

Our Reference: G31169L-01C

15 August 2024

Planning & Property Partners
Level 13, 1 Collins Street
MELBOURNE VIC 3000

Attention: Mr Nicholas Touzeau

Dear Sir,

10-14 Lofts Avenue, Kew Traffic Engineering Assessment

Please find following our review of the proposal for 10-14 Lofts Avenue, Kew.

Proposal

The proposal is to use the site for campus maintenance and administrative purposes for Methodist Ladies' College (MLC). The rear open space will accommodate school equipment, an area for mulch storage, and vehicle access.

Vehicle access to the site will be via the existing crossover to Lofts Avenue, which will be widened by approximately 1.2m to facilitate vehicle access.

The existing building structures of 8-10 Lofts Avenue and 14 Lofts Avenue will also be largely maintained.

Development plans prepared by Architectus (dated August, 2024) are attached at Appendix A.

Car Parking Provision

The site will operate as an ancillary use of MLC, which includes a kindergarten, primary school and secondary school.

The measure of each of these uses under the Column B rates (which apply as the site is located within the Principal Public Transport Network area) is as follows:

- Kindergarten: 0.22 car spaces per child place
- Primary School: 1 car space to each employee that is part of the maximum number of employees on the site at any time.
- Secondary School: 1.2 car spaces to each employee that is part of the maximum number of employees on the site at any time.

The proposal is for use by existing MLC staff (i.e. no additional staffing) and does not seek to remove any of the existing car parking.

Accordingly, there is no statutory requirement for car parking under Clause 52.06-3 of the Planning Scheme for the use, and the non-provision of formal car parking is acceptable.

Vehicle Access Assessment

Traffix Group has provided design advice to the project architect to achieve a satisfactory access layout. The following vehicle access movements will need to be facilitated:

- A car and trailer. For our assessment we have considered the B99 design car presented in AS2890.1-2004 with a trailer.
- A 6.4m long mini waste truck, which will be utilised for infrequent waste collection via a private contractor. The waste truck will enter the site in a forward direction, turn around in the rear handstand area, and then exit the site in a forward direction.

Swept path diagrams demonstrating both above manoeuvres are attached at Appendix B.

We have assessed the design against the requirements of Clause 52.06-9. The key relevant design items are as follows:

- The vehicle accessway will be a minimum of 4.5m width, in accordance with Design Standard 1 of Clause 52.06-9.
- All vehicles can exit the site in a forward direction, in accordance with Design Standard 1 of Clause 52.06-9.
- The access through the site will be generally flat, and accord with the requirements of Design Standard 3 of Clause 52.06-9.

Based on the above, we are satisfied that vehicle access arrangements and layout are appropriate. Please contact James Young (Senior Traffic Engineer) or myself at Traffix Group if you require any further information.

