

1044 Brighton Road, Brighton / LUC-2022-177

The following is to provide additional transportation comments in regards to the above.

Site plan:

Attached is an updated site plan showing the parks with greater accuracy. Note the attached is based on survey quality data.

Vehicle expectations:

The types of vehicles entering and exiting the site are expected to be limited to:

- Domestic vehicle associated with those living on site.
- Service vehicles associated with matters such as laundry and rubbish.
- Passenger vehicles, such as small mini vans, associated with taking those living on site to/from work.

All of the above are expected to become familiar with the site.

The site is expected to accommodate 50 people (46 single units and 4 people in the existing dwelling), and they are anticipated to largely travel via arranged transport (to align with various shift start times).

It is anticipated that smaller to mid size vans will be utilised, such as:

- Smaller van (example Toyota hiace, 11 seater), which has an overall length of approximately 5.3m.
- Mid size van (example VW Crafter, 21 seater), which has an overall length of approximately 6.8m.

The site layout provides parking as follows:

- Mid size van – parks 5 and 11
- Smaller vans – parks 3, 4 and 10 (plus others)

The above demonstrates that the site has the parking capacity for smaller and mid sized vans. A condition of consent is offered to ensure all arranged transport vans are limited to a maximum size of a mid size van, and dedicated parking is provided for such vehicles.

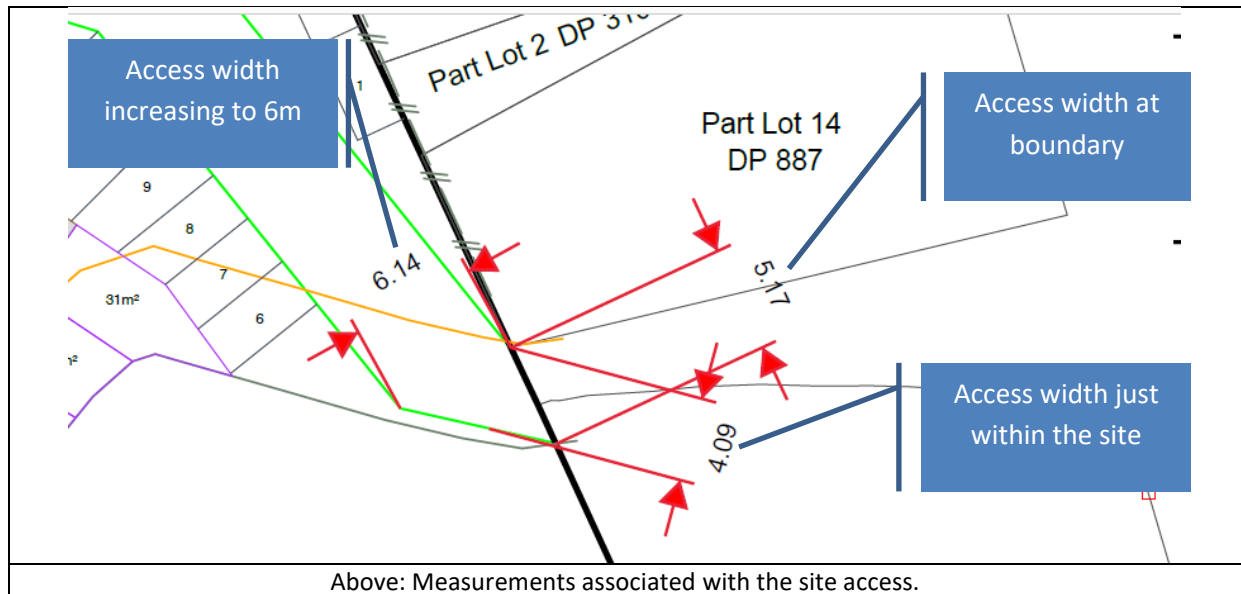
Access:

The access is based on the existing easement associated with the site. Within the site the majority of the easement/access is 6m wide.

However, near the entrance the following is noted:

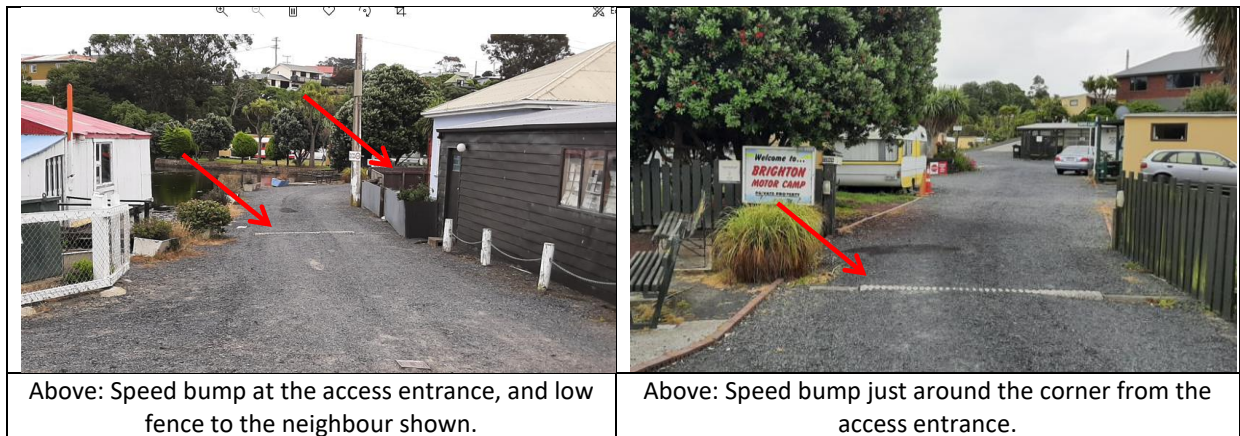
- At the boundary the access is approx. 5m wide – refer below. The width is restricted as the north side of the entrance is the site boundary, and the southern side of the entrance is restricted by the river bank. There is no practical way of increasing the width at the access point.

