



A2617175W Workshop Office 20 May Holman Drive, Bassendean_V1.1

20th January 2025


Town of Bassendean
PO Box 87
Bassendean, WA 6934

Dear Sir/Madam,

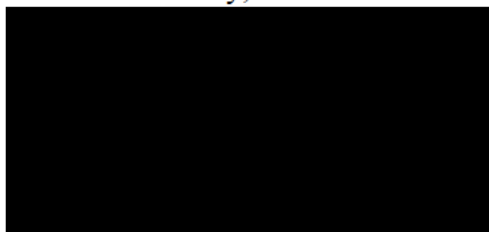
Service Vehicle Swept Path Assessment – Alterations to Workshop and Office, 20 May Holman Drive, Bassendean

We have been commissioned by Austern Building Supplies to provide design input into their car parking and site servicing layout, and undertake a swept path assessment for cars and service vehicles associated with a alterations to workshop and associated office at 20 May Holman Drive, Bassendean. The following comments apply:

- A 9.2m custom design vehicle is able to enter the site, internally reverse into the loading area located at the rear of the property and exit the site in forward gear.
- A 12.5m HRV is able to enter the site, internally reverse into the loading area located at the rear of the property and exit the site in forward gear.
- The car park aisle varies in width between 6.1m and 9.5m.
- Parking spaces are 5.4m long x 2.5m wide (regular spaces) and 5.4m long x 2.4m wide (disabled space and abutting accessible space).
- Blind aisle extension varies from 1m to 1.7m wide given the orientation of the western boundary relative to the southern boundary.
- A B85 car is able to manoeuvre into and out of each car parking space without requiring more than 3-points of turn.

If you need to clarify or discuss any of the points raised in this assessment, please contact the writer on 