Yours faithfully,



TRAFFIX GROUP PTY LTD

LEIGH FURNESS

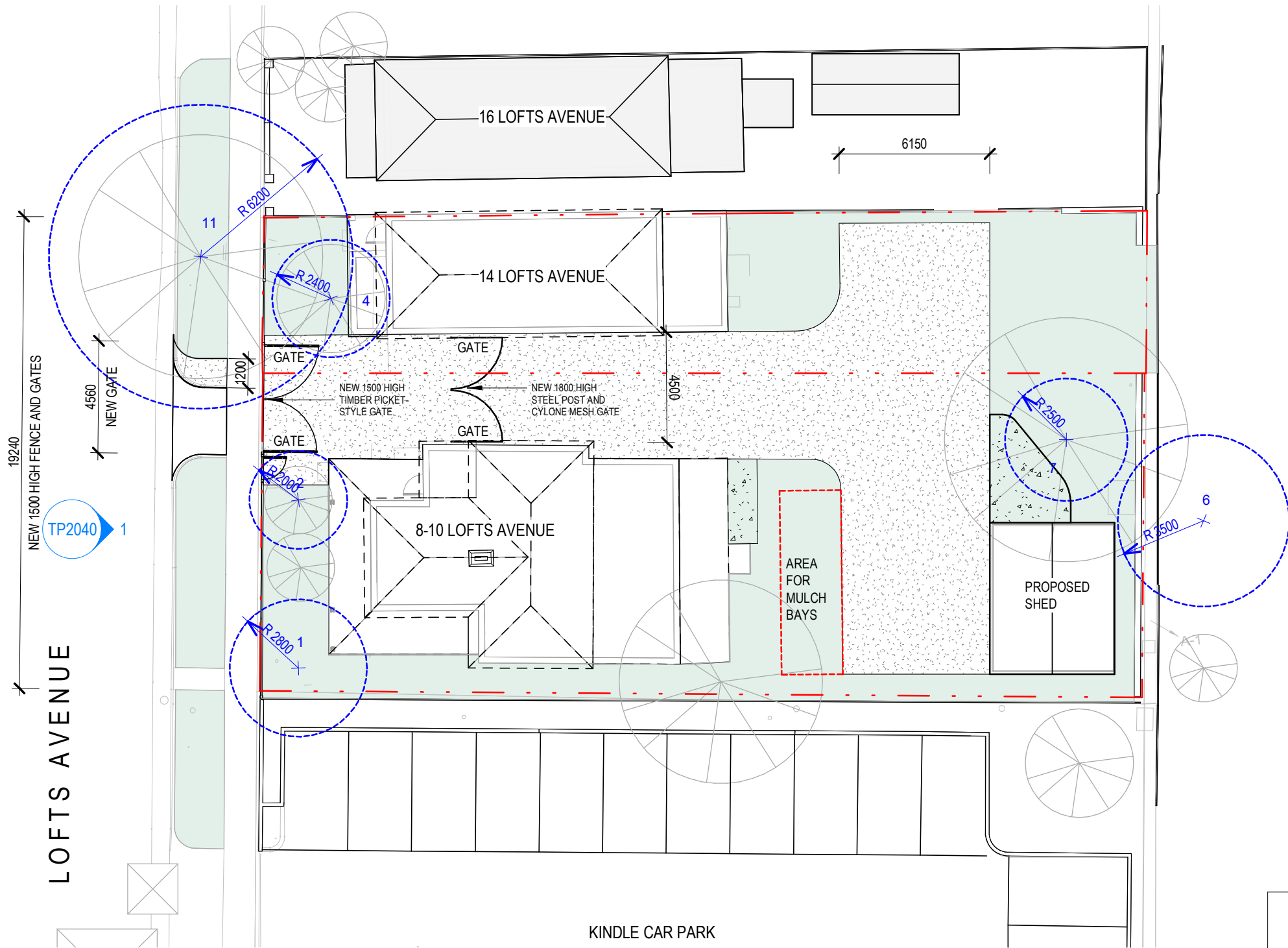
Director








Appendix A

Development Plans



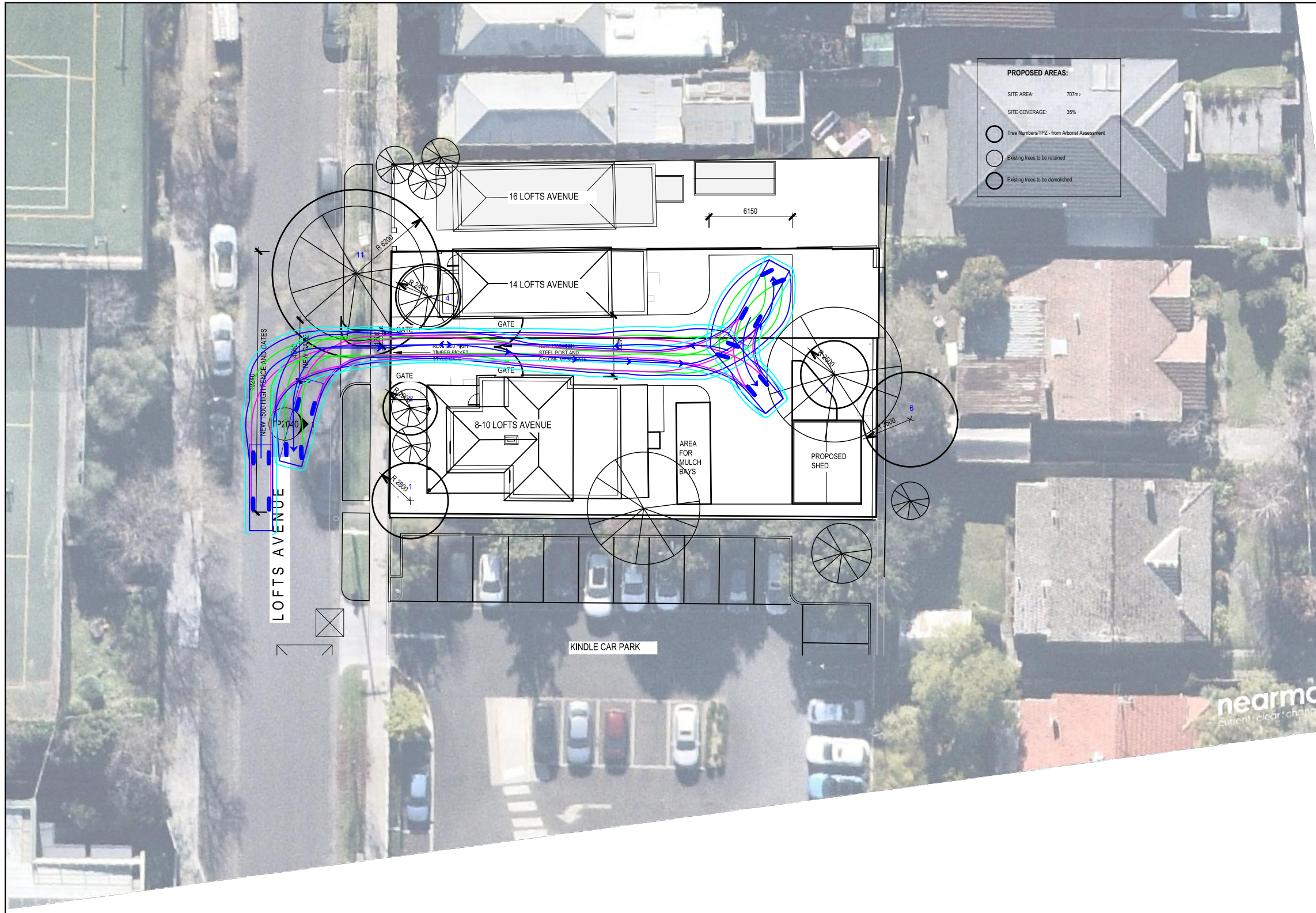
PROPOSED AREAS:	
SITE AREA:	707m ²
SITE COVERAGE:	35%
	Tree Numbers/TPZ - from Arborist Assessment
	Existing trees to be retained
	Existing trees to be demolished



Appendix B

Swept Path Diagrams

WASTE TRUCK - SITE ACCESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	15/08/2024	TOWN PLANNING	J. YOUNG	L. FURNESS

