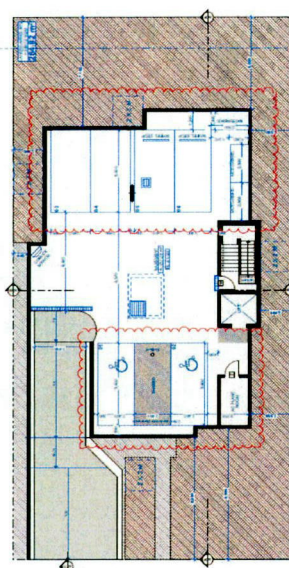
**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



TYPE	ACROSS	2 PIGS - 1000 PPM	2 PIGS - 1000 PPM	2 PIGS - 1000 PPM
GROUP	1	14.73		
	2	15.48		
	4	15.15		
	5	15.15		
	6	14.73		
FRUIT	7			17.88
	8			15.00
	9			15.00
	10			15.00
	11			15.00
	12			15.00
	TOTAL			117

[illegible][illegible]

EDITH STREET

**BASEMENT FLOOR PLAN**

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

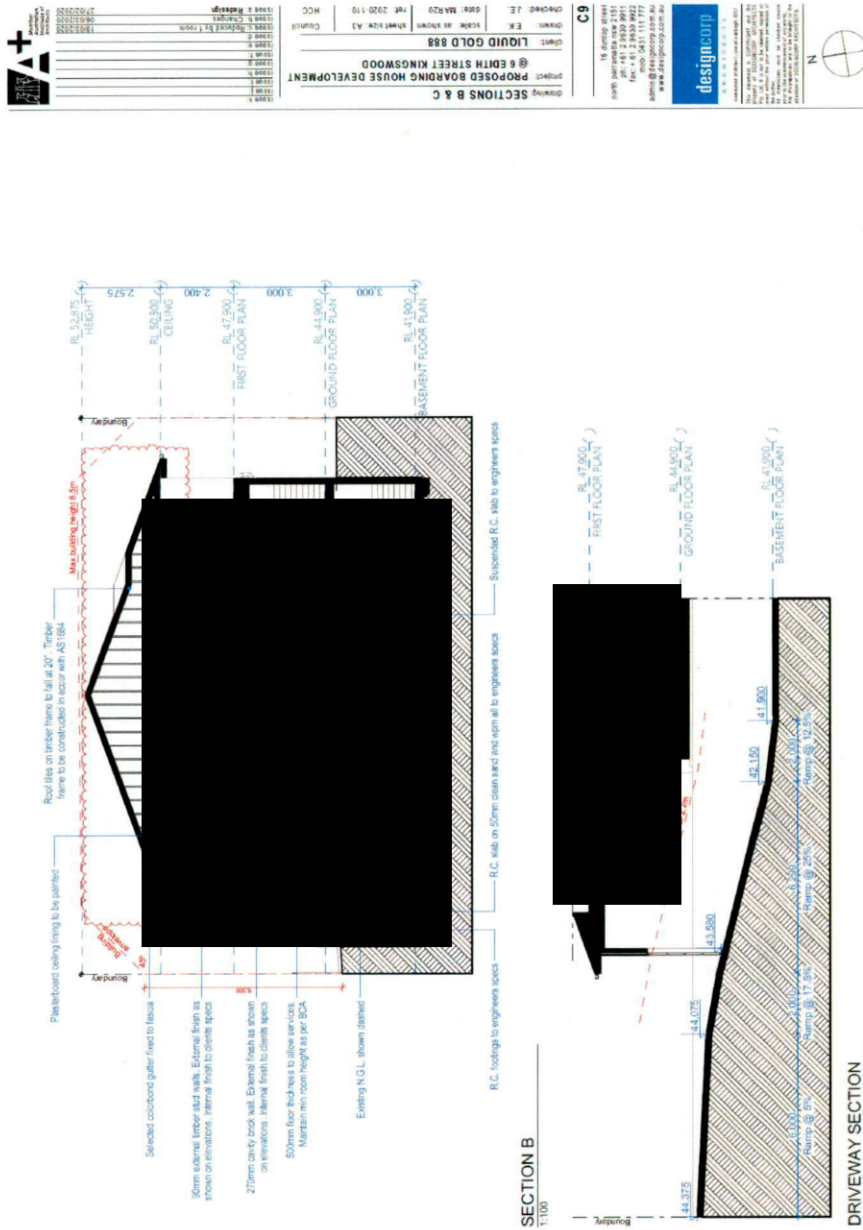
Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





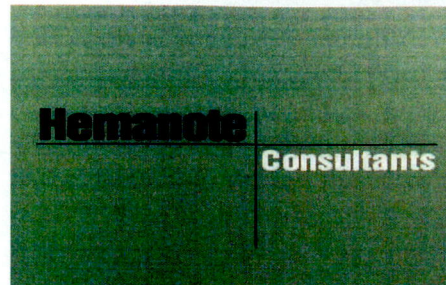
Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





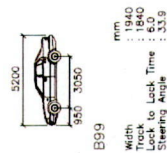
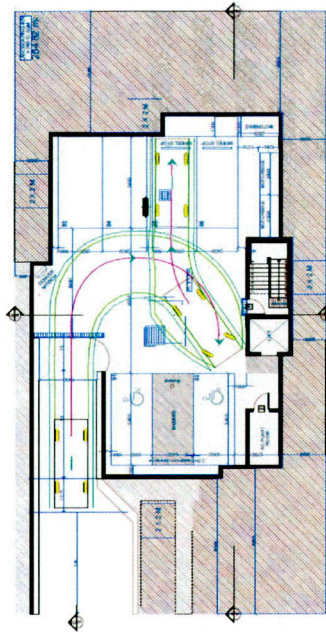
## APPENDIX B – UPDATED VEHICLE SWEEP PATHS

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





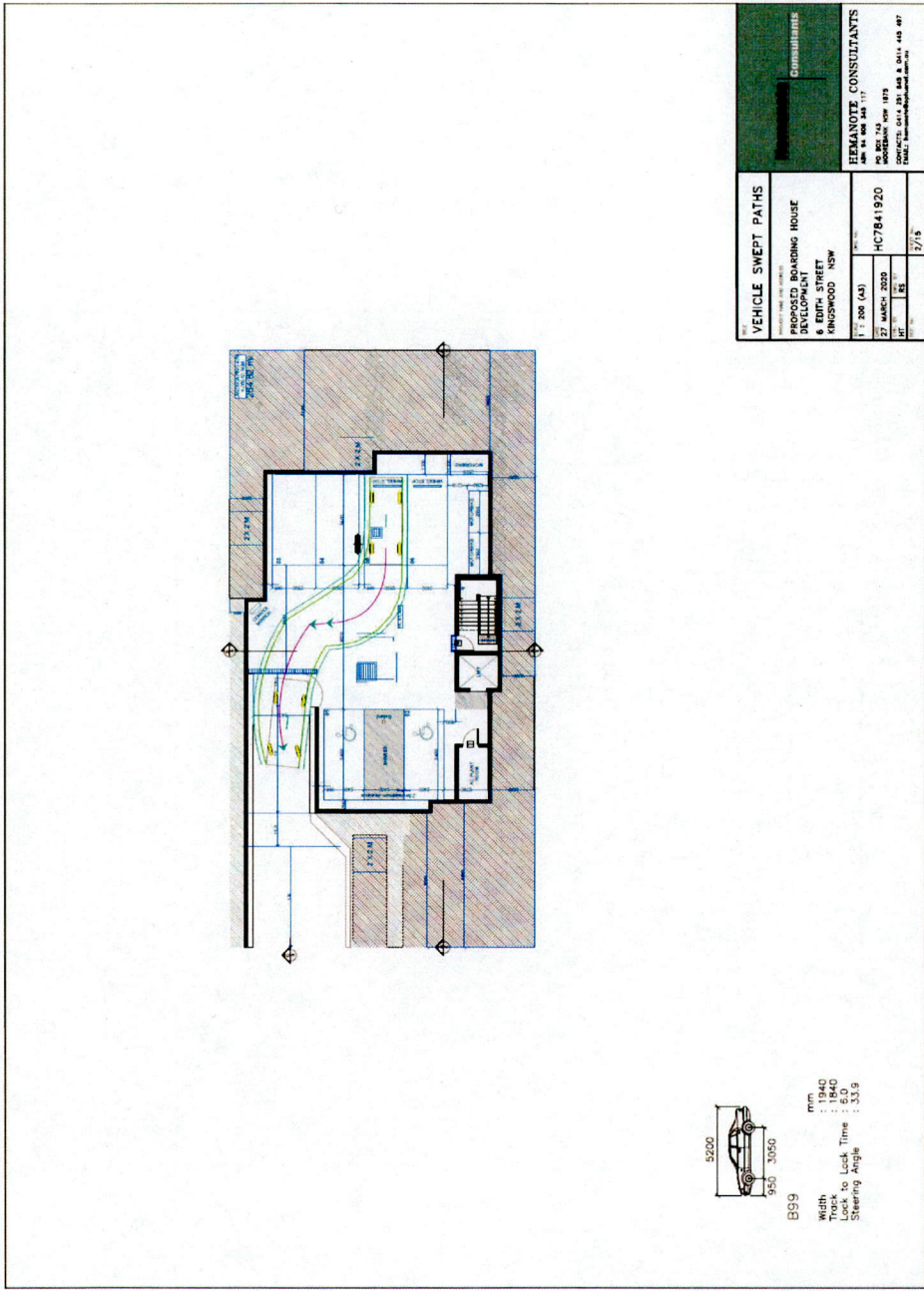
VEHICLE SWEEP PATHS	
PROPOSED BOARDING HOUSE DEVELOPMENT	CONSULTANTS
6 EDITH STREET KINGSWOOD NSW	HEMANOTE CONSULTANTS
17 JUL 2020	ABN 94 606 345 117
27 MARCH 2020	PROJECT NO: HC78411920
17 JUL 2020	CONTACT: 0414 251 845 & 0414 448 487
17 JUL 2020	EMAIL: hemanote@hemanote.com.au
17 JUL 2020	17/15


**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au







**HEMANOTE CONSULTANTS**

CONSULTANTS

404 84 800 543 117

PO BOX 742  
POTTERVILLE VIC 3187

CONTACT: 0414 231 548 & 0414 438 487  
EMAIL: hemanote@optusnet.com.au

**VEHICLE SEPT PATHS**

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286

1287

1288

1289

1290

1291

1292

1293

1294

1295

1296

1297

1298

1299

1300

1301

1302

1303

1304

1305

1306

1307

1308

1309

1310

1311

1312

1313

1314

1315

1316

1317

1318

1319

1320

1321

1322

1323

1324

1325

1326

1327

1328

1329

1330

1331

1332

1333

1334

1335

1336

1337

1338

1339

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

1354

1355

1356

1357

1358

1359

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369

1370

1371

1372

1373

1374

1375

1376

1377

1378

1379

1380

1381

1382

1383

1384

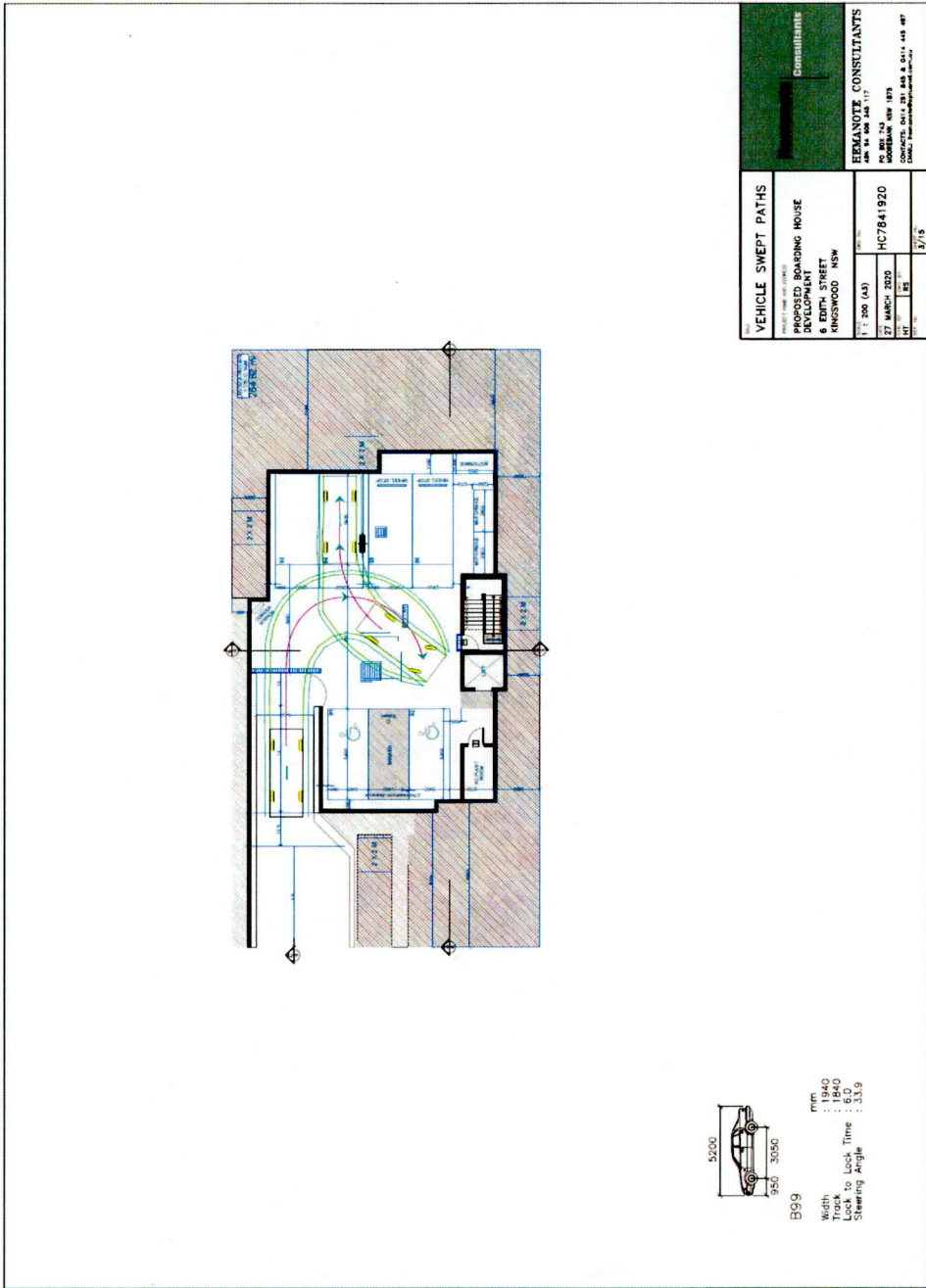

1385

1386

1387

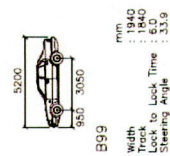
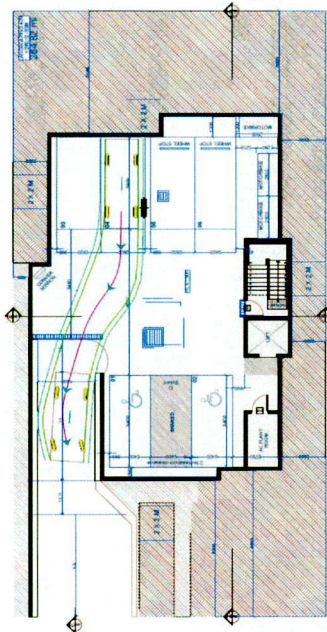
Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



