



**Stantec Australia Pty Ltd**  
Level 9, The Forum, 203 Pacific Highway  
St. Leonards NSW 2065  
AUSTRALIA  
ABN 17 007 820 322

11 July 2025

Enquiries: Avi Barua  
Project No: 300304911

Stargate Property  
Suite 101/109 Oxford Street  
BONDI JUNCTION NSW 2022

**Attention: Michael Prag**

Dear Michael

**Reference: 196-214 Oxford Street and 2 Nelson Street, Bondi Junction - End Bay Assessment**

## **Background**

A State Significant Development Application (SSD-77175998) has been submitted for a shop top housing development with in-fill affordable housing located at 196-214 Oxford Street and 2 Nelson Street, Bondi Junction.

Department of Planning, Housing and Infrastructure has requested additional information for the responses to the issues raised in submissions under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

## **Department of Planning, Housing and Infrastructure Comments**

### **Comment 12**

*"Traffic Impact Assessment (TIA) - Provide swept paths for end-of-aisle movements."*

### **Response**

The end bays and aisles are confirmed to be compliant with AS2890.1 requirements. Refer to attached swept paths analysis demonstrating ingress and egress of the end bay assessments for reference.

10 July 2025

Attention: Michael Prag

Page 2 of 2

Reference: 196-214 Oxford Street and 2 Nelson Street, Bondi Junction - End Bay Assessment

I trust that this is satisfactory; should you have any questions, please do not hesitate to contact me.

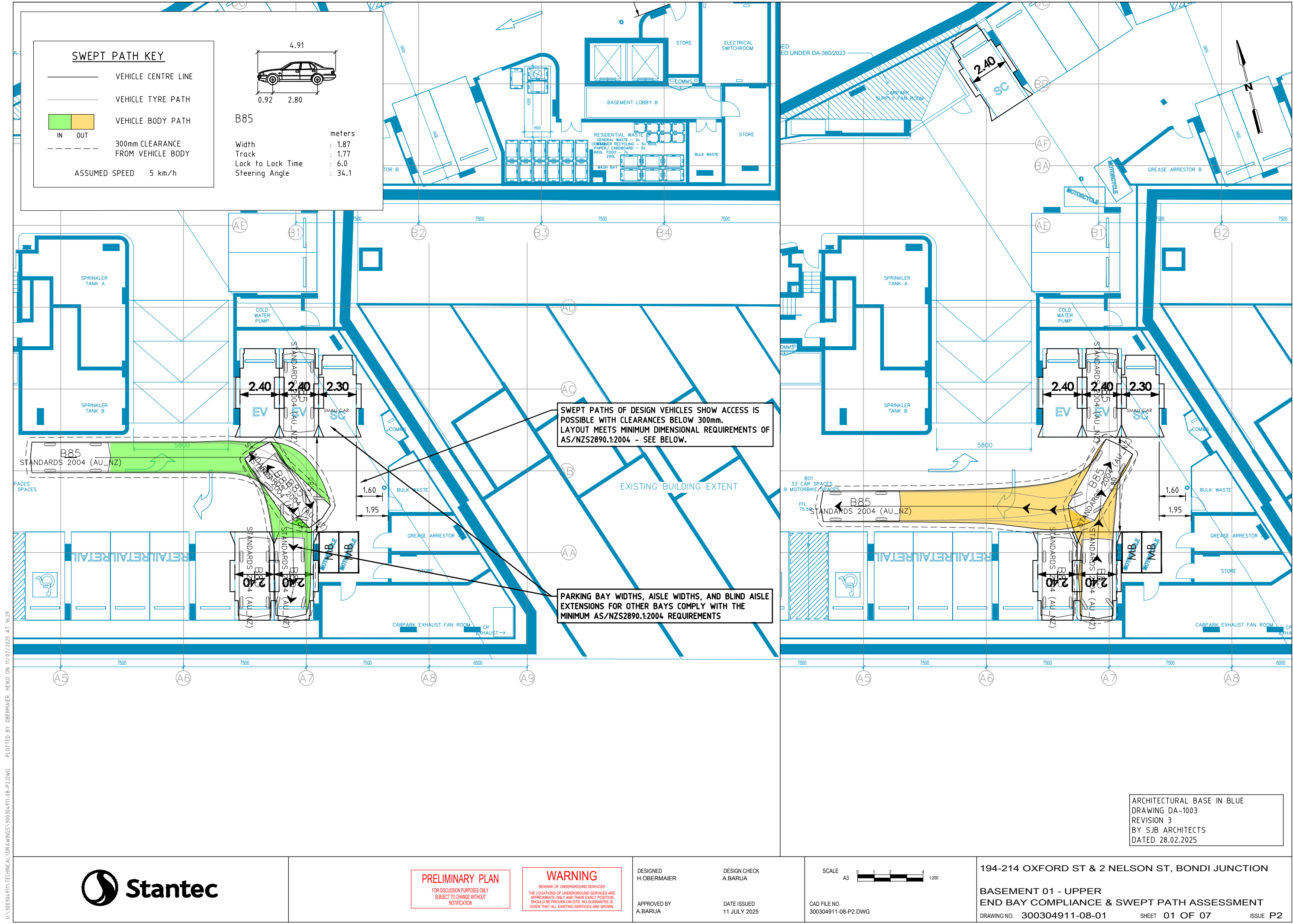
Yours sincerely

**Stantec Australia Pty Ltd**

A handwritten signature in black ink, appearing to be 'Avi Barua', with a stylized, overlapping loop structure.