10-14 LOFTS AVENUE, KEW
PROPOSED MAINTENANCE AREA

GENERAL NOTES:
BASE INFORMATION FROM: TP1013 [A] - 10-14
LOFTS AVE - PROPOSED PLAN.dwg
PREPARED BY Architectus

FILE NAME: G31169-01
SHEET NO.: 01



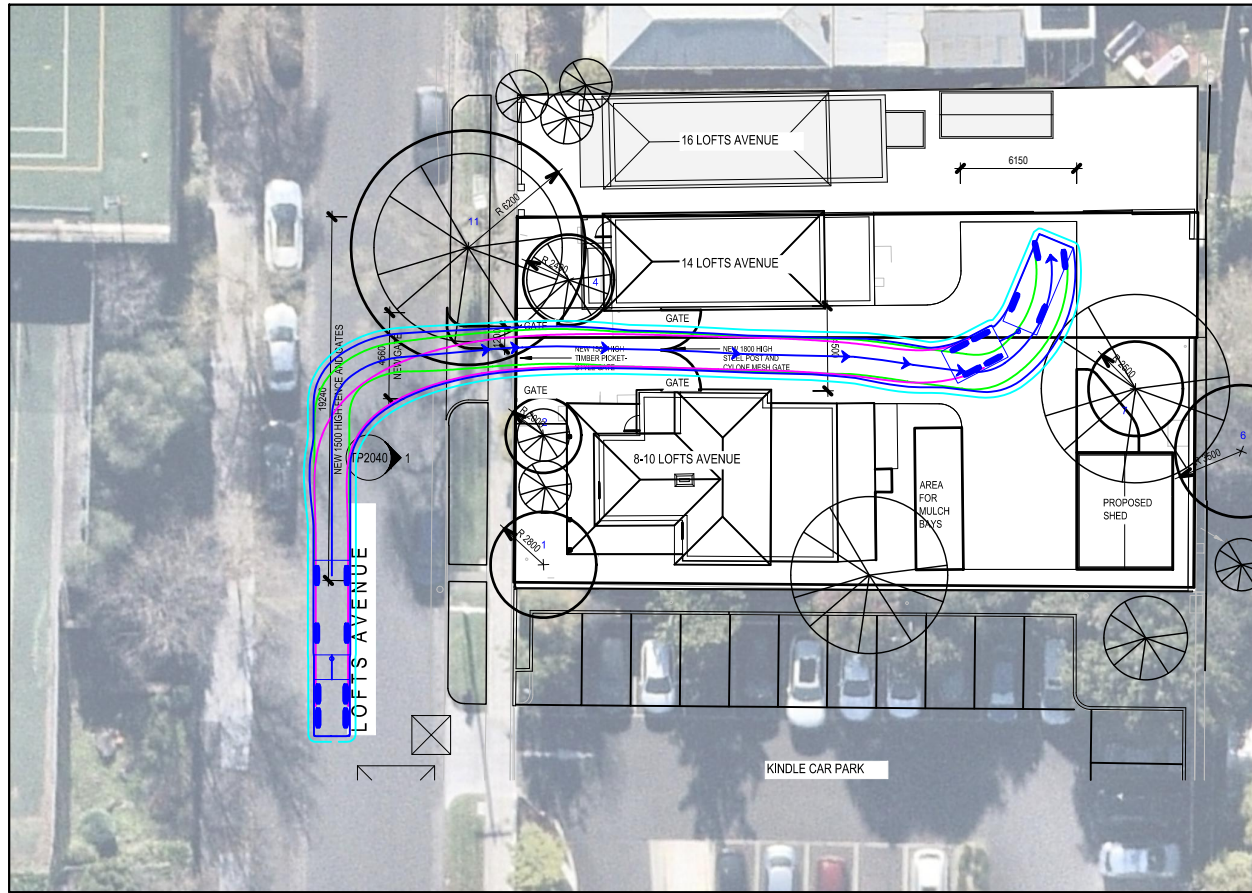
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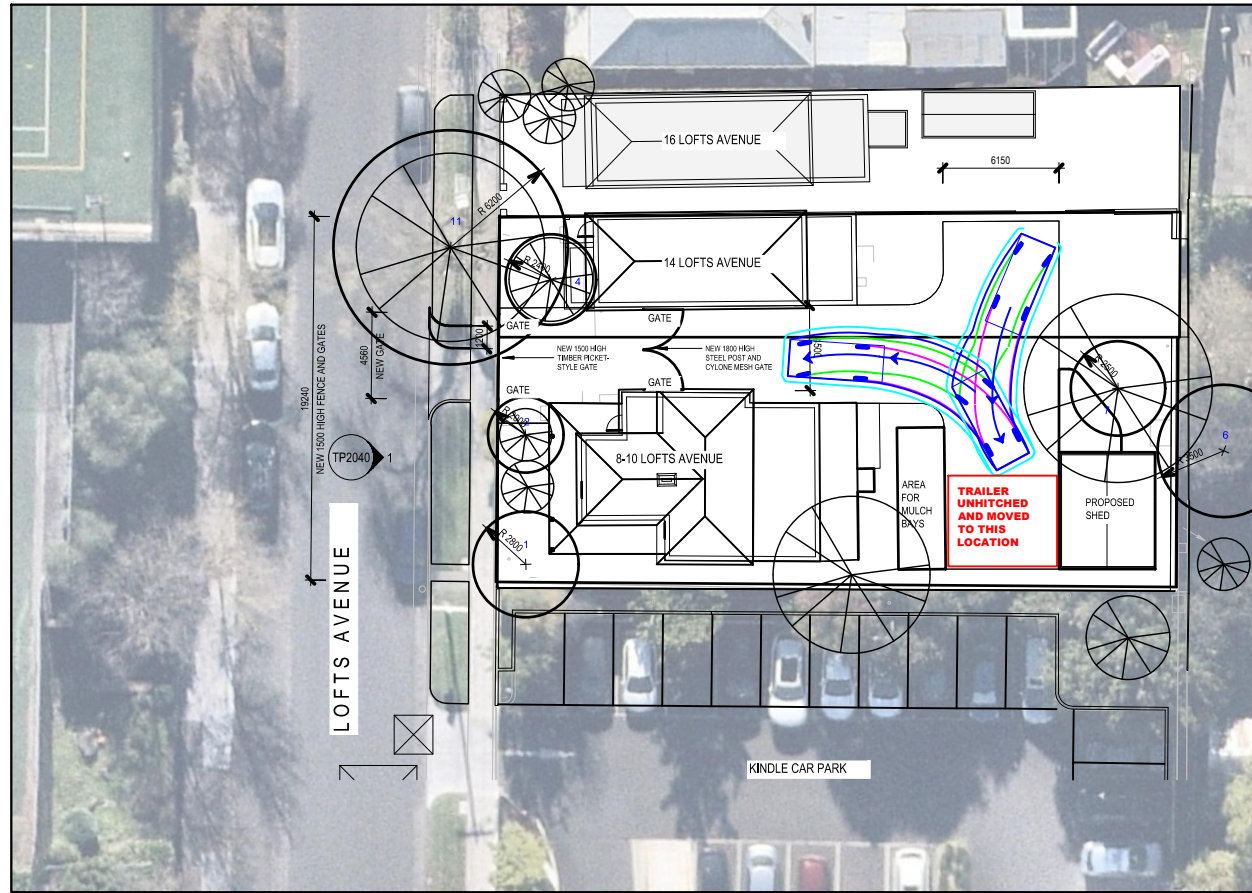