[illegible]

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





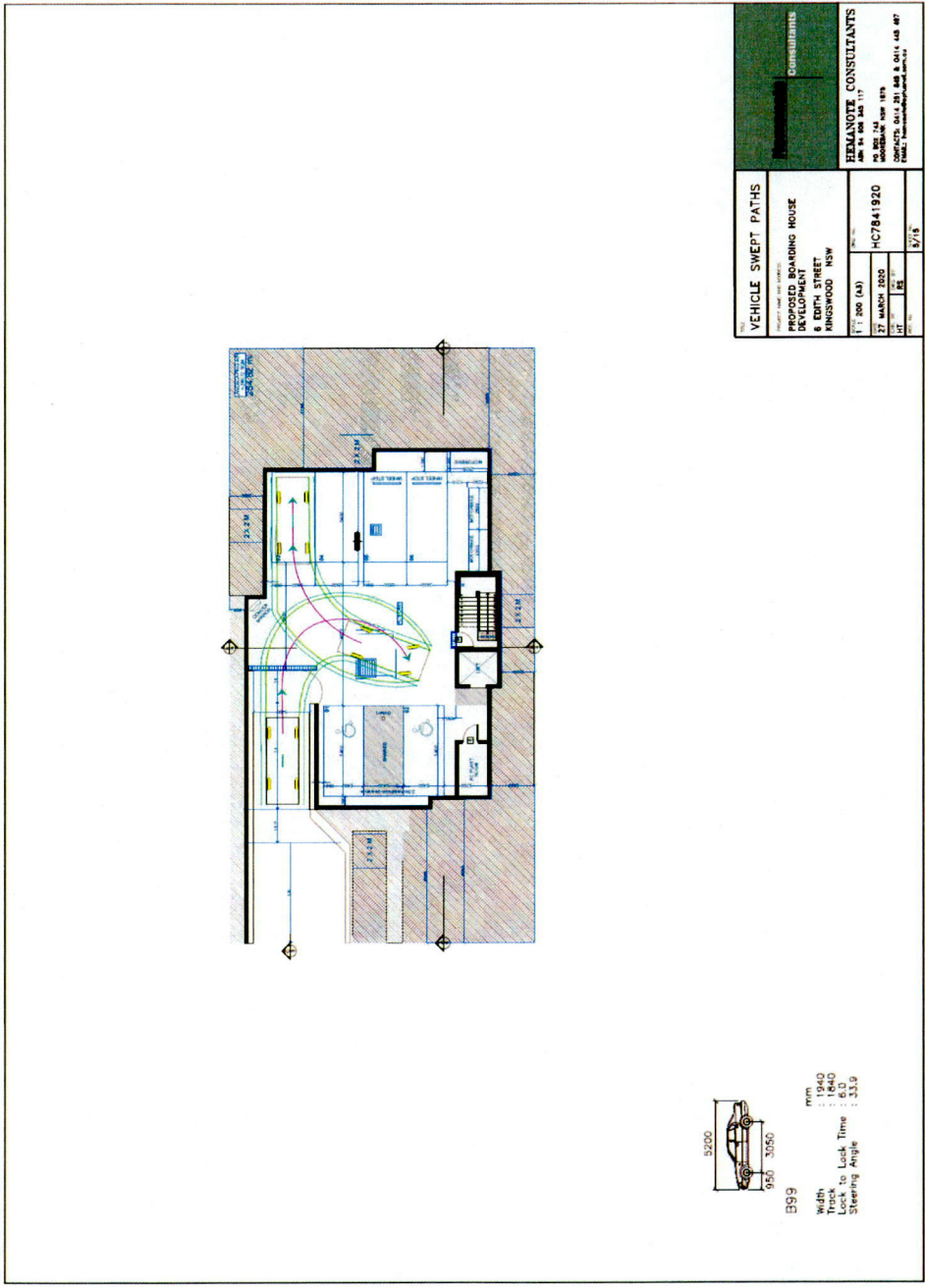
VEHICLE SWEEP PATHS	
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW	
1:1 200 (A3)	HC7841920
2:1 200 (A3)	HC7841920
3:1 200 (A3)	HC7841920
4:1 200 (A3)	HC7841920
5:1 200 (A3)	HC7841920
6:1 200 (A3)	HC7841920
7:1 200 (A3)	HC7841920
8:1 200 (A3)	HC7841920
9:1 200 (A3)	HC7841920
10:1 200 (A3)	HC7841920
11:1 200 (A3)	HC7841920
12:1 200 (A3)	HC7841920
13:1 200 (A3)	HC7841920
14:1 200 (A3)	HC7841920
15:1 200 (A3)	HC7841920
16:1 200 (A3)	HC7841920
17:1 200 (A3)	HC7841920
18:1 200 (A3)	HC7841920
19:1 200 (A3)	HC7841920
20:1 200 (A3)	HC7841920
21:1 200 (A3)	HC7841920
22:1 200 (A3)	HC7841920
23:1 200 (A3)	HC7841920
24:1 200 (A3)	HC7841920
25:1 200 (A3)	HC7841920
26:1 200 (A3)	HC7841920
27:1 200 (A3)	HC7841920
28:1 200 (A3)	HC7841920
29:1 200 (A3)	HC7841920
30:1 200 (A3)	HC7841920
31:1 200 (A3)	HC7841920
32:1 200 (A3)	HC7841920
33:1 200 (A3)	HC7841920
34:1 200 (A3)	HC7841920
35:1 200 (A3)	HC7841920
36:1 200 (A3)	HC7841920
37:1 200 (A3)	HC7841920
38:1 200 (A3)	HC7841920
39:1 200 (A3)	HC7841920
40:1 200 (A3)	HC7841920
41:1 200 (A3)	HC7841920
42:1 200 (A3)	HC7841920
43:1 200 (A3)	HC7841920
44:1 200 (A3)	HC7841920
45:1 200 (A3)	HC7841920
46:1 200 (A3)	HC7841920
47:1 200 (A3)	HC7841920
48:1 200 (A3)	HC7841920
49:1 200 (A3)	HC7841920
50:1 200 (A3)	HC7841920
51:1 200 (A3)	HC7841920
52:1 200 (A3)	HC7841920
53:1 200 (A3)	HC7841920
54:1 200 (A3)	HC7841920
55:1 200 (A3)	HC7841920
56:1 200 (A3)	HC7841920
57:1 200 (A3)	HC7841920
58:1 200 (A3)	HC7841920
59:1 200 (A3)	HC7841920
60:1 200 (A3)	HC7841920
61:1 200 (A3)	HC7841920
62:1 200 (A3)	HC7841920
63:1 200 (A3)	HC7841920
64:1 200 (A3)	HC7841920
65:1 200 (A3)	HC7841920
66:1 200 (A3)	HC7841920
67:1 200 (A3)	HC7841920
68:1 200 (A3)	HC7841920
69:1 200 (A3)	HC7841920
70:1 200 (A3)	HC7841920
71:1 200 (A3)	HC7841920
72:1 200 (A3)	HC7841920
73:1 200 (A3)	HC7841920
74:1 200 (A3)	HC7841920
75:1 200 (A3)	HC7841920
76:1 200 (A3)	HC7841920
77:1 200 (A3)	HC7841920
78:1 200 (A3)	HC7841920
79:1 200 (A3)	HC7841920
80:1 200 (A3)	HC7841920
81:1 200 (A3)	HC7841920
82:1 200 (A3)	HC7841920
83:1 200 (A3)	HC7841920
84:1 200 (A3)	HC7841920
85:1 200 (A3)	HC7841920
86:1 200 (A3)	HC7841920
87:1 200 (A3)	HC7841920
88:1 200 (A3)	HC7841920
89:1 200 (A3)	HC7841920
90:1 200 (A3)	HC7841920
91:1 200 (A3)	HC7841920
92:1 200 (A3)	HC7841920
93:1 200 (A3)	HC7841920
94:1 200 (A3)	HC7841920
95:1 200 (A3)	HC7841920
96:1 200 (A3)	HC7841920
97:1 200 (A3)	HC7841920
98:1 200 (A3)	HC7841920
99:1 200 (A3)	HC7841920
100:1 200 (A3)	HC7841920

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au





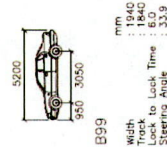
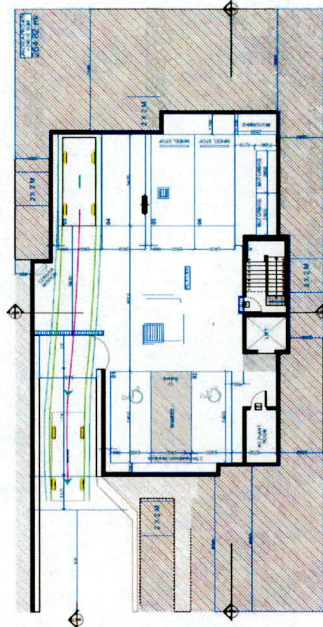
5200  
3050  
950

mm  
: 1940  
: 1840  
: 6.0  
: 33.9

B99  
Width  
Track  
Lock to Lock Time  
Steering Angle

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





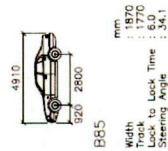
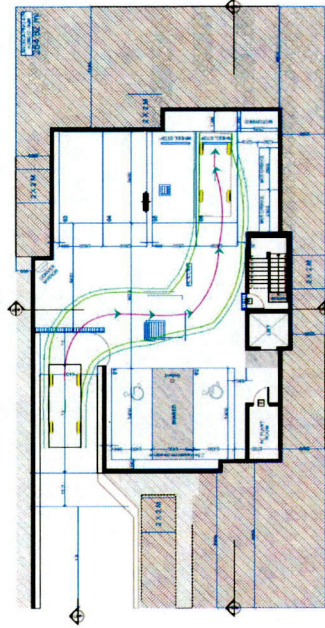
<b>VEHICLE SWEEP PATHS</b>	
<b>PROPOSED BOARDING HOUSE DEVELOPMENT</b>	
<b>6 Edith Street, Kingswood NSW</b>	
<b>Project No:</b> 117	<b>HC7841920</b>
<b>Date:</b> 27 March 2020	<b>Scale:</b> 1:100
<b>Drawn by:</b> Hemanote Consultants	<b>Checked by:</b> Hemanote Consultants

**Hemanote Consultants Pty Ltd**  
 ABN 94 606 345 117

PO Box 743  
 MOOREBANK NSW 1875

Phone 0414 251 845  
 Email projects@hemanote.com.au  
 Web hemanote.com.au





VEHICLE SWEEP PATHS	
PROPOSED BOARDING HOUSE 2500-2510 EDITH STREET KINGSWOOD NSW	
1:200 (A3)	HC7841920
DATE: 30/03/2020	SCALE: 1:200
BY: [Signature]	7/7/16

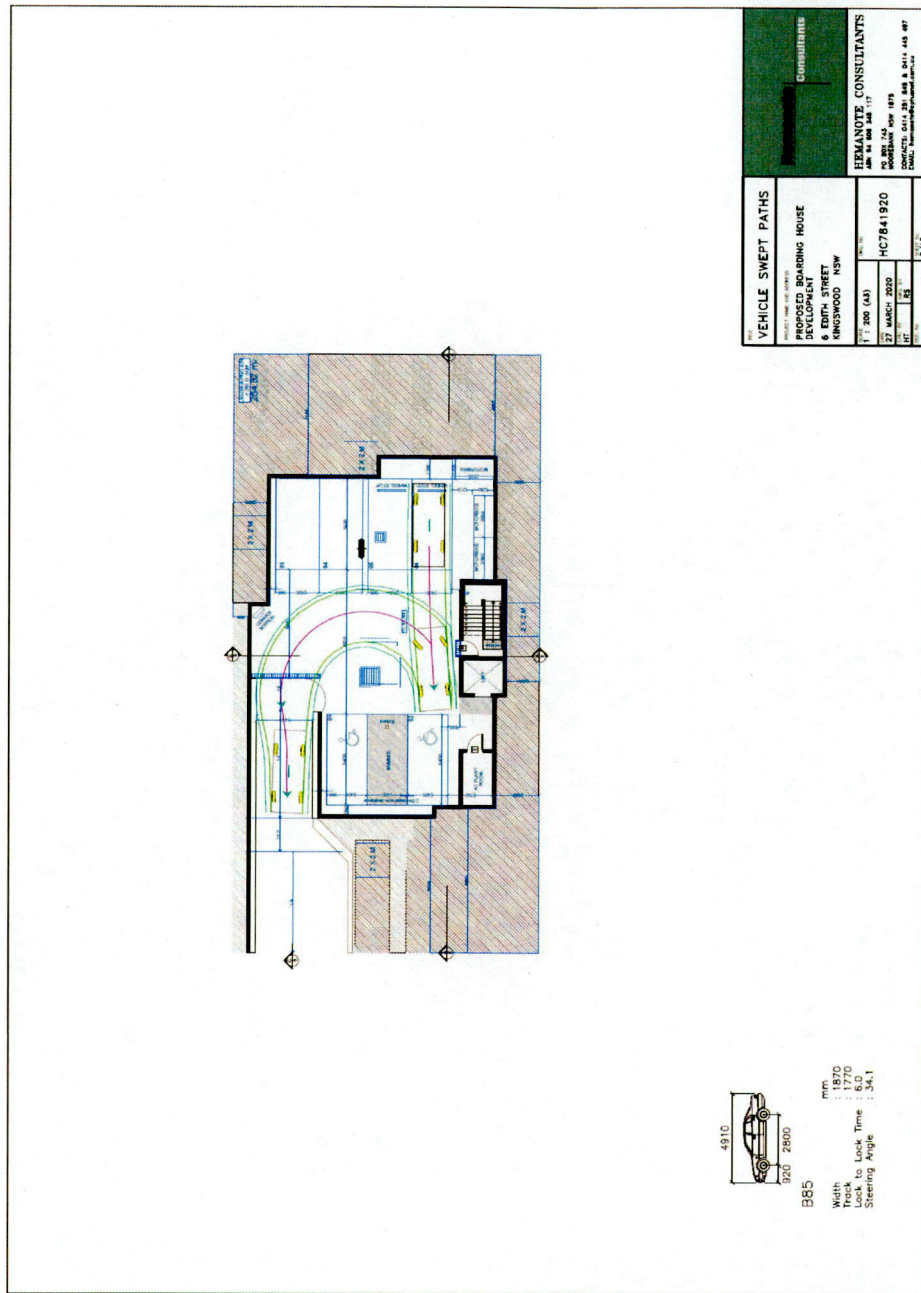
**HEMANOTE CONSULTANTS**  
PO BOX 743  
MOOREBANK NSW 1875  
CONTACT: 0414 251 845 & 014 448 487  
EMAIL: hemanote@hemanote.com.au