**Avi Barua**

**Group Leader – Traffic Engineering (NSW)**



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**PRELIMINARY PLAN**  
FOR DISCUSSION PURPOSES ONLY  
SUBJECT TO CHANGE WITHOUT  
NOTIFICATION

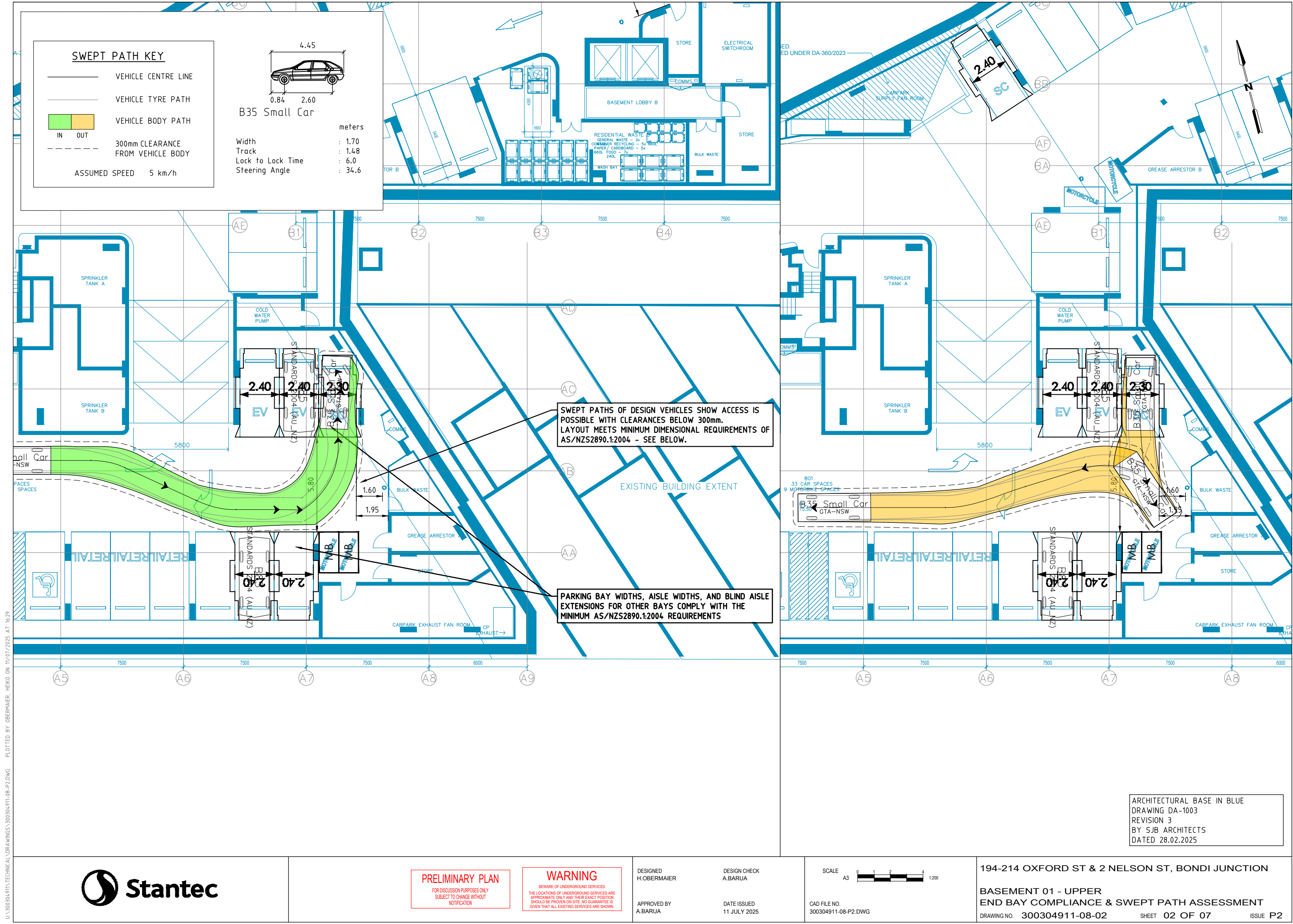
**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE  
APPROXIMATE ONLY AND THEIR EXACT POSITION  
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS  
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DESIGNED  
H.OBERMAIER  
  