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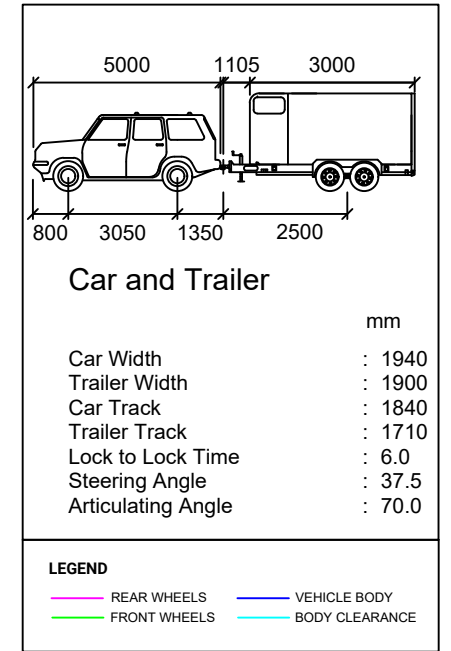
ENTRY TO SITE WITH TRAILER



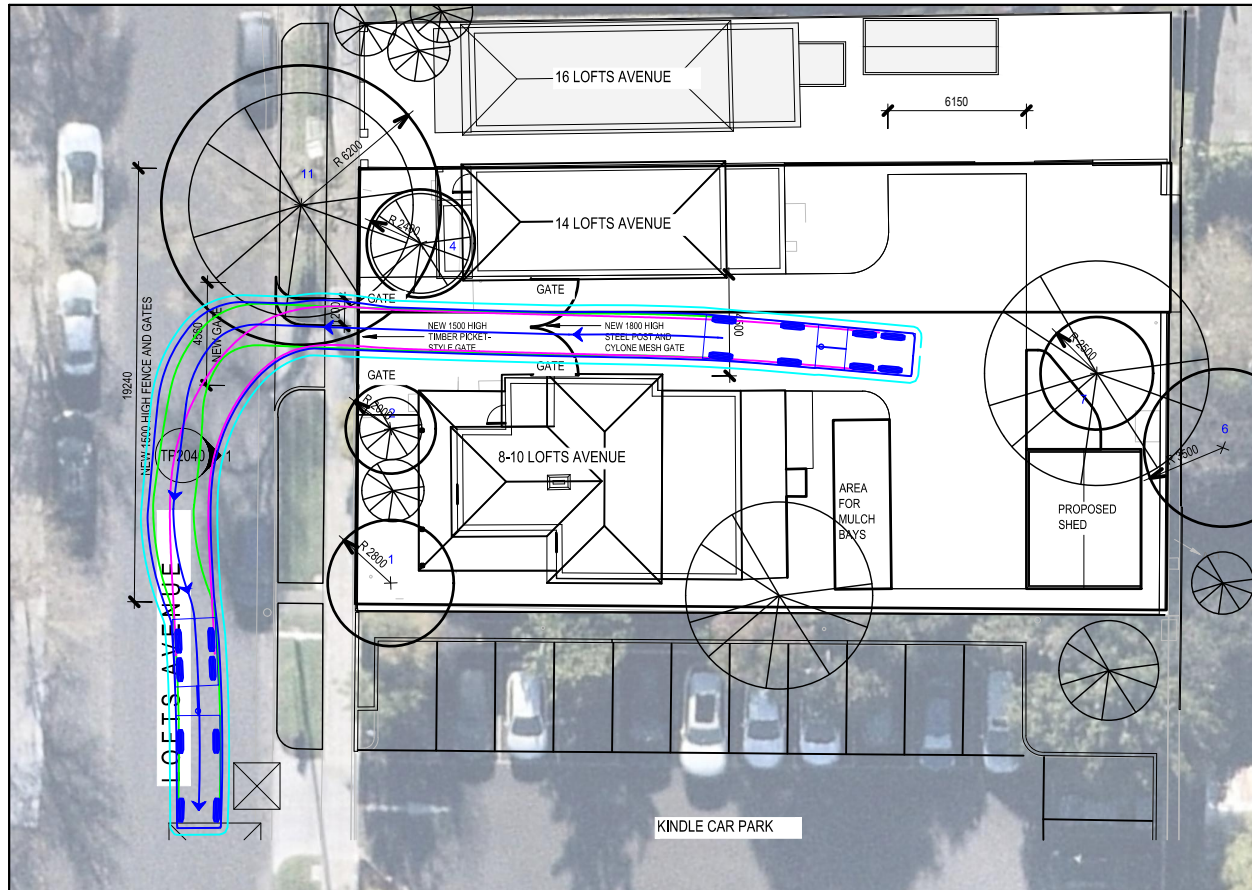
TURNAROUND WITHOUT TRAILER



VEHICLE PROFILE



EXIT FROM SITE WITH TRAILER



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