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au





**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au



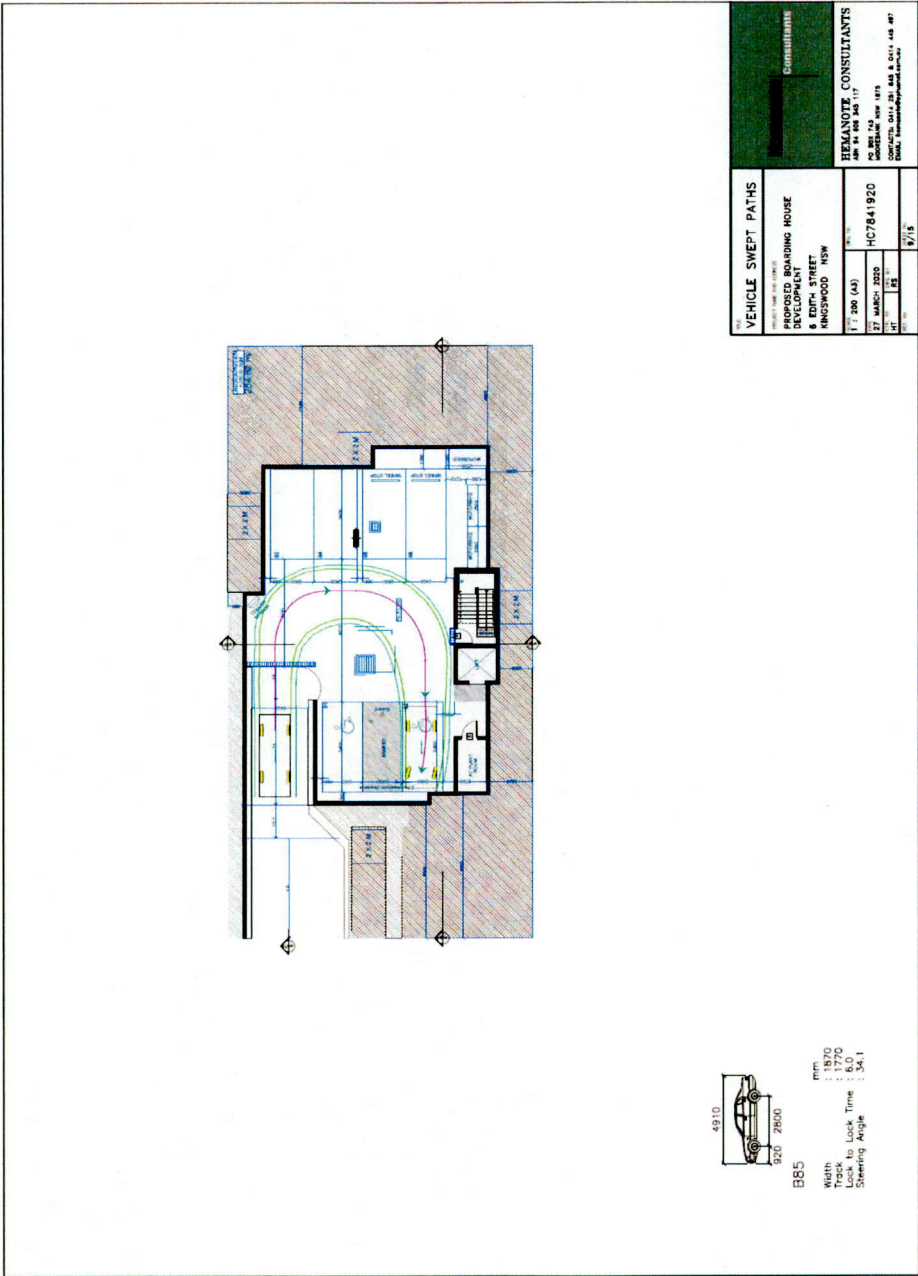
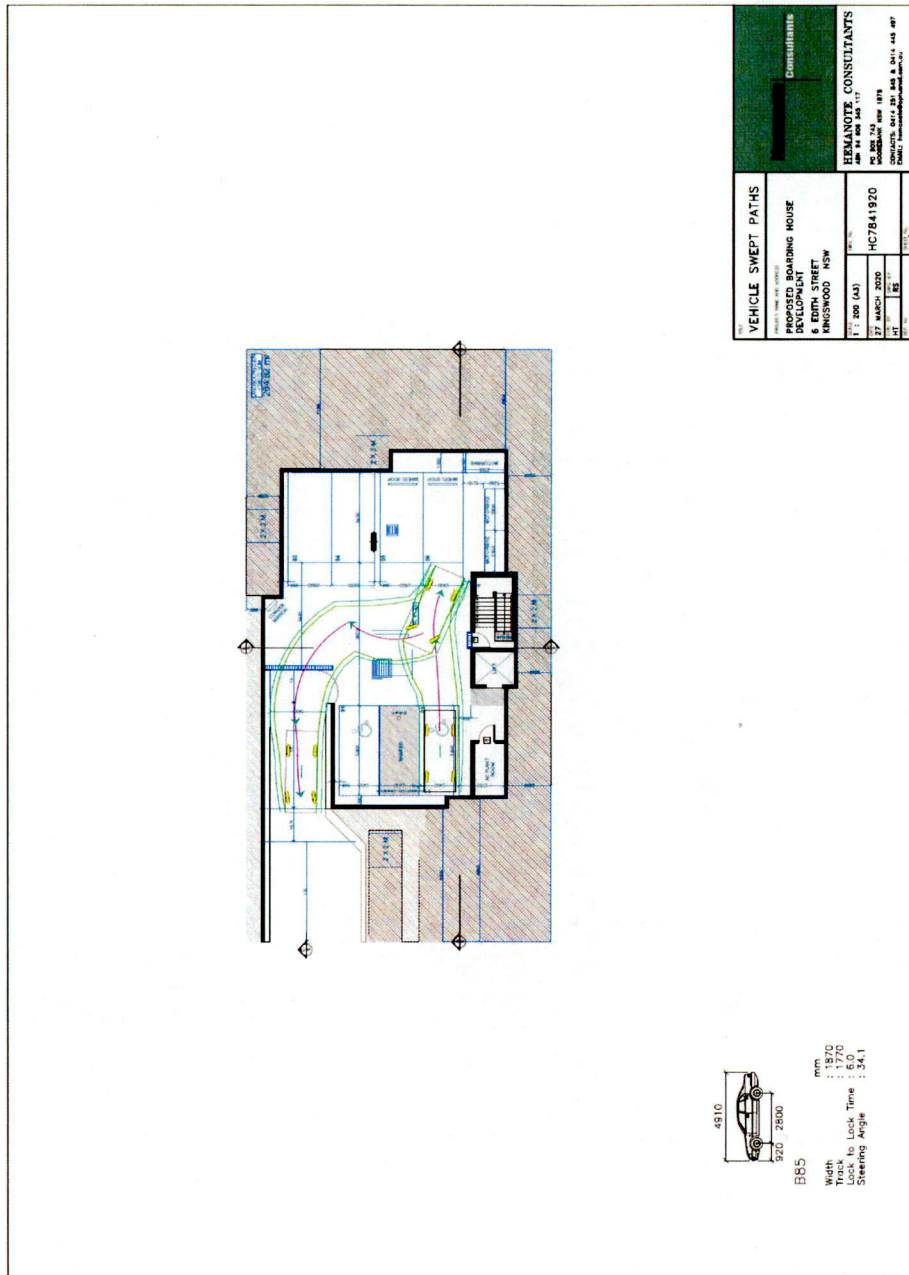


Diagram of a car chassis showing dimensions: 4910 (overall length), 2800 (wheelbase), and 920 (front overhang).

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





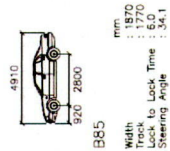
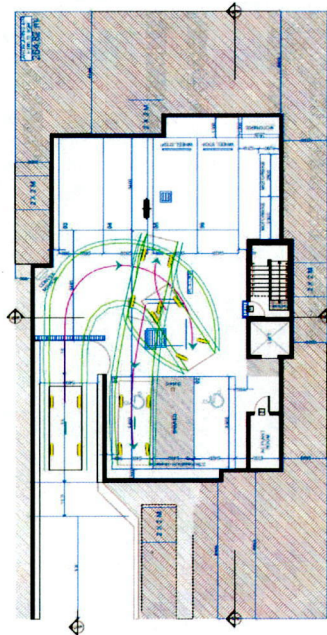
Consultants	
HEMANOTE CONSULTANTS	
PO BOX 743	
MOOREBANK NSW 1875	
CONTACT: 0414 251 845 & 0414 443 497	
EMAIL: hemanote@hemanote.com.au	

**Hemanote Consultants Pty Ltd**  
 ABN 94 606 345 117

PO Box 743  
 MOOREBANK NSW 1875

Phone 0414 251 845  
 Email projects@hemanote.com.au  
 Web hemanote.com.au



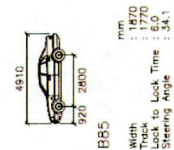
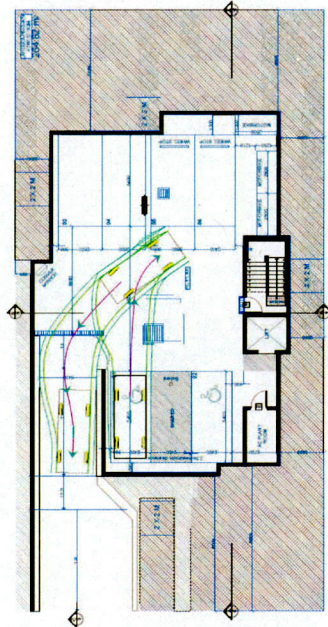


VEHICLE SWEEP PATHS		Consultants	
PROPOSED BOARDING HOUSE PROPOSED PARKING 8 EDITH STREET KINGSWOOD NSW		HEMANOTE CONSULTANTS	
1:100 (A3)	HC7841920	PO BOX 743 MOOREBANK NSW 1875 ABN 94 606 345 117 CONSULTANTS	11/7/19
1:100 (A3)	1:100 (A3)		

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



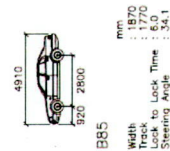
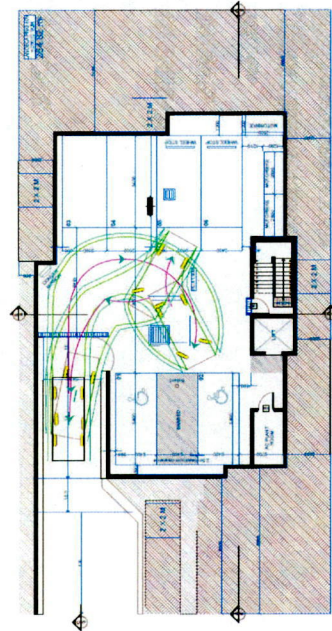
VEHICLE SWEEP PATHS		CONSULTANTS	
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		HEMANOTE CONSULTANTS ABN 94 606 345 117 MOOREBANK NSW 1875 CONTACT: 0414 251 845 & 0414 443 487 EMAIL: projects@hemanote.com.au WWW: HEMANOTE.COM.AU	

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au



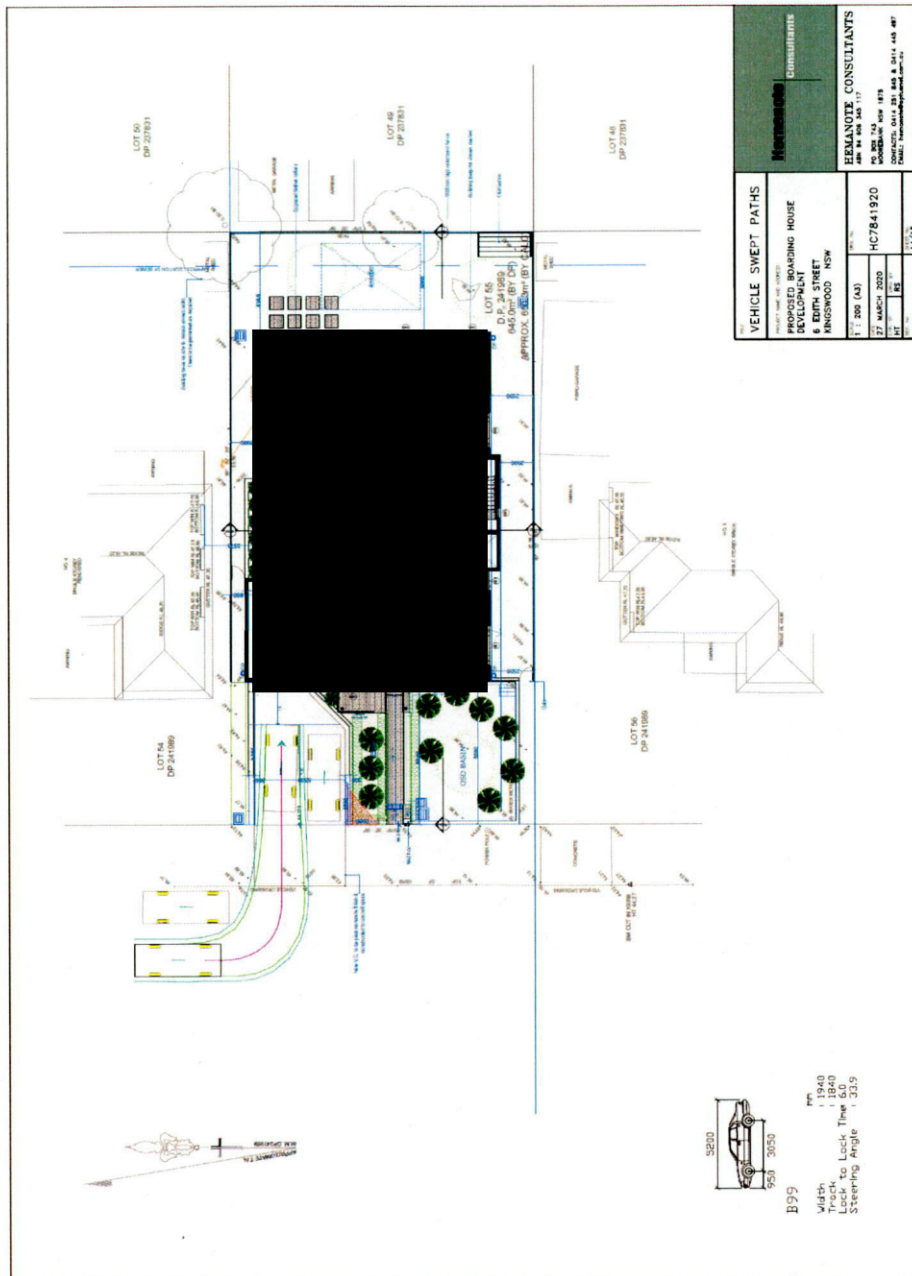


VEHICLE SWEEP PATHS		CONSULTANT
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		HEMANOTE CONSULTANTS
1:100 (A3)	HC7841920	ABN 94 606 345 117
27 MARCH 2020	RS	DATE: 27/03/2020
1:100 (A3)	RS	CONTACT: 0414 251 845 & 0414 445 447
1:100 (A3)	RS	EMAIL: hemanote@hemanote.com.au
1:100 (A3)	RS	13/1/18