APPROVED BY  
A.BARUA

DESIGN CHECK  
A.BARUA  
  
DATE ISSUED  
11 JULY 2025

SCALE  
A3 0 1 2 4 1:200  
  
CAD FILE NO.  
300304911-08-P2.DWG

194-214 OXFORD ST & 2 NELSON ST, BONDI JUNCTION  
  
BASEMENT 01 - UPPER  
END BAY COMPLIANCE & SWEEP PATH ASSESSMENT  
  
DRAWING NO. 300304911-08-01 SHEET 01 OF 07 ISSUE P2



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END BAY COMPLIANCE & SWEEP PATH ASSESSMENT  
  
DRAWING NO. 300304911-08-02 SHEET 02 OF 07 ISSUE P2

ARCHITECTURAL BASE IN BLUE  
DRAWING DA-1003  
REVISION 3  
BY SJB ARCHITECTS  
DATED 28.02.2025

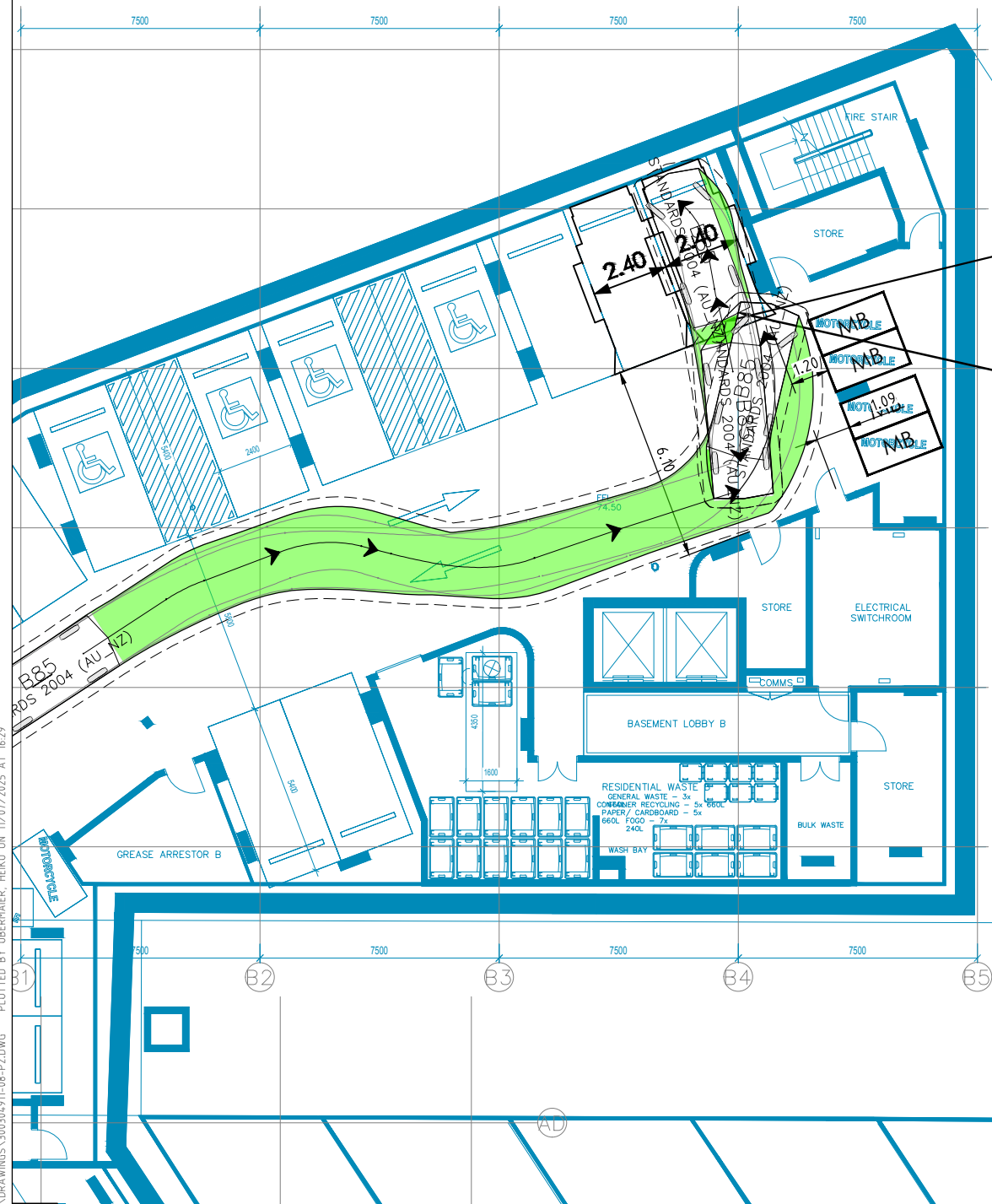
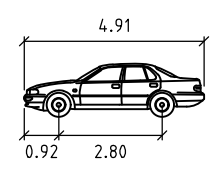
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**SWEPT PATH KEY**

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- IN OUT VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY
- ASSUMED SPEED 5 km/h

