

MEMORANDUM

TO: Dennis Zines (WSP Environmental)

CC: Kathy Dickson (Shore School)

FROM: Jason Rudd

DATE: 25 June 2012

OUR REF: 1251321000

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RE: **GRAYTHWAITE CONCEPT APPLICATION: PROPOSED PICK UP FACILITY
HEADROOM CLEARANCES IN EXISTING UNION STREET CAR PARK**

The following comments are provided in response to queries by the Department of Planning and Infrastructure (DoPI email dated 20/6/12) regarding the available headroom clearances within the existing Union Street car park and compliance with AS2890.1.

Existing Headroom Clearances

Based on information provided by Shore School, it is noted that the headroom clearance at the entry / exit to the car park ranges 2.00 metres to 2.25 metres due to cross fall on the entry / exit road.

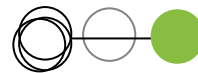
Within the car park itself (ie. along the vehicle circulation aisles) the minimum headroom clearance 2.05 metres.

Thus the minimum headroom clearance for the car park is currently **2.00 metres**. It is noted that modifications to the road level at the entry / exit can be undertaken to increase the minimum headroom to 2.05 metres. These modifications would be recommended as part of the works for the proposed pick up facility.

Compliance with Australian Standards (AS2890.1)

It should be noted that the Union Street car park was constructed prior to the current version of the Australian Standard AS2890.1 – 2004 Off Street Parking Facilities.

The previous version of AS2890.1-1993 specified that for a car park a minimum headroom clearance of 2.0 metres was acceptable providing that appropriate advisory signage was installed and vehicles (other than cars) diverted from the car park. Thus at the time of car park construction the car park clearances were compliant with relevant AS2890.1 headroom requirements.



AS2890.1-2004 specifies a minimum headroom requirement of 2.2 metres to accommodate cars and light vans. No reference is made to headroom where light vans are excluded from the car park.

Notwithstanding the above, AS2890.1-2004 specifies at Appendix A5 that *"most vans and four wheel drive vehicles that are commonly used as passenger vehicles have a height less than 2000mm."*

For example, the heights of common current model SUV's are:

- Toyota Prado = 1880mm
- Ford Territory = 1716mm
- Range Rover (Evoque) = 1605mm
- BMW X5 = 1766mm

Each of these vehicles would fit within the existing minimum headroom clearances of the car park.

Performance of Existing Car Park

The Union Street car park has been operating successfully as a staff car park during school hours and as a public car park for events at the School since its construction.

It is noted that since opening, the Union Street car park has operated with only one incidence of an over height vehicle (a high roofed van) entering and scraping within the car park.

With regard to the use of the car park as an internal road access to the proposed pick up facility, the existing headroom provision is adequate provided that the appropriate advisory height clearance signage is maintained at the entrance to the car park.

Yours sincerely

GTA CONSULTANTS

Jason Rudd

Associate Director