**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au

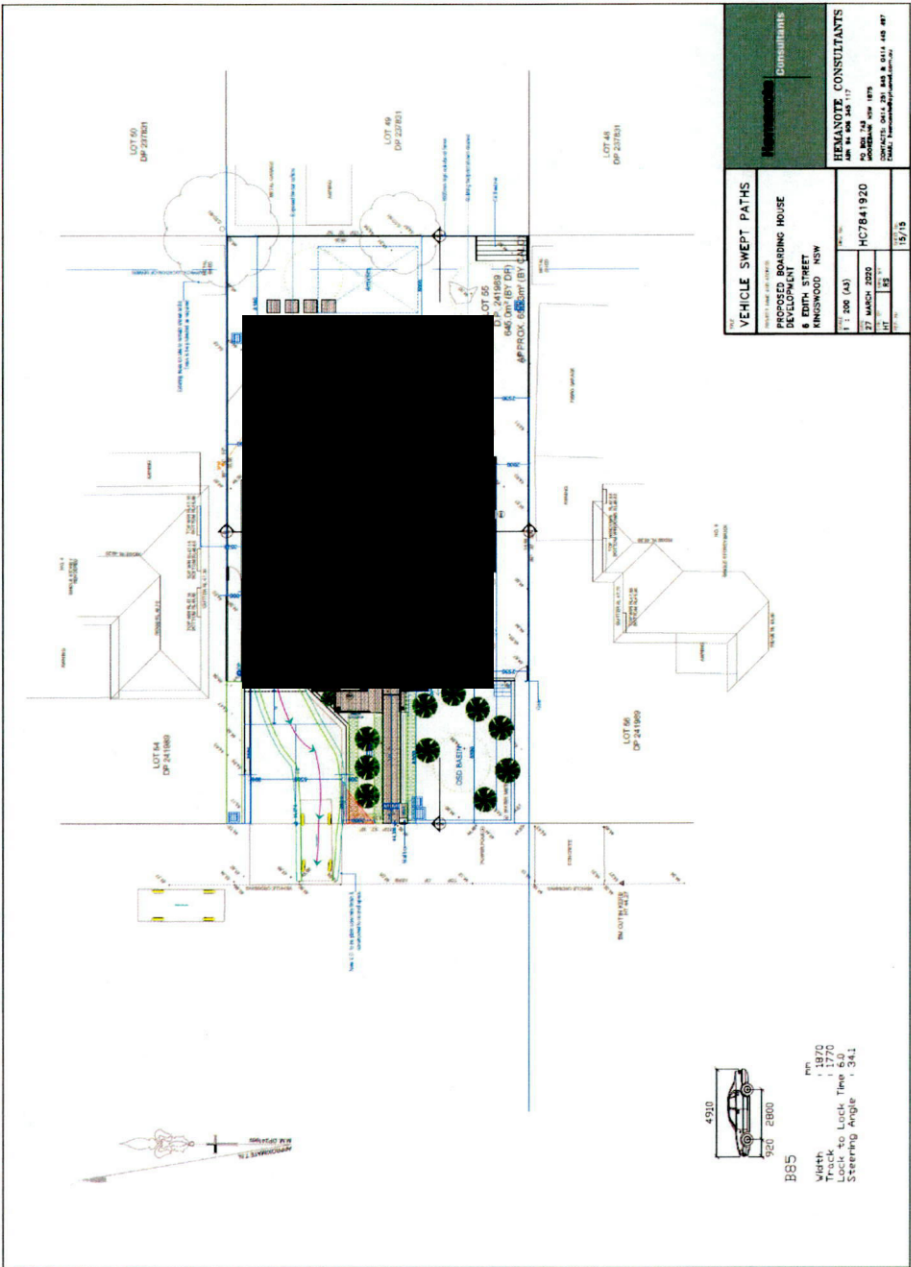


**Hemanote Consultants Pty Ltd**  
 ABN 94 606 345 117

PO Box 743  
 MOOREBANK NSW 1875

Phone 0414 251 845  
 Email projects@hemanote.com.au  
 Web hemanote.com.au





PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)

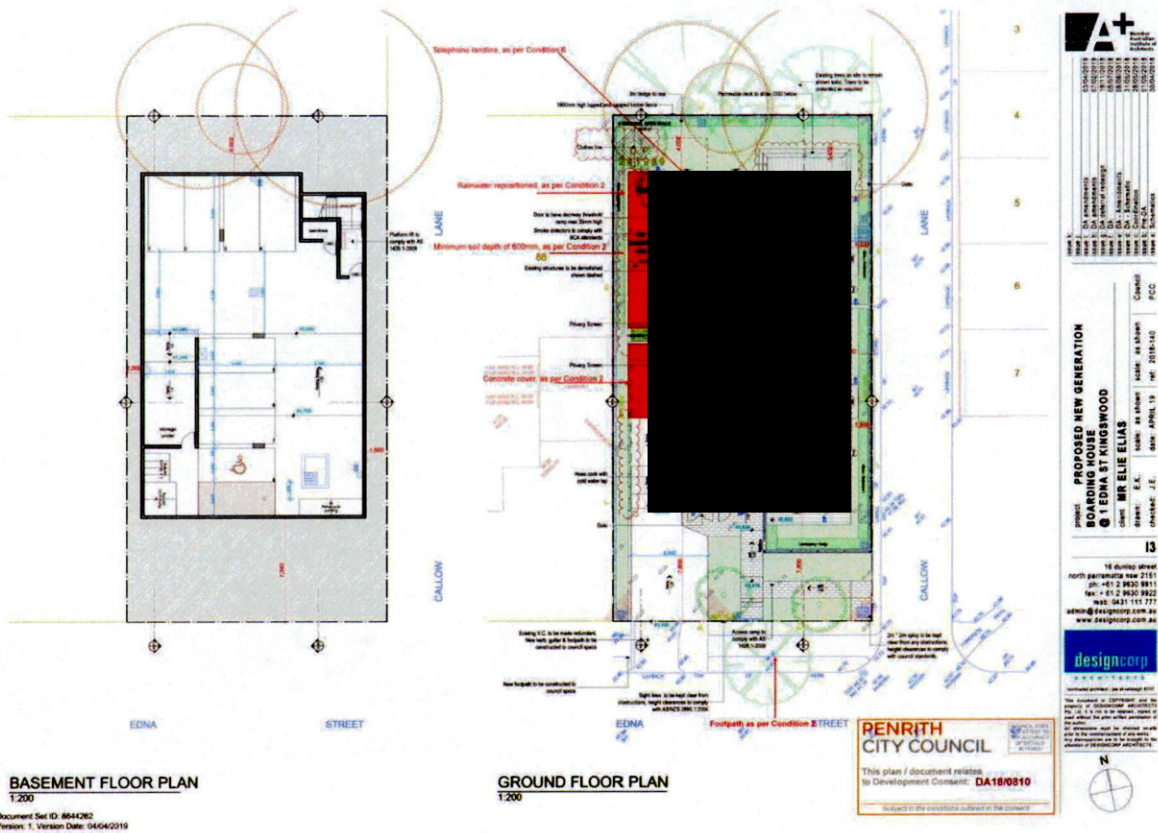
## **APPENDIX C – EXAMPLES OF DA APPROVED DEVELOPMENTS WITH SIMILAR VEHICUALR ACCESS LAYOUT**

Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)



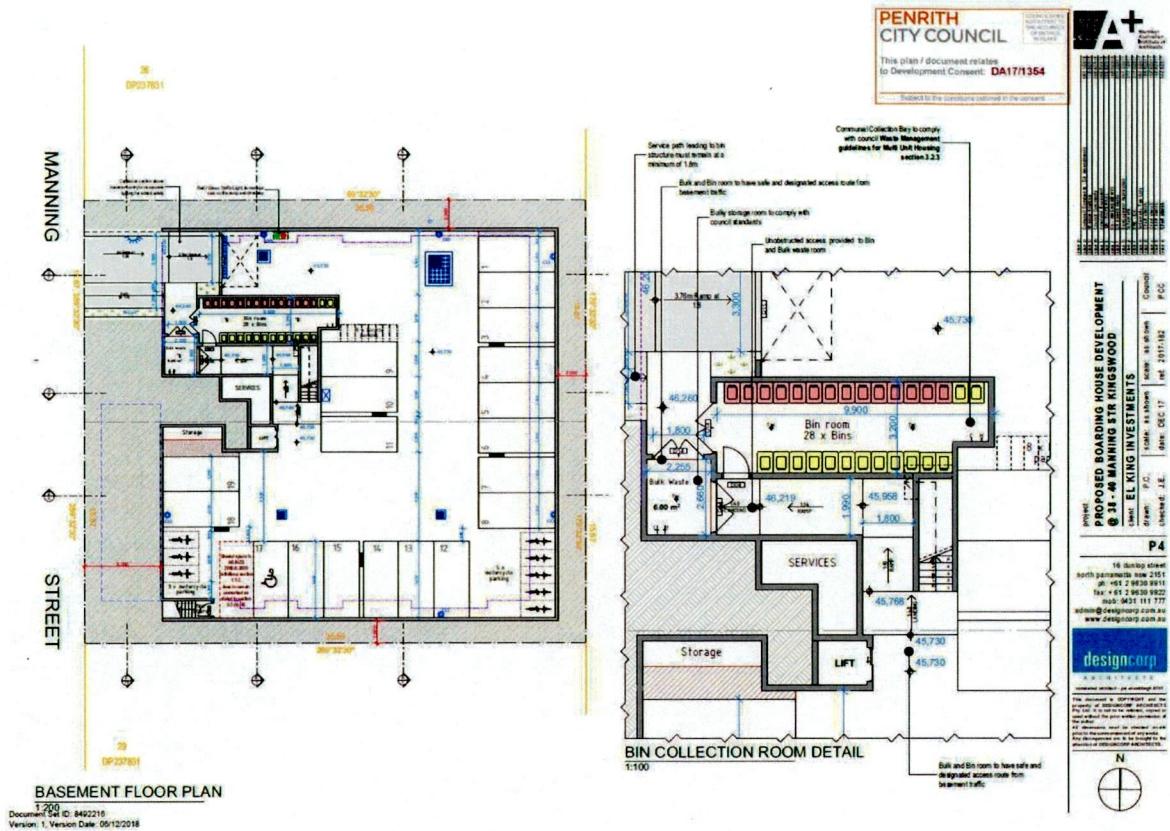


**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au



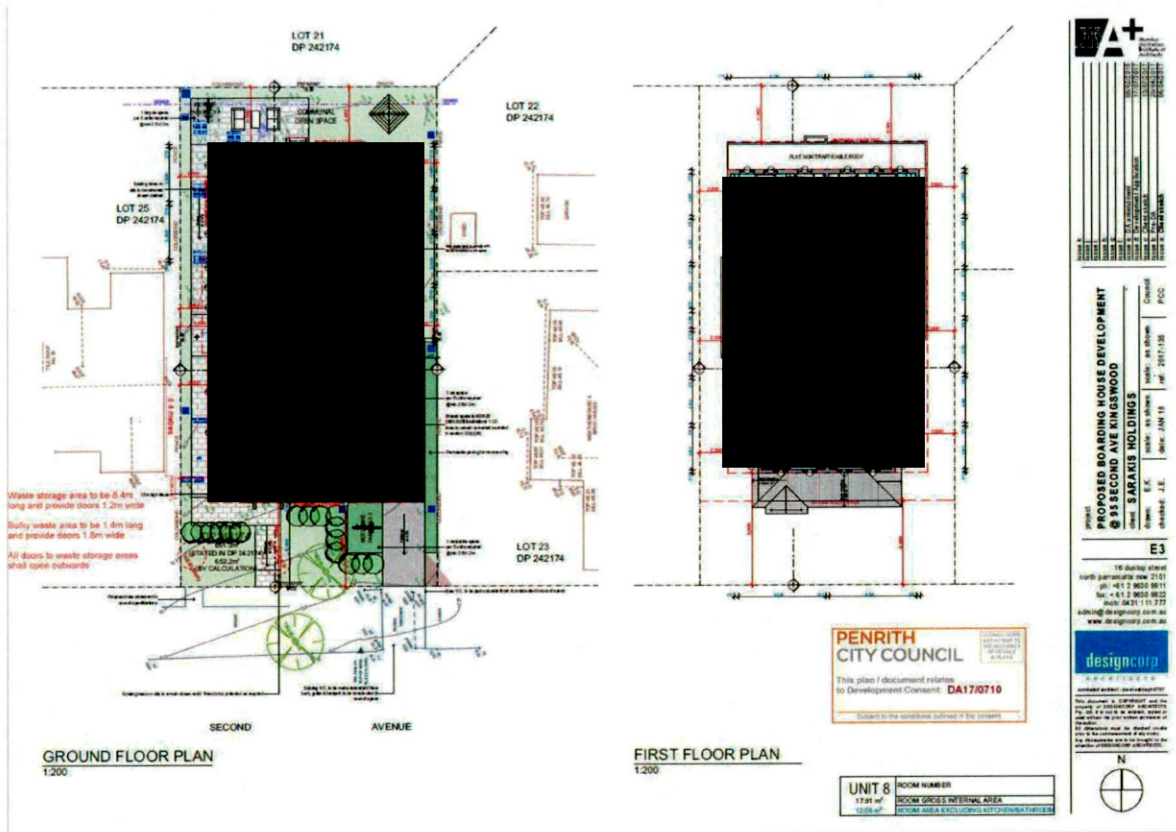


Hemanote Consultants Pty Ltd  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au





**Hemanote Consultants Pty Ltd**  
ABN 94 606 345 117

PO Box 743  
MOOREBANK NSW 1875

Phone 0414 251 845  
Email projects@hemanote.com.au  
Web hemanote.com.au





**prescottarchitects**  
 Prescott Architects, P.C.  
 Unit 1, 27 Nicholson Street  
 Boston, MA 02114  
 Phone 617 637 2022  
 Fax 617 637 2022  
 Email info@prescottarchitects.com