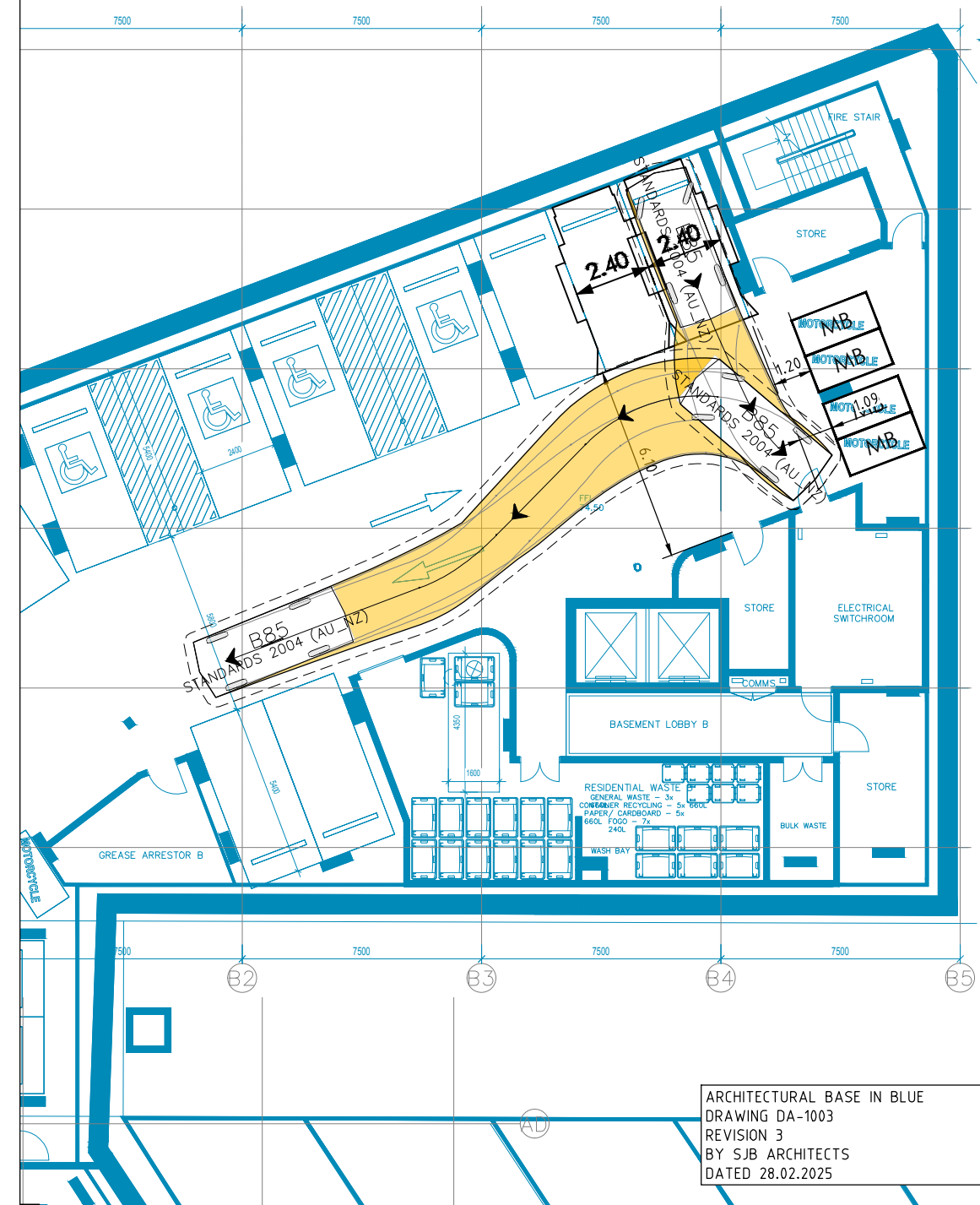
**B85**

Width : 1.87 meters  
Track : 1.77  
Lock to Lock Time : 6.0  
Steering Angle : 34.1



SWEPT PATHS OF DESIGN VEHICLES SHOW ACCESS IS POSSIBLE WITH CLEARANCES BELOW 300mm. LAYOUT MEETS MINIMUM DIMENSIONAL REQUIREMENTS OF AS/NZS2890.1:2004 - SEE BELOW.