- After the entrance, the access has a slight right-hand bend. Depending on how the access width is measured, it is between 4.1m and 6m – refer below. Again, this area is constrained by the neighbouring boundary and the river bank.



It is noted that the site will be used by people who become familiar with the site, there is limited parking within the site, vehicles will generally be domestic vehicles or small passenger vans. This contrasts with the consented environment (camper van park), which was associated with much larger vehicles and drivers who would be unfamiliar with the access/site layout.

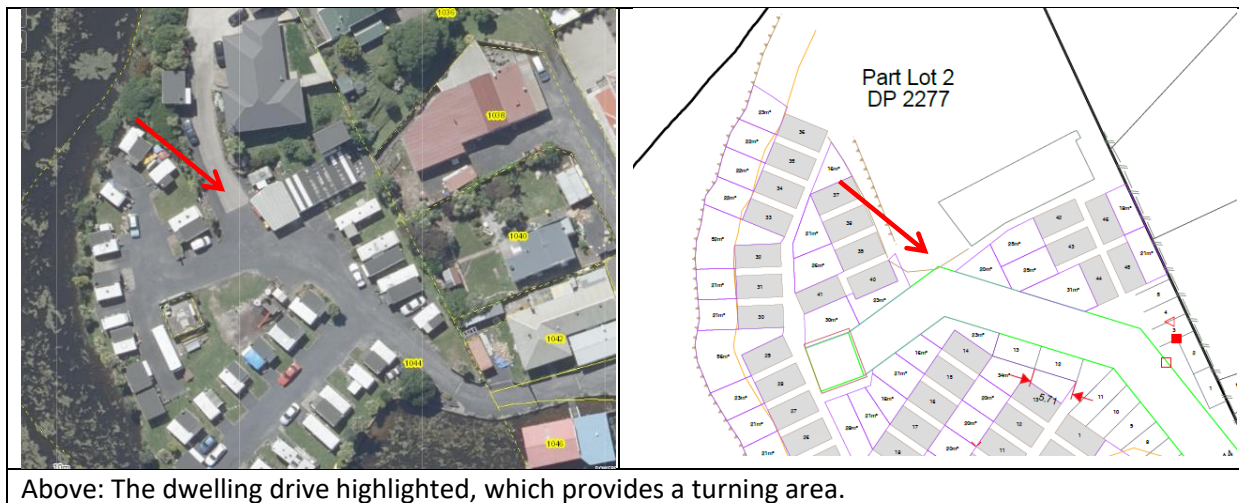
The entrance is already associated with two speed bumps (refer below), and visibility 'around the corner of the access' is partially provided by the reduced fence height with the neighbour (refer below).



As it not practical to physically widen the entrance part of the access, if required mitigation associated with the installation of a convex traffic mirror and/or additional speed humps could be considered.

On-site turning

Towards the northern end of the site is an existing dwelling. The drive for the dwelling is not shown on the attached plan, but it provides an excellent turning area – refer below:



The drive is approx. 5m wide and hard surfaced. The combination of the access and the drive, provide an area for turning, which should be suitable for all vehicles entering the site (i.e. domestic, service, and mini-vans).

A condition of consent is offered that no vehicle is to reserve from the site.

On site parks:

Below is a summary of the onsite parking (as per the attached). The items highlighted do not comply with 2GP requirements for a 99th percentile vehicle:

Park #	Dimensions	Aisle width	Notes	Comments
1	5m x 2.5m	6.2m+	Width can be increased to 2.6m Length to remain at 5m	The reduced length creates no issues due to the vacant land at one end of the park. The reduced aisle width is only 0.1m and is only at one end.
2	5m x 2.5m	6.3m+	Width can be increased to 2.6m Length can be increased to 6m	Complies for a 99 th percentile vehicle
3	5m x 2.5m	6.2m+	Length can be increased to 5.5m	Complies for a 99 th percentile vehicle Could accommodate a smaller size van.

4	5m x 2.5m	6.2m+	Length can be increased to 5.5m	Complies for a 99 th percentile vehicle Could accommodate a smaller size van.
5	5m x 2.5m	6.2m+	Length can be increased to 5.5m	Complies for a 99 th percentile vehicle. Could accommodate a mid size van.
6	5.2m+ x 2.5m	6.0m	Aisle width can be increased to 6.2m via minor layout changes.	Could comply for a 99 th percentile vehicle
7	5.2m+ x 2.5m	6.0m	Aisle width can be increased to 6.2m via minor layout changes.	Could comply for a 99th percentile vehicle
8	5.2m+ x 2.5m	6.0m	Aisle width can be increased to 6.2m via minor layout changes.	Could comply for a 99th percentile vehicle
9	5.2m+ x 2.5m	6.0m	Aisle width can be increased to 6.2m via minor layout changes.	Could comply for a 99th percentile vehicle
10	5.2m+ x 2.5m	6.0m	Aisle width can be increased to 6.2m via minor layout changes.	Could comply for a 99th percentile vehicle Could accommodate a smaller size van.
11	5.2m+ x 2.5m	6.0m	Aisle width can be increased to 6.2m via minor layout changes.	Could comply for a 99th percentile vehicle Could accommodate a mid size van.
12	5.7m x 2.6m+	6.0m	Aisle width can be increased to 6.2m via minor layout changes. Length can be increased to 6m via minor layout changes.	Could comply for a 99th percentile vehicle
13	5.7m x 2.6m+	6.0m	Aisle width can be increased to 6.2m via minor layout changes. Length can be increased to 6m via minor layout changes.	Could comply for a 99th percentile vehicle

END