Name Mr. Richard C. Prescott, P.C.  
 Title President  
 Address 1000 Beacon St., Suite 1000  
 City Boston State MA Zip 02115

Project No. 1000  
 Drawing No. 1000  
 Date 10/1/00

Section 96  
 Project 401 & 404 BELLEVUE RD  
BELLEVUE HILL

Drawing No. LEVEL 3  
 Project No. 1000  
 Drawing No. 1000  
 Date 10/1/00

Phone 0414 251 845  
Email [projects@hemanote.com.au](mailto:projects@hemanote.com.au)  
Web [hemanote.com.au](http://hemanote.com.au)





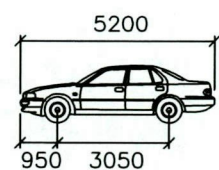
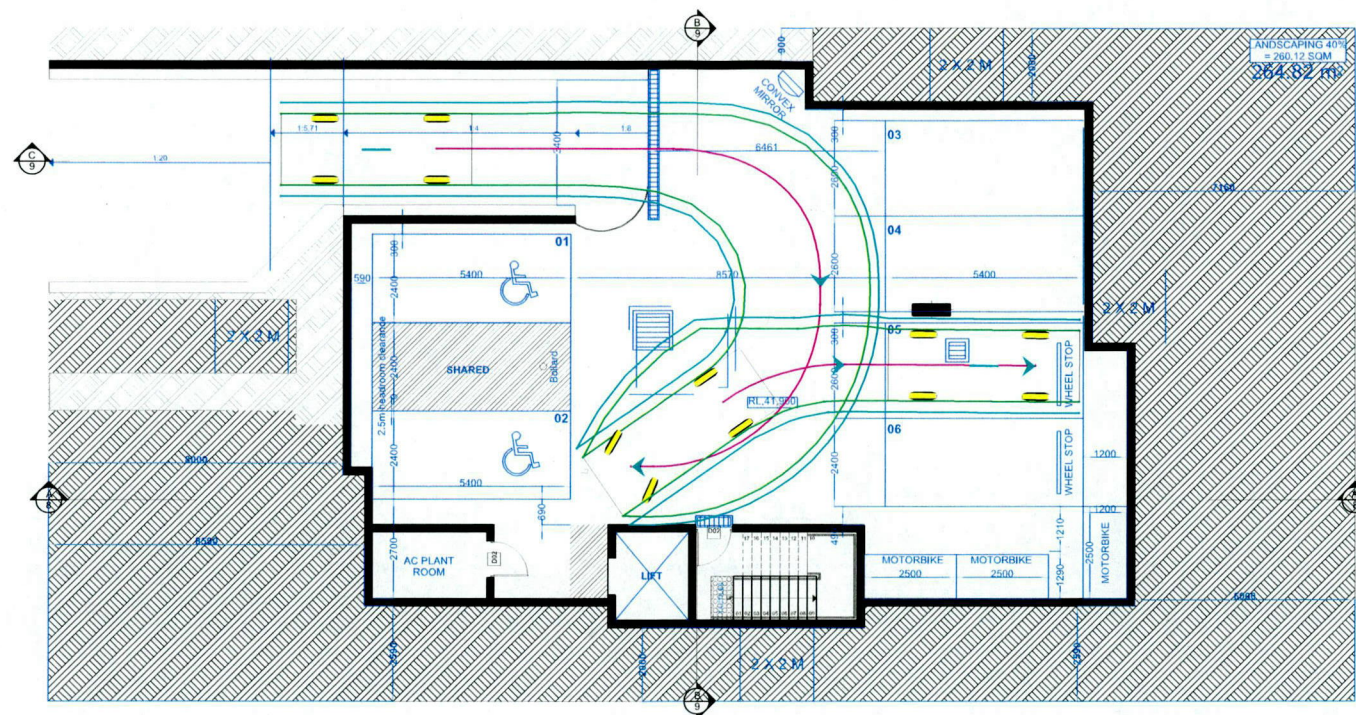
1. **REVIEW OF LITERATURE**  
 2. **CHANGES SHOWN (LIMITED)**

PO Box 743  
MOOREBANK NSW 1875

Updated Traffic & Parking statement – post S34 – 6 Edith Street, Kingswood – 30/03/2020

Page 35 of 35



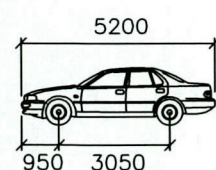
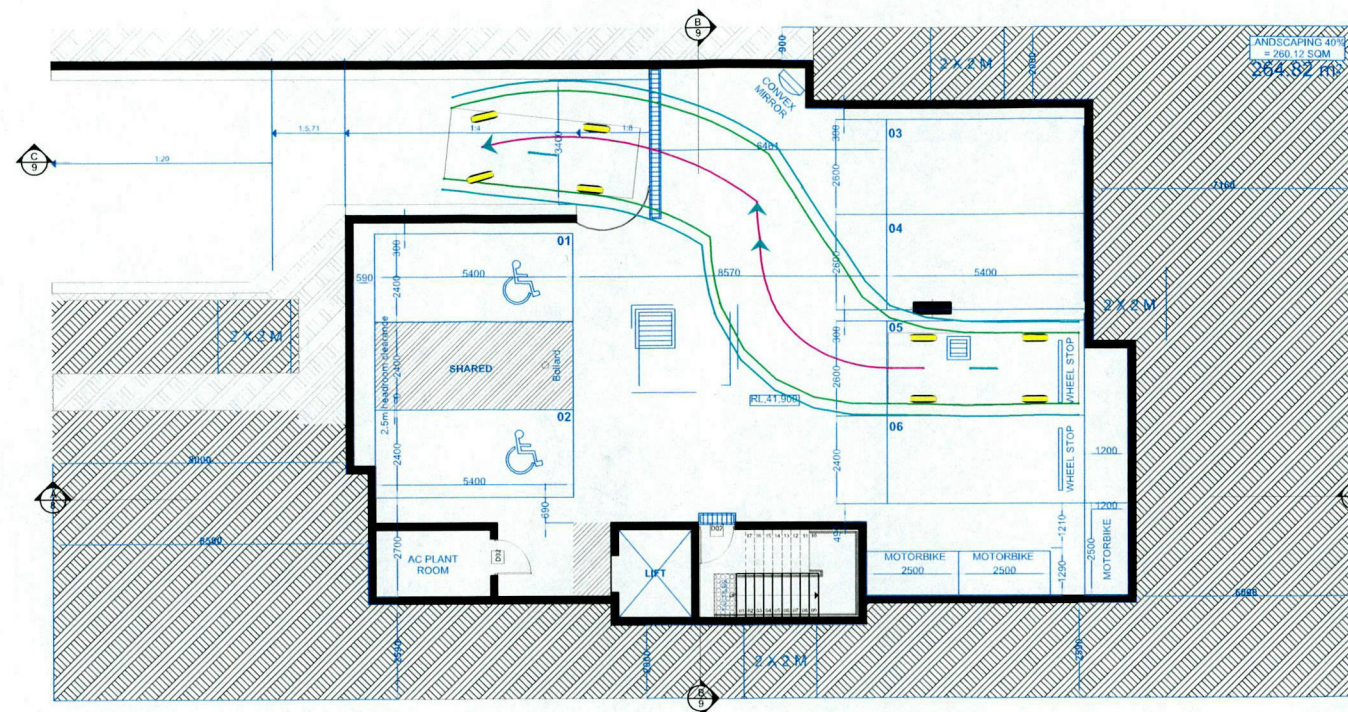


B99

mm  
Width : 1940  
Track : 1840  
Lock to Lock Time : 6.0  
Steering Angle : 33.9

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>		
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497</div> <div>EMAIL: hemanote@optusnet.com.au</div>		
1 : 200 (A3)	HC7841920			
27 MARCH 2020				
HT				RS
1/15				



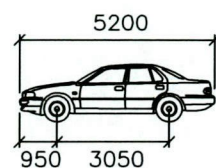
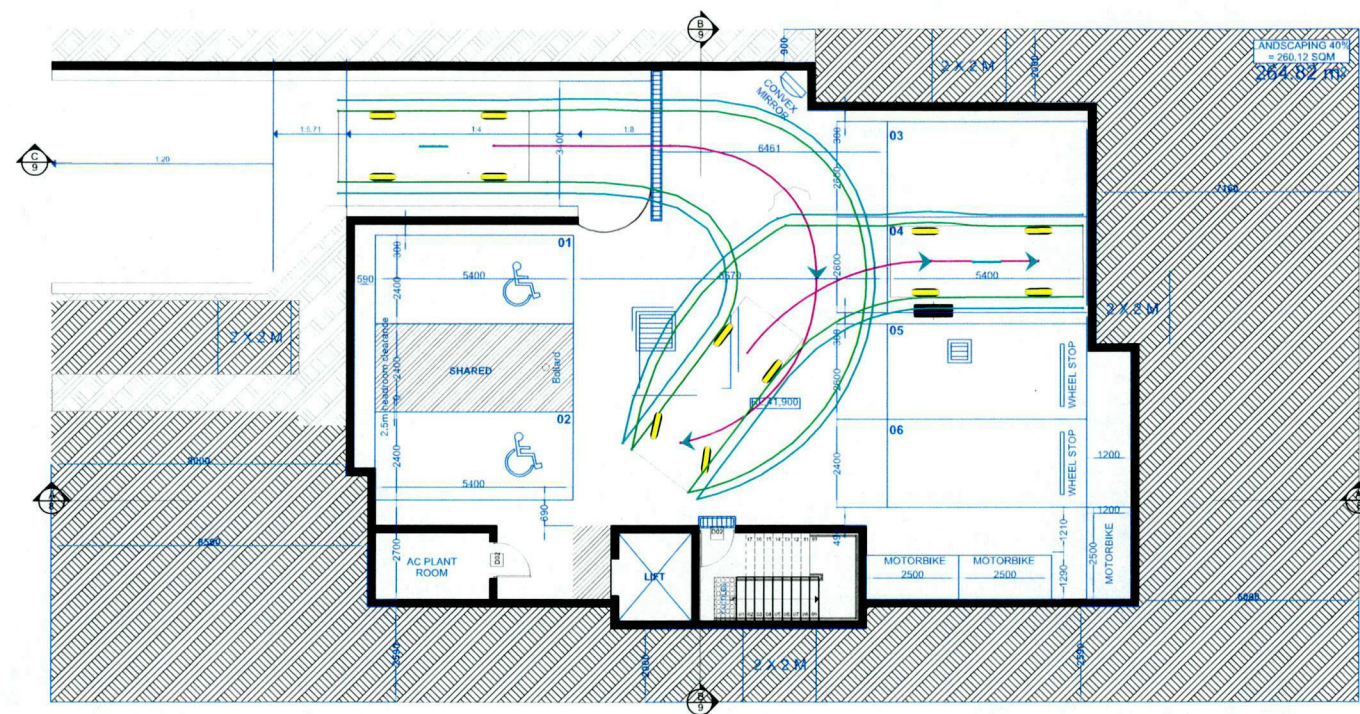


B99

Width : 1940 mm  
Track : 1840 mm  
Lock to Lock Time : 6.0  
Steering Angle : 33.9

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497</div> <div>EMAIL: hemanote@optusnet.com.au</div>
27 MARCH 2020		
HTRS		
2/15		



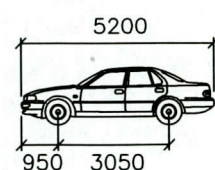
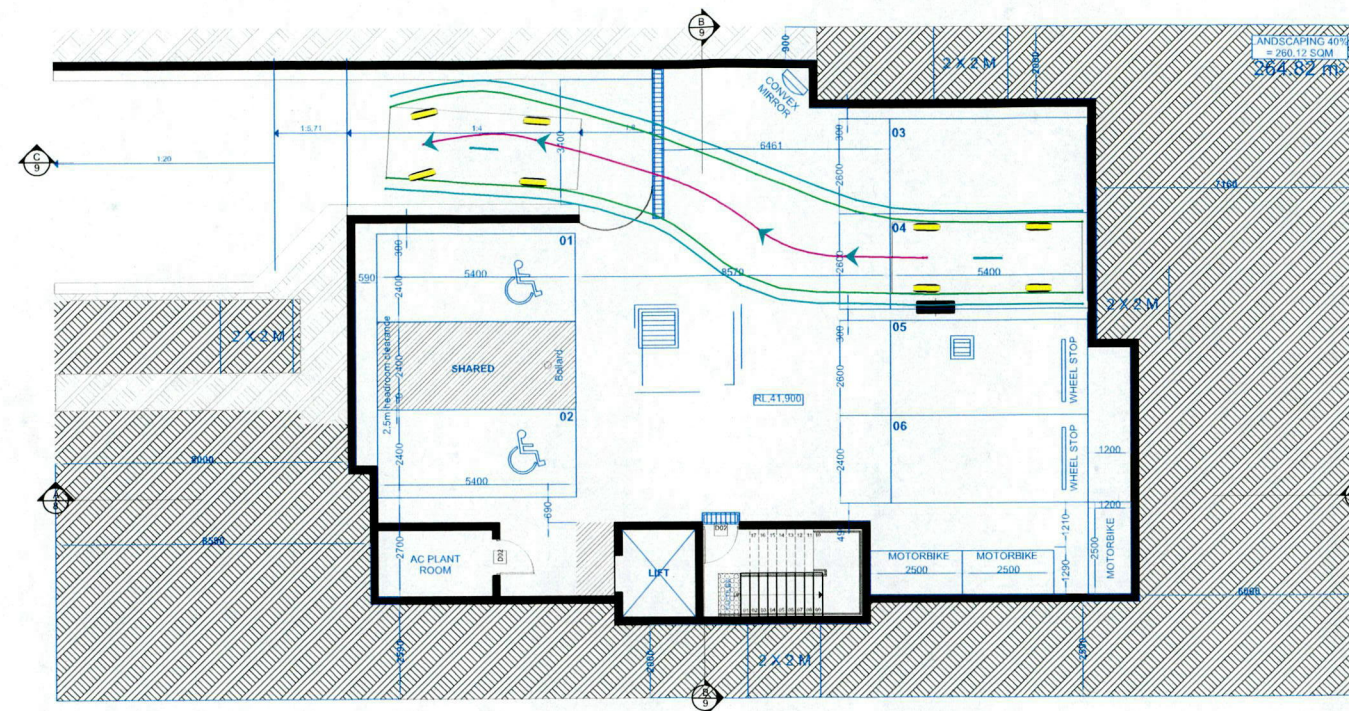


B99

Width : 1940 mm  
Track : 1840 mm  
Lock to Lock Time : 6.0  
Steering Angle : 33.9

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>
PROPOSED BOARDING HOUSE DEVELOPMENT		
6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)		
27 MARCH 2020	HC7841920	<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497</div> <div>EMAIL: hemanote@optusnet.com.au</div>
HT RS		
3/15		