PARKING BAY WIDTHS, AISLE WIDTHS, AND BLIND AISLE EXTENSIONS FOR END BAYS COMPLY WITH THE MINIMUM AS/NZS2890.1:2004 REQUIREMENTS



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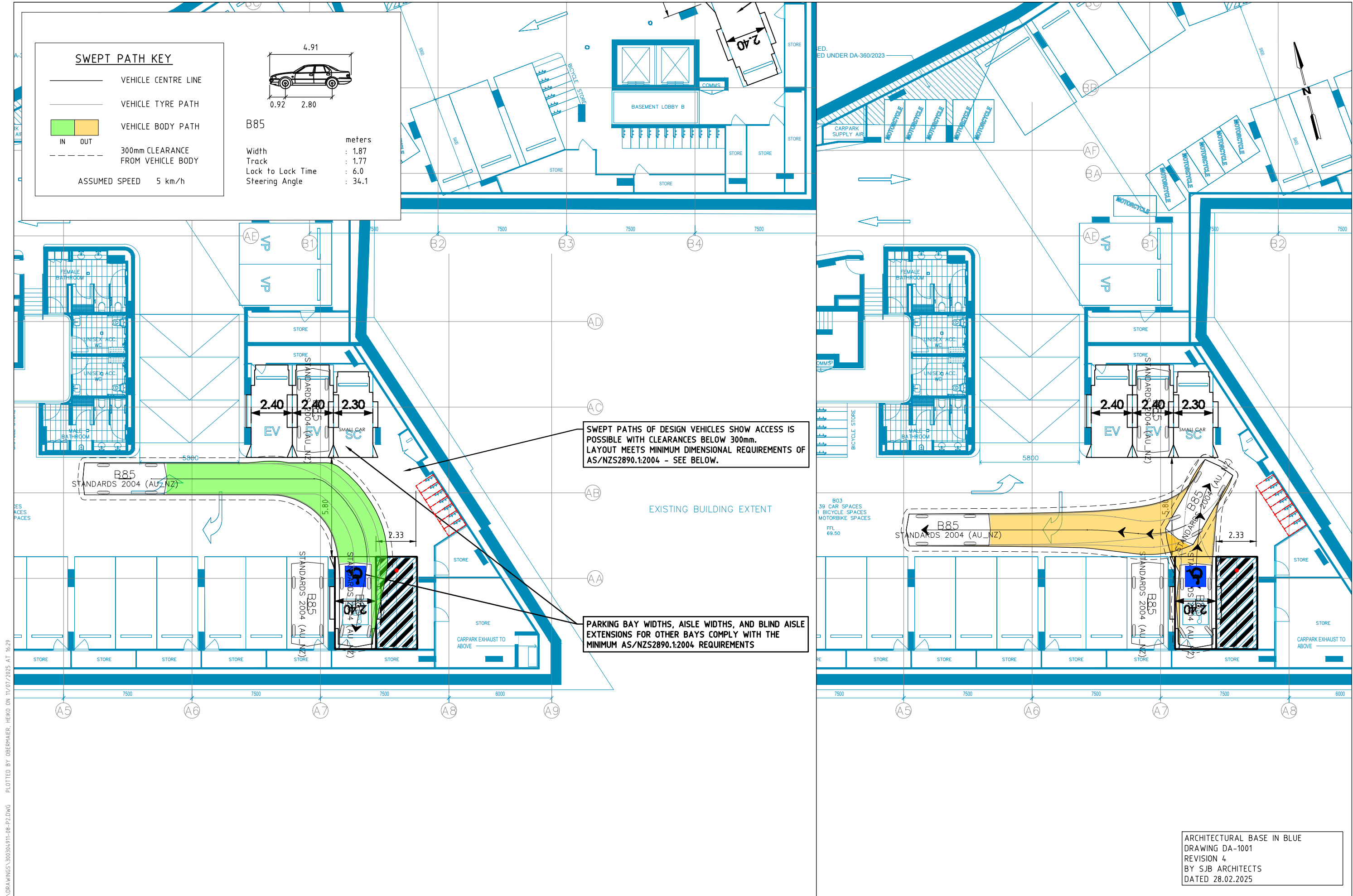
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BASEMENT 01 - LOWER  
END BAY COMPLIANCE & SWEEP PATH ASSESSMENT  
DRAWING NO. 300304911-08-03 SHEET 03 OF 07 ISSUE P2