Yours sincerely,

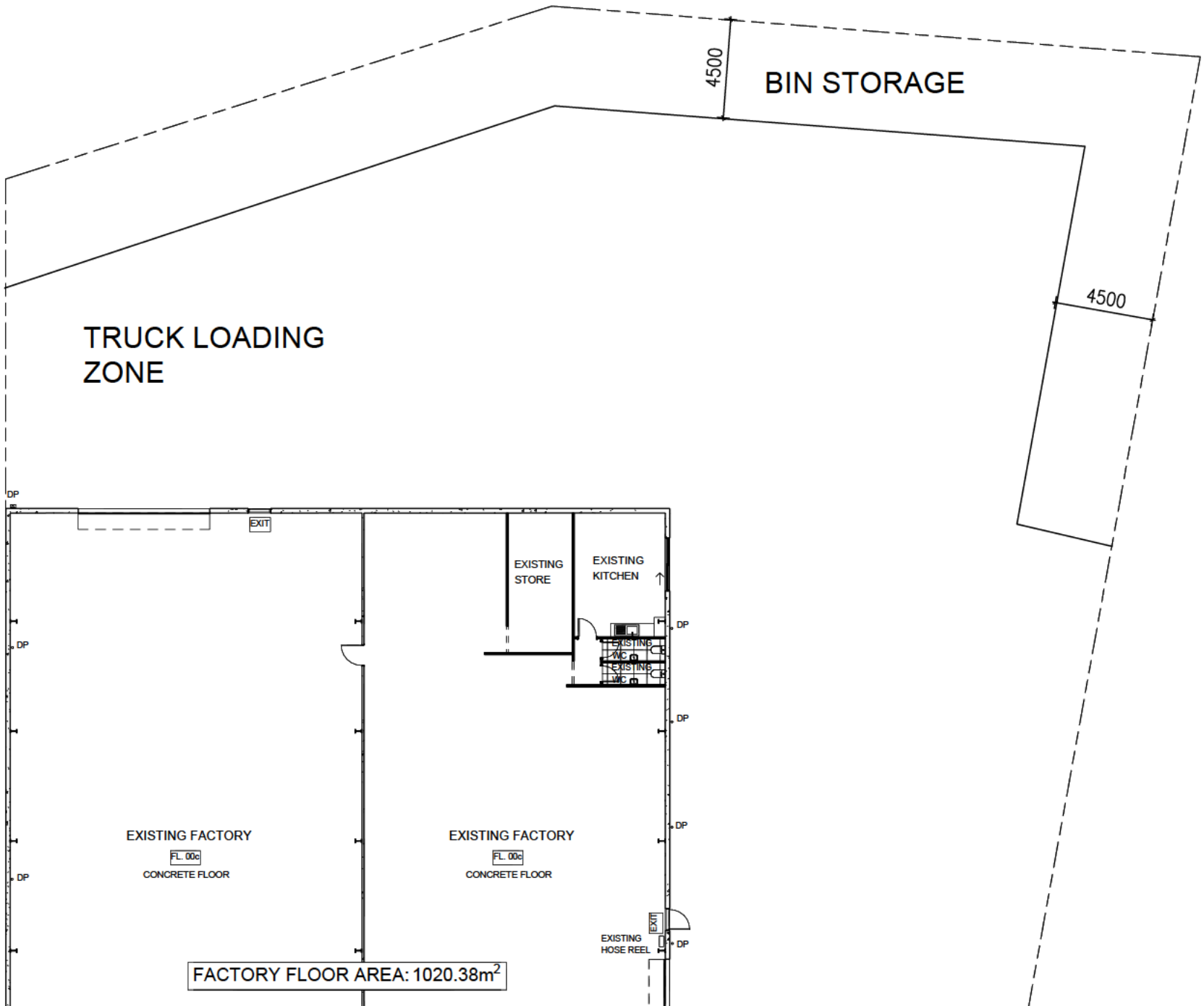


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Facsimile: 1300 739 523
www.mltraffic.com.au

ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



TRUCK LOADING ZONE

BIN STORAGE

4500

4500

EXISTING STORE

EXISTING KITCHEN

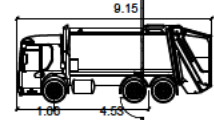
EXISTING FACTORY
FL. 00c
CONCRETE FLOOR

EXISTING FACTORY
FL. 00c
CONCRETE FLOOR

FACTORY FLOOR AREA: 1020.38m²

EXISTING HOSE REEL

TRUCK LOADING ZONE

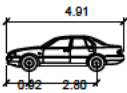


Dennis Eagle OL 19N 2014
 Meters
 Width : 2.25
 Track : 2.25
 Lock to Lock Time : 6.00 s
 Steering Angle : 34.92 deg

EXISTING FACTORY
 FL.00
 CONCRETE FLOOR

EXISTING FACTORY
 FL.00
 CONCRETE FLOOR

FACTORY FLOOR AREA: 1020.38m²



B85

Meters
 Width : 1.87
 Track : 1.77
 Lock to Lock Time : 6.00 s
 Steering Angle : 34.09 deg

PROPOSED RENOVATION AREA
 AREA: 42.03m²

EXISTING ENTRY

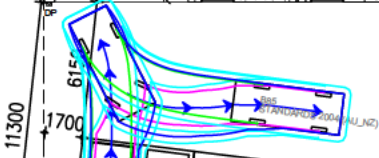
EXISTING OFFICE

EXISTING STORE
EXISTING KITCHEN

EXISTING HO E REEL

EXISTING WC

EXISTING STAIRS



11300

1700

1000

615

1000

6000

2200

2200

2200

2200

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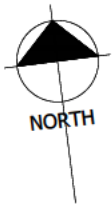
2500

2500

2500

9500

4500



MAY HOLMAN DRIVE

PROPOSED SITE PLAN

SCALE: 1:200

1.8M HIGH BLACK VERTICAL STEEL FENCE
 SELECTED BY BUILDER
 30 x 30 STEEL COLUMN
 10000 D ENG. DETAIL
 1.8M HIGH BLACK VERTICAL STEEL LINING POLE
 SELECTED BY BUILDER
 REMAIN EXISTING CONCRETE CROSSWALK

EXISTING TREE

EXISTING TREE

LANDSCAPING

EXISTING TREE

EXISTING TREE

EXISTING TREE

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