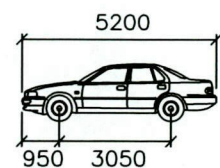
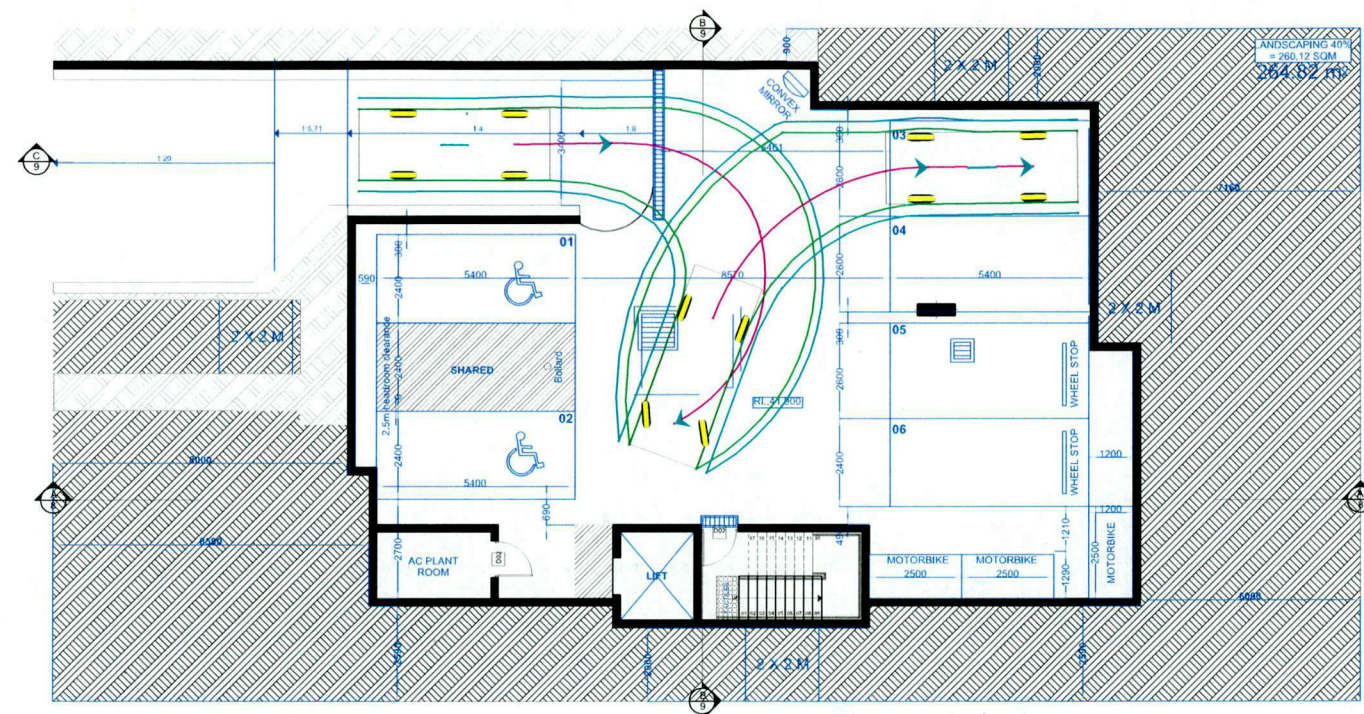


B99

Width : 1940 mm  
Track : 1840 mm  
Lock to Lock Time : 6.0  
Steering Angle : 33.9

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497</div> <div>EMAIL: hemanote@optusnet.com.au</div>
27 MARCH 2020		
HTRS		
4/15		





B99

Width : 1940 mm  
Track : 1840 mm  
Lock to Lock Time : 6.0  
Steering Angle : 33.9

## VEHICLE SWEEP PATHS

PROPOSED BOARDING HOUSE  
DEVELOPMENT  
6 EDITH STREET  
KINGSWOOD NSW

1 : 200 (A3)

27 MARCH 2020

HT RS

HC7841920

5/15

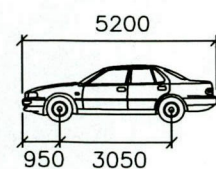
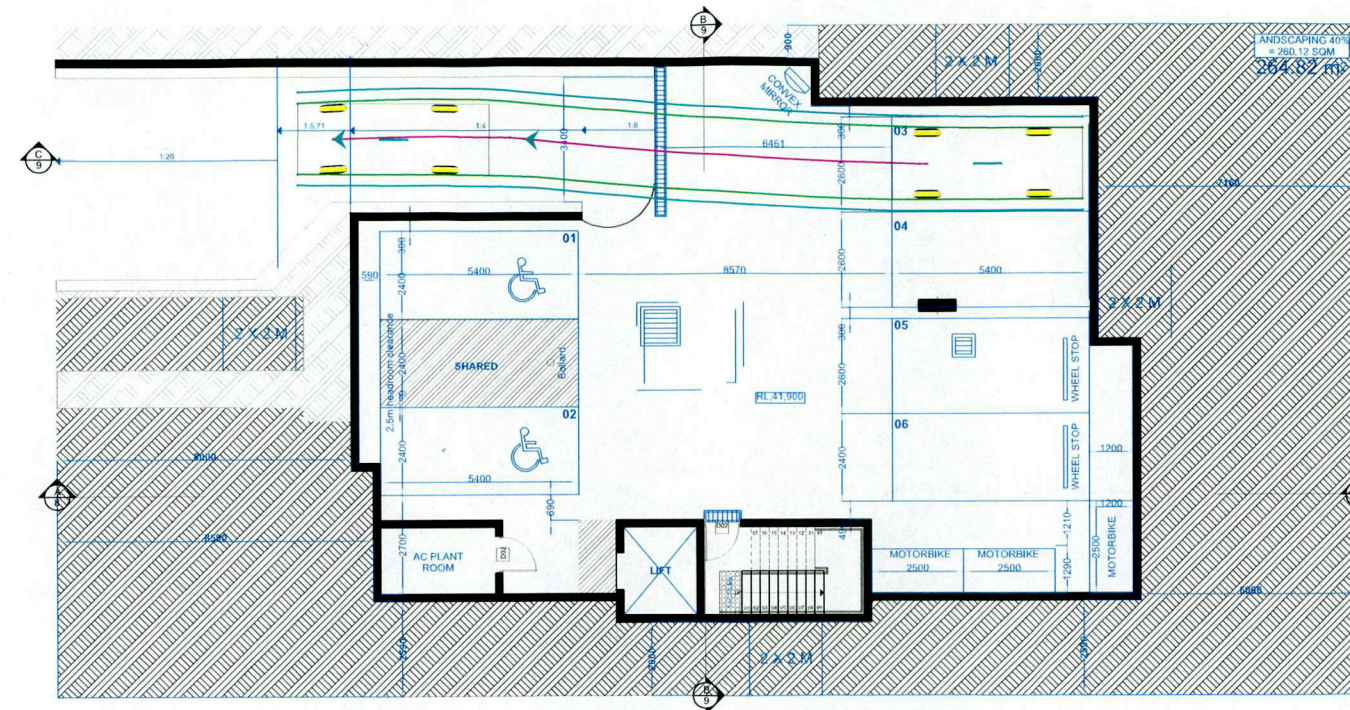
**Hemanote** Consultants

**HEMANOTE CONSULTANTS**  
ABN 94 606 345 117

PO BOX 743  
MOOREBANK NSW 1875

CONTACTS: 0414 251 845 & 0414 445 497  
EMAIL: hemanote@optusnet.com.au





B99

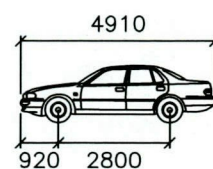
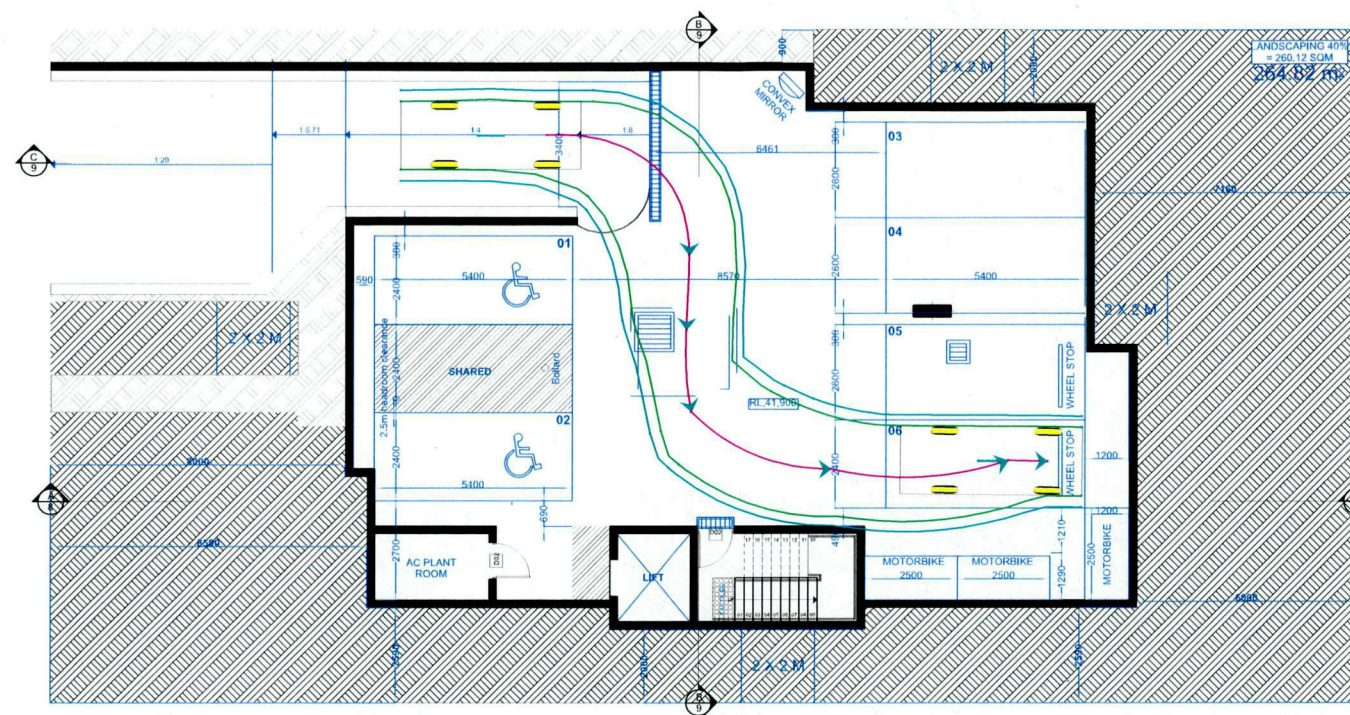
Width : 1940 mm  
Track : 1840 mm  
Lock to Lock Time : 6.0  
Steering Angle : 33.9

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497 EMAIL: hemanote@optusnet.com.au</div>
27 MARCH 2020		
HTRS		
6/15		





LAND AND ENVIRONMENT COURT OF NSW FILED ON	
= 3 AUG 2020	
INT	

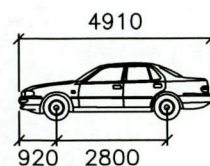
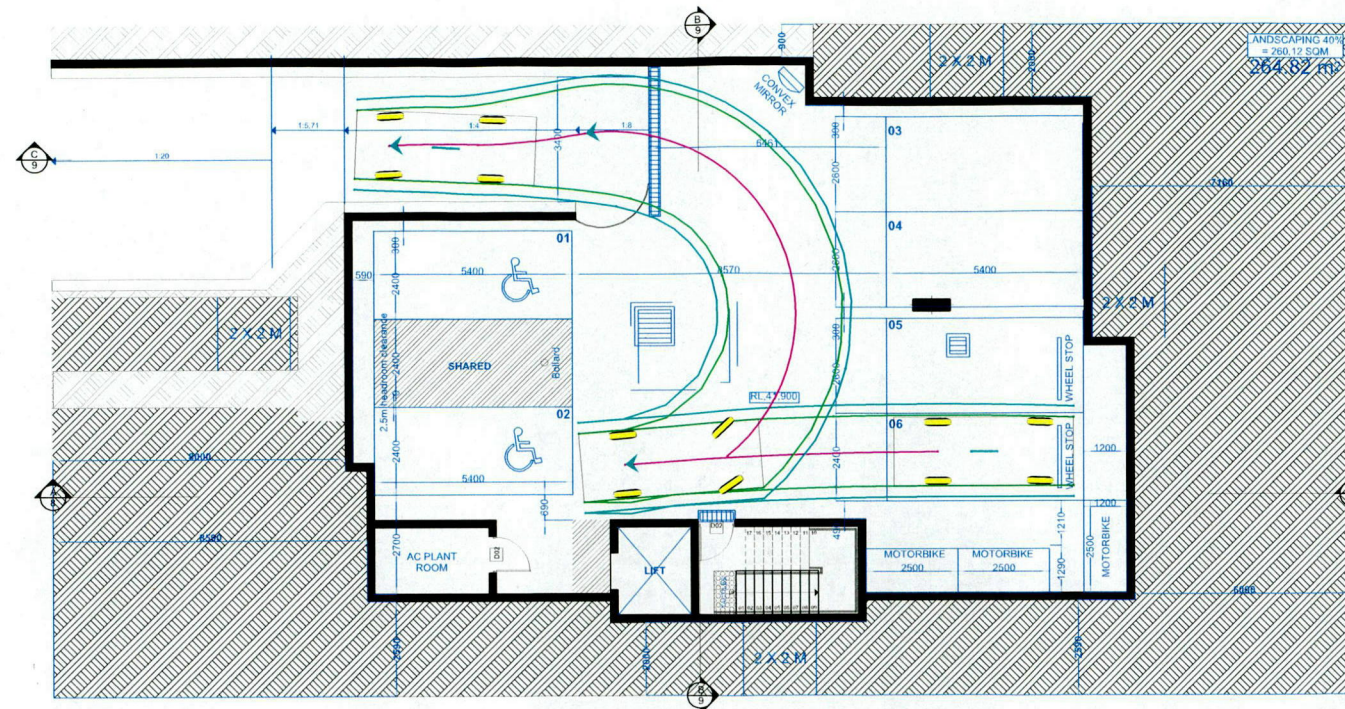


B85

Width : 1870 mm  
Track : 1770 mm  
Lock to Lock Time : 6.0  
Steering Angle : 34.1

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>
PROPOSED BOARDING HOUSE DEVELOPMENT		
6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)		
27 MARCH 2020	HC7841920	<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497 EMAIL: hemanote@optusnet.com.au</div>
HT	RS	
7/15		





B85

Width : 1870  
Track : 1770  
Lock to Lock Time : 6.0  
Steering Angle : 34.1

## VEHICLE SWEEP PATHS

PROPOSED BOARDING HOUSE  
DEVELOPMENT

6 EDITH STREET  
KINGSWOOD NSW

1 : 200 (A3)