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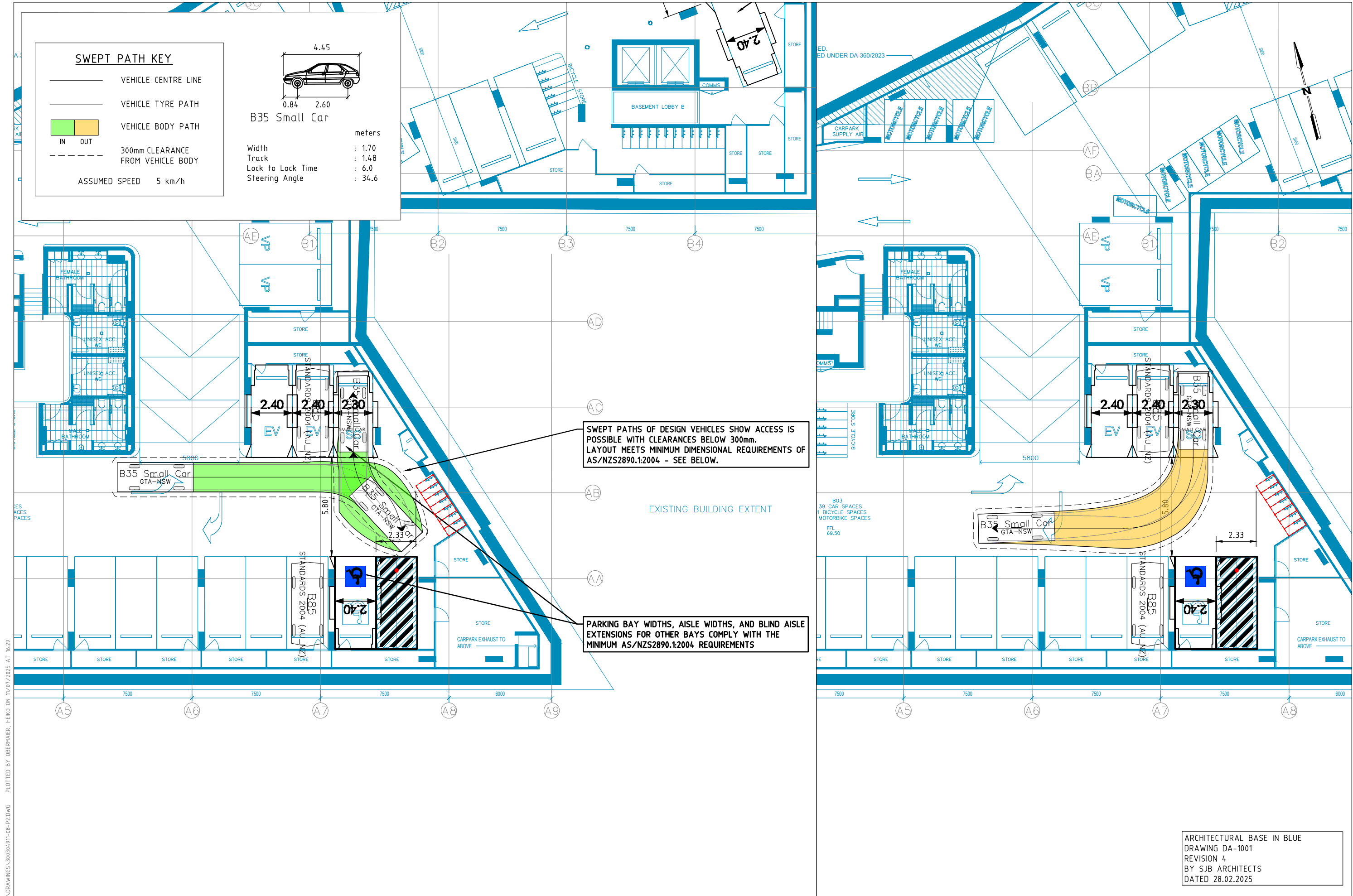
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BASEMENT 02/03/04 TYP. - UPPER  
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DRAWING NO. 300304911-08-04 SHEET 04 OF 07 ISSUE P2

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REVISION 4  
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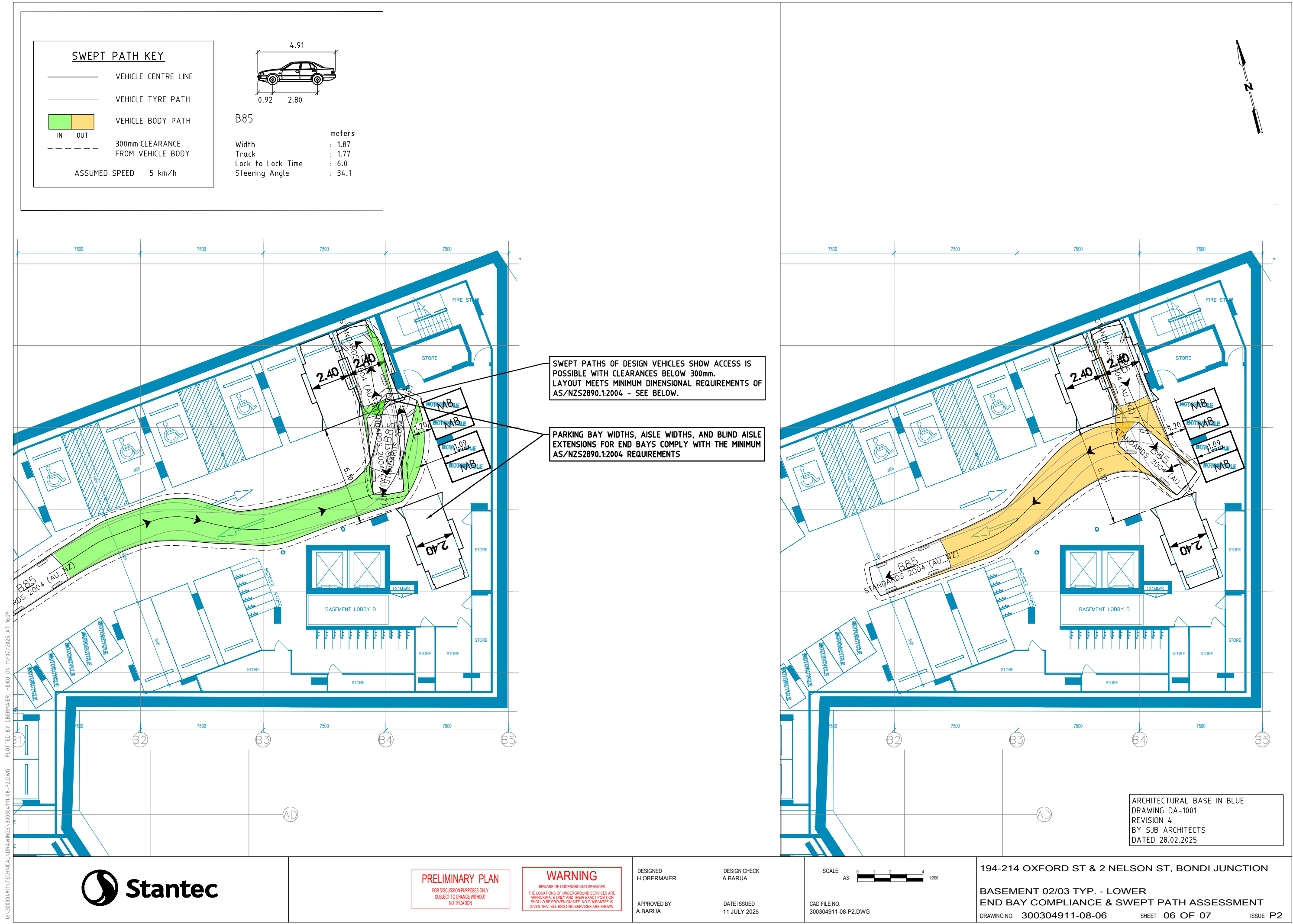
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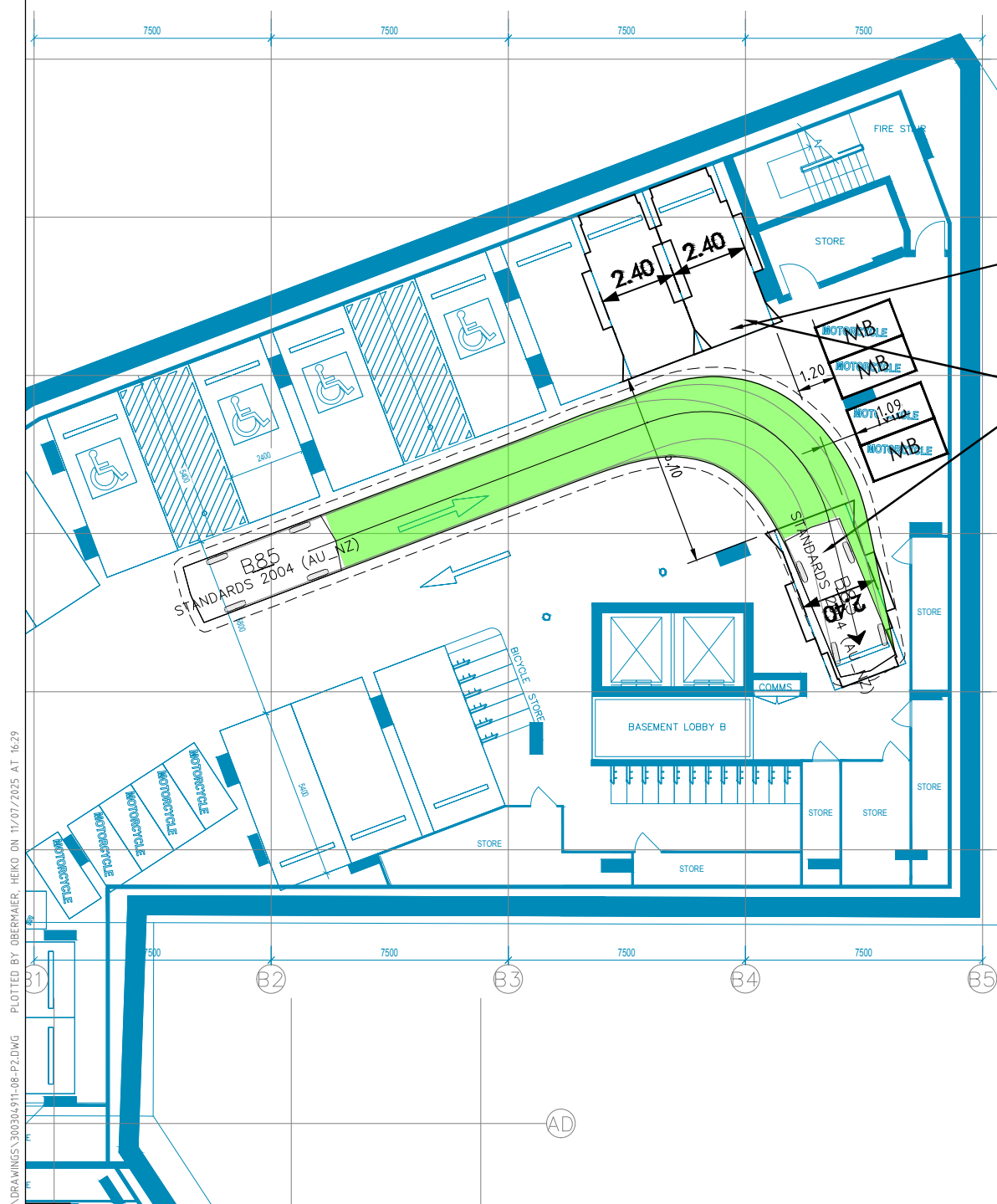
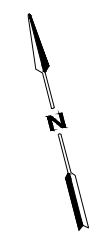