27 MARCH 2020

HT

RS

HC7841920

8/15

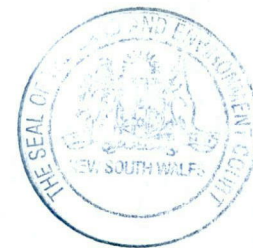
**Hemanote** Consultants

**HEMANOTE CONSULTANTS**  
ABN 94 606 345 117

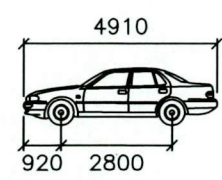
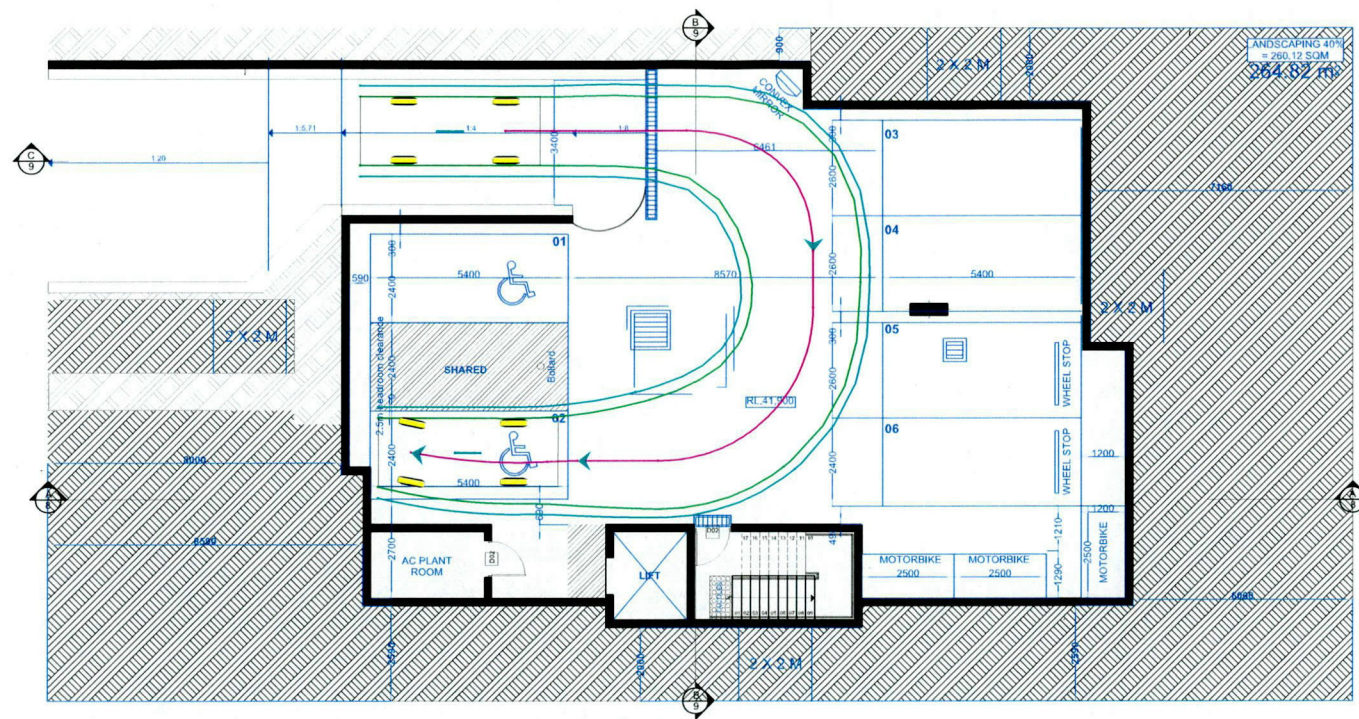
PO BOX 743  
MOOREBANK NSW 1875

CONTACTS: 0414 251 845 & 0414 445 497  
EMAIL: hemanote@optusnet.com.au





LAND AND ENVIRONMENT COURT OF NSW FILED ON	
- 5 AUG 2020	
INT	

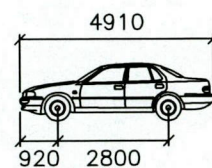
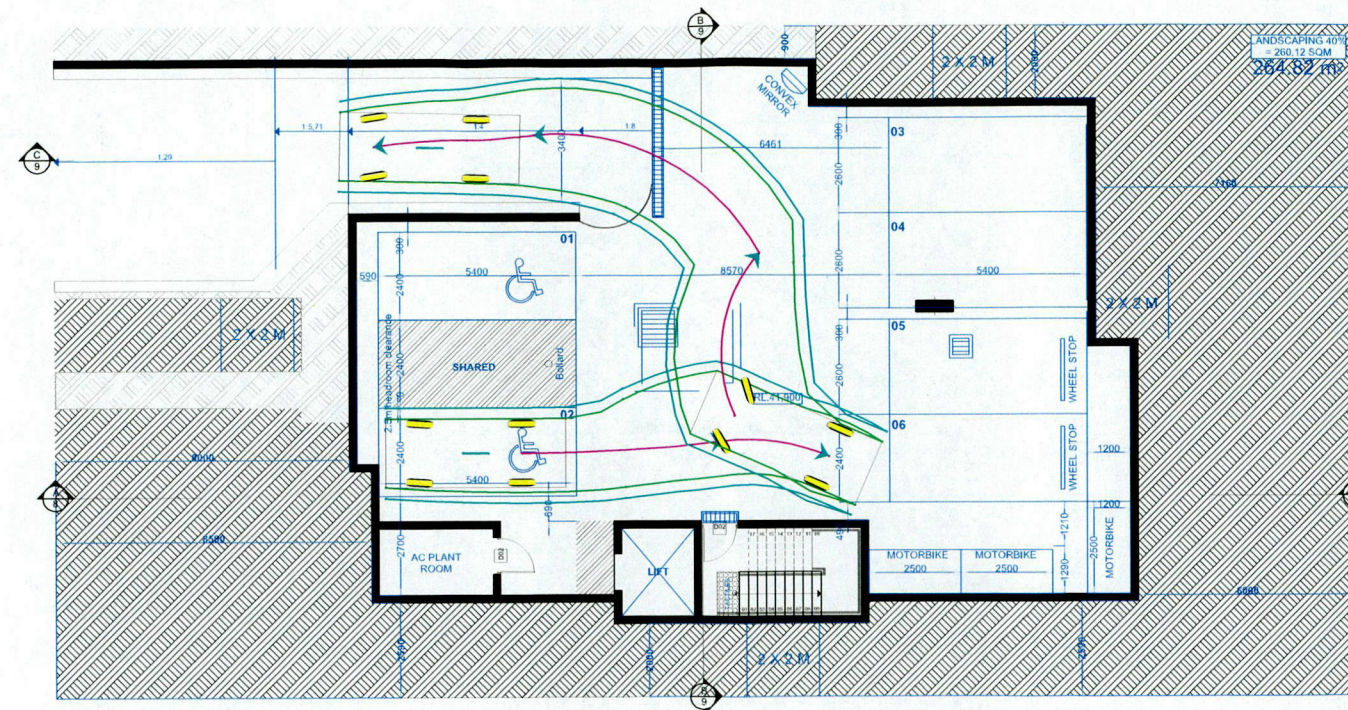


B85

Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

VEHICLE SWEEP PATHS		<b>Hemanote</b> Consultants
PROPOSED BOARDING HOUSE DEVELOPMENT		
6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	
27 MARCH 2020		HEMANOTE CONSULTANTS ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au
HT	RS	
9/15		





B85

Width : 1870 mm  
Track : 1770 mm  
Lock to Lock Time : 6.0  
Steering Angle : 34.1

## VEHICLE SWEEP PATHS

PROPOSED BOARDING HOUSE  
DEVELOPMENT

6 EDITH STREET  
KINGSWOOD NSW

1 : 200 (A3)

27 MARCH 2020

HT

RS

HC7841920

10/15

**Hemanote** Consultants

**HEMANOTE CONSULTANTS**

ABN 94 606 345 117

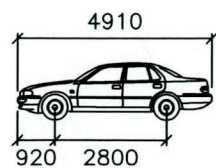
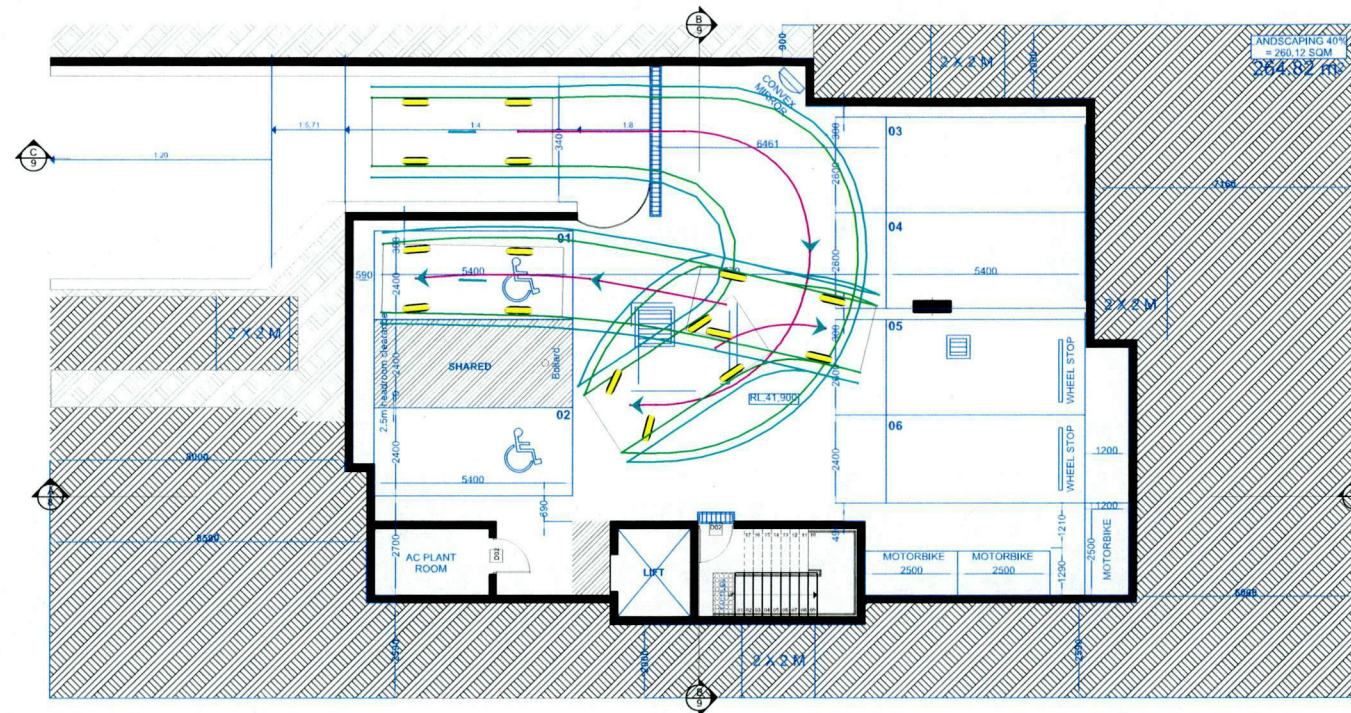
PO BOX 743  
MOOREBANK NSW 1875

CONTACTS: 0414 251 845 & 0414 445 497  
EMAIL: hemanote@optusnet.com.au





LAND AND ENVIRONMENT GOVT OF NSW FILED ON	
- 3 AUG 2020	
INT	

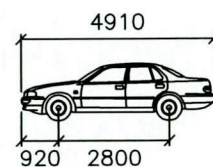
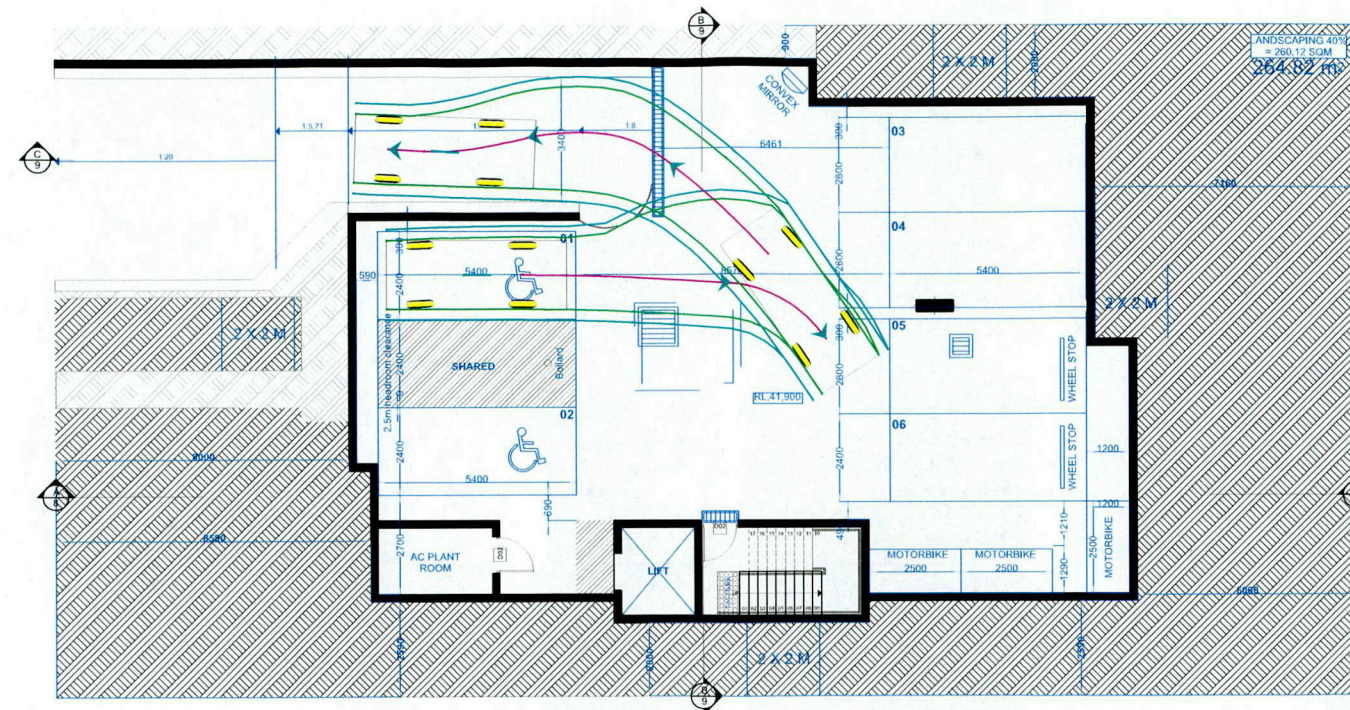