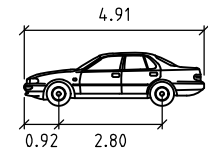
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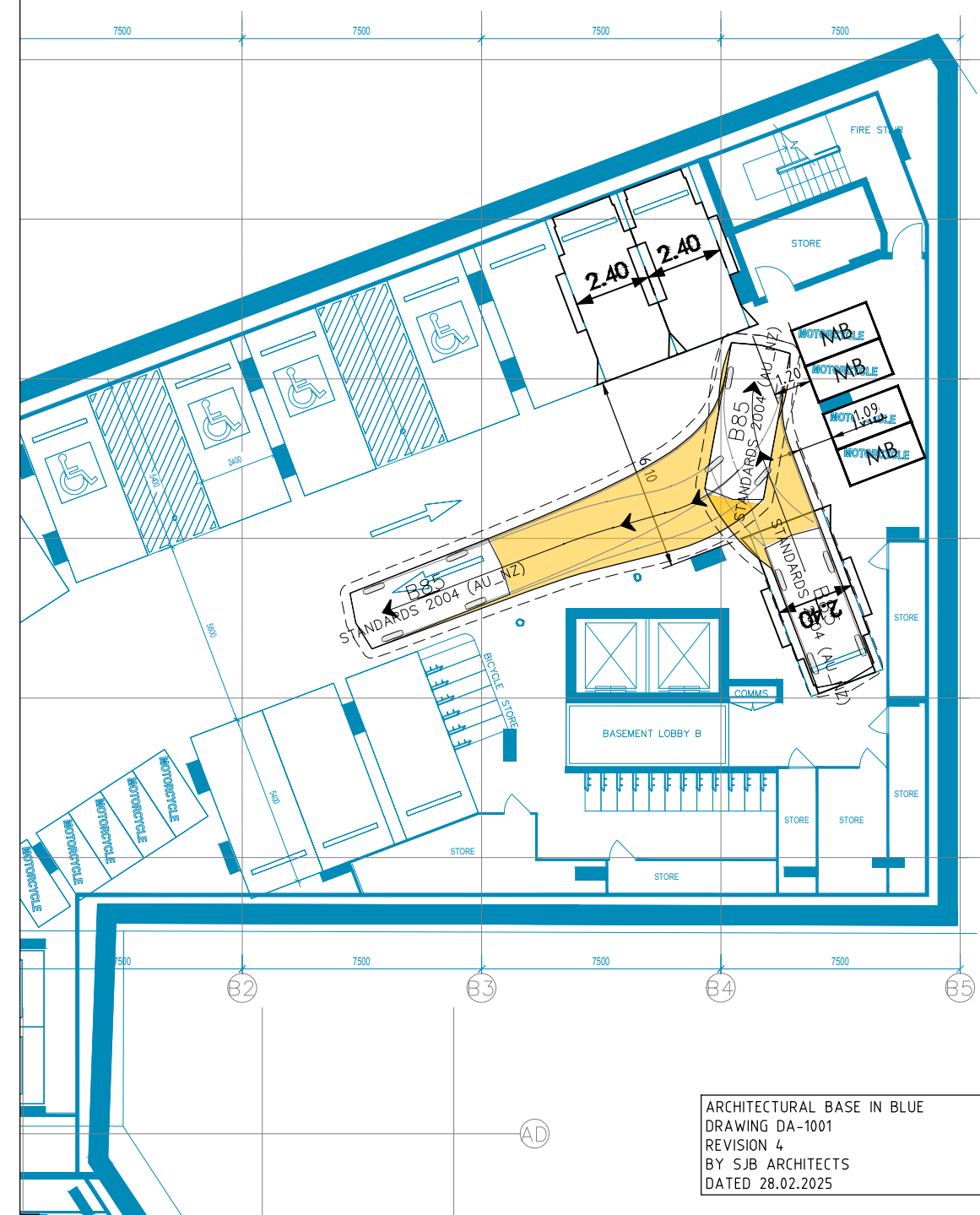
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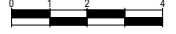


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