B85

Width : 1870 mm  
Track : 1770 mm  
Lock to Lock Time : 6.0  
Steering Angle : 34.1

VEHICLE SWEEP PATHS		<b>Hemanote</b> Consultants
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	
27 MARCH 2020	HT RS	
11/15		<b>HEMANOTE CONSULTANTS</b> ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACTS: 0414 251 845 & 0414 445 497 EMAIL: hemanote@optusnet.com.au





B85

Width : 1870 mm  
Track : 1770 mm  
Lock to Lock Time : 6.0  
Steering Angle : 34.1

# VEHICLE SWEEP PATHS

PROPOSED BOARDING HOUSE  
DEVELOPMENT

6 EDITH STREET  
KINGSWOOD NSW

1 : 200 (A3)

27 MARCH 2020

HT RS

HC7841920

12/15

**Hemanote** Consultants

**HEMANOTE CONSULTANTS**  
ABN 94 606 345 117

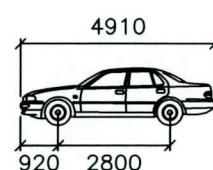
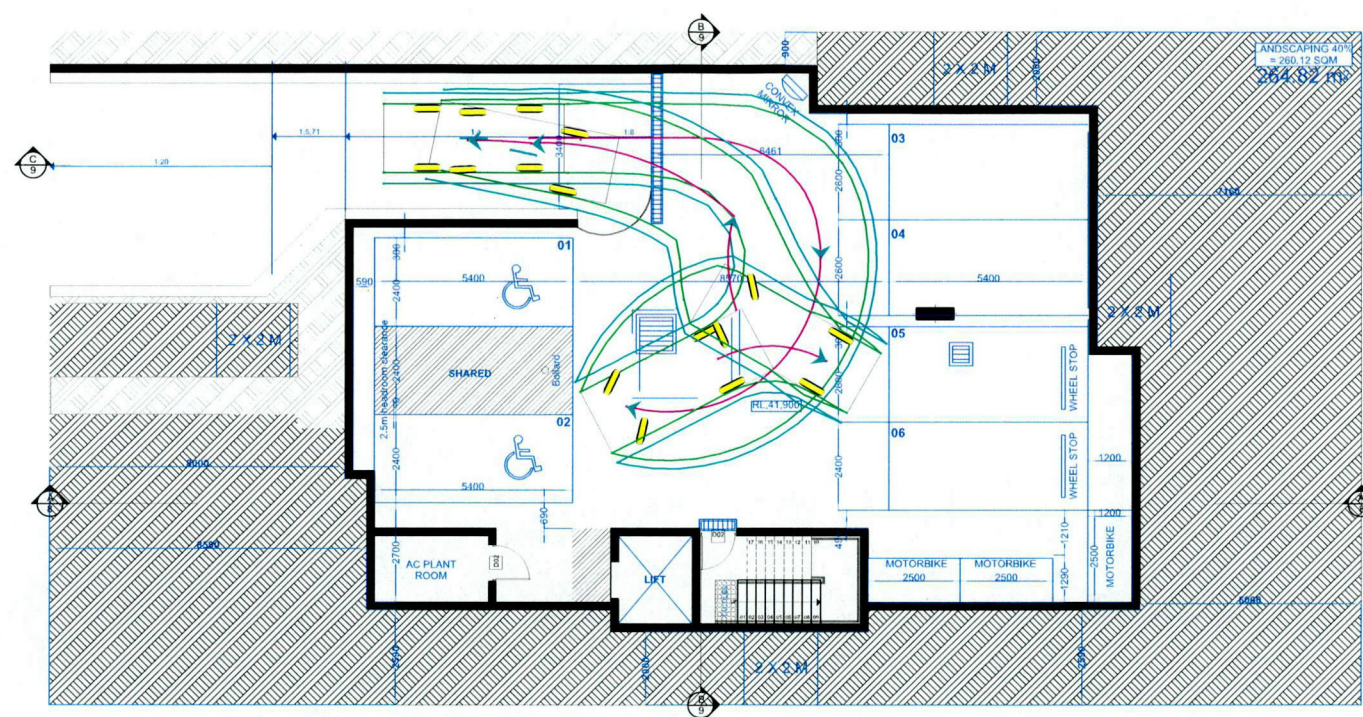
PO BOX 743  
MOOREBANK NSW 1875

CONTACTS: 0414 251 845 & 0414 445 497  
EMAIL: hemanote@optusnet.com.au





LAND AND ENVIRONMENT  
COURT OF NSW  
FILED ON  
- 3 AUG 2020  
INT

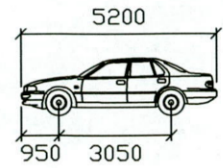
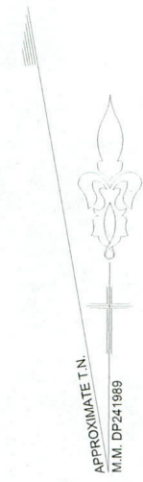


B85

Width : 1870 mm  
Track : 1770  
Lock to Lock Time : 6.0  
Steering Angle : 34.1

VEHICLE SWEEP PATHS		<div><div>Hemanote</div><div>Consultants</div></div>
PROPOSED BOARDING HOUSE DEVELOPMENT 6 EDITH STREET KINGSWOOD NSW		
1 : 200 (A3)	HC7841920	<div>HEMANOTE CONSULTANTS</div> <div>ABN 94 606 345 117</div> <div>PO BOX 743 MOOREBANK NSW 1875</div> <div>CONTACTS: 0414 251 845 &amp; 0414 445 497</div> <div>EMAIL: hemanote@optusnet.com.au</div>
27 MARCH 2020		
HT RS		
13/15		





B99

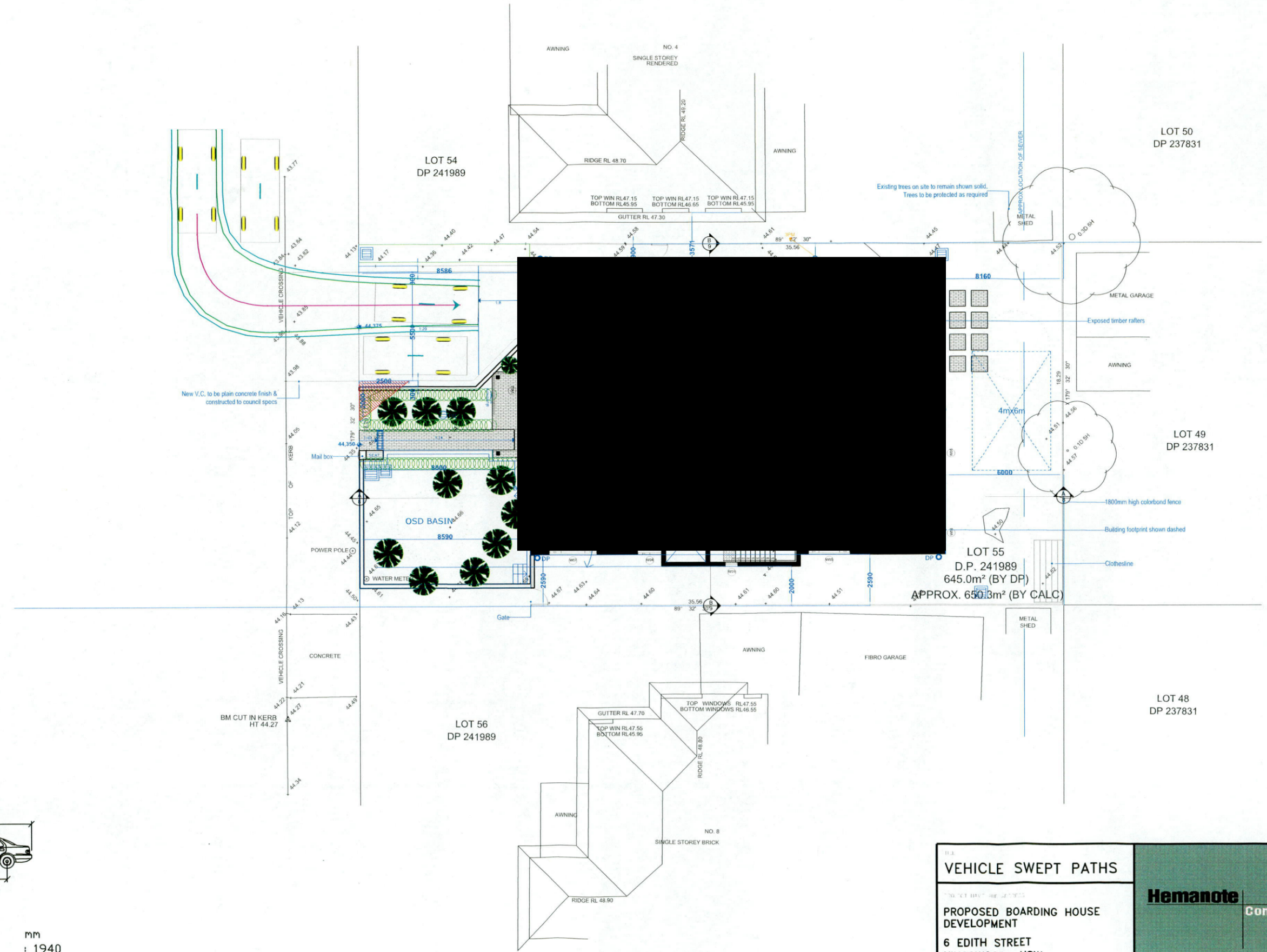
mm

Width : 1940

Track : 1840

Lock to Lock Time : 6.0

Steering Angle : 33.9

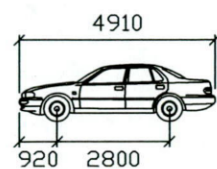
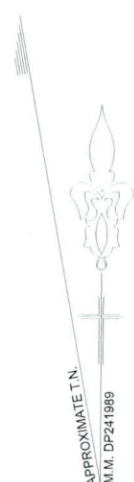


<b>VEHICLE SWEEP PATHS</b>	
PROPOSED BOARDING HOUSE DEVELOPMENT	
6 EDITH STREET KINGSWOOD NSW	
1 : 200 (A3)	HC7841920
27 MARCH 2020	
HT	RS
14/15	

**Hemanote Consultants**

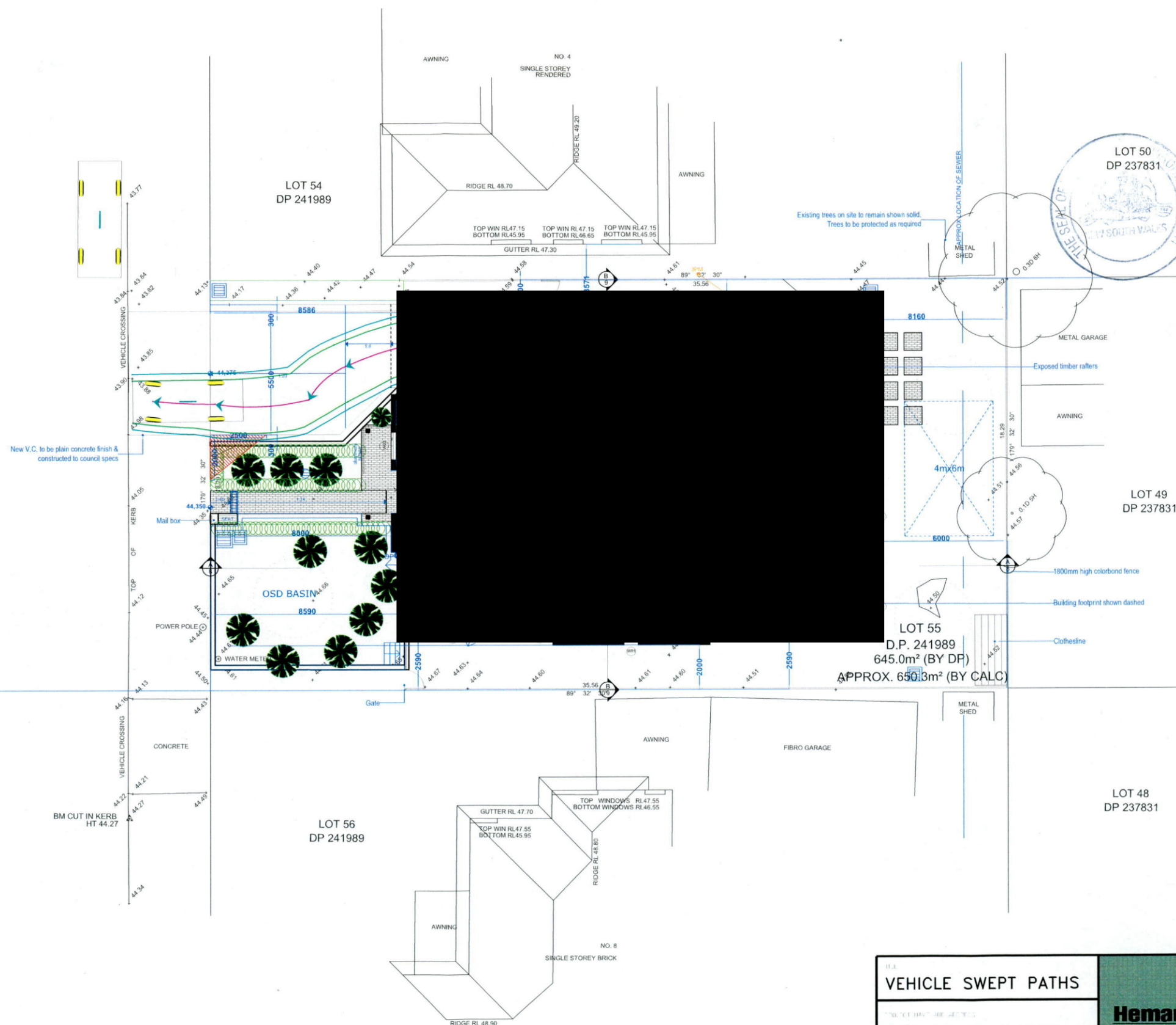
**HEMANOTE CONSULTANTS**  
ABN 94 606 345 117  
PO BOX 743  
MOOREBANK NSW 1875  
CONTACTS: 0414 251 845 & 0414 445 497  
EMAIL: hemanote@optusnet.com.au





B85

mm  
Width : 1870  
Track : 1770  
Lock to Lock Time : 6.0  
Steering Angle : 34.1



#### VEHICLE SWEEP PATHS

PROPOSED BOARDING HOUSE  
DEVELOPMENT  
6 EDITH STREET  
KINGSWOOD NSW

1 : 200 (A3)

27 MARCH 2020

HT RS

HC7841920

15/15

**Hemanote**  
Consultants

**HEMANOTE CONSULTANTS**  
ABN 94 606 345 117

PO BOX 743  
MOOREBANK NSW 1875

CONTACTS: 0414 251 845 & 0414 445 497  
EMAIL: hemanote@optusnet.com.au

