



Consulting Civil & Traffic
Engineers

PO Box 1271
East Victoria Park
WA 6981

P | +61 8 9355 1300

E | admin@shawmac.com.au

6th May 2026
Sana Salekian
Sana@emergenproperty.com.au

Dear Sana,

Re: 68 Bushside Drive, Ellenbrook – Access and Parking Layout Review

As requested, Shawmac has undertaken a review of the access and parking layout for the proposed residential development at 68 Bushside Drive in Ellenbrook. The ground floor layout illustrating the proposed garages is shown below.



A vehicle swept path analysis has been undertaken to check manoeuvrability in and out of the critical garages. The swept path analysis has been undertaken in AutoTURN software using the Australian Standard B85 vehicle template which is the standard for checking parking spaces. The swept paths are attached to this letter and these demonstrate adequate manoeuvring in and out of the garages. All parking manoeuvres can be undertaken via a 3-point turn or better which is acceptable under the provisions of Australian Standard AS2890.1 and all vehicles can enter and exit the site in a forward direction.

Please feel free to contact me if you have any questions.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Paul Nguyen', with a stylized flourish at the end.

Paul Nguyen

Senior Traffic Engineer

pnguyen@shawmac.com.au / 0455 888 212 / (08) 9355 1300



B85

Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

300mm CLEARANCE
(GREEN DASHED)

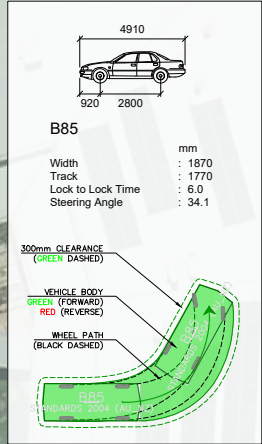
VEHICLE BODY
GREEN (FORWARD)
RED (REVERSE)

WHEEL PATH
(BLACK DASHED)

BUSHSIDE DR

DOIG RD





BUSHSIDE DR

DOIG RD





B85

Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

300mm CLEARANCE
(GREEN DASHED)

VEHICLE BODY
GREEN (FORWARD)
RED (REVERSE)

WHEEL PATH
(BLACK DASHED)

BUSHSIDE DR

DOIG RD





B85

4910
920 2800

mm
Width : 1870
Track : 1770
Lock to Lock Time : 6.0
Steering Angle : 34.1

300mm CLEARANCE
(GREEN DASHED)

VEHICLE BODY
GREEN (FORWARD)
RED (REVERSE)

WHEEL PATH
(BLACK DASHED)

BUSHSIDE DR

DOIG RD





B85

Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

300mm CLEARANCE
(GREEN DASHED)

VEHICLE BODY
GREEN (FORWARD)
RED (REVERSE)

WHEEL PATH
(BLACK DASHED)

BUSHSIDE DR

DOIG RD





4910

920 2800

B85

Width	: 1870	mm
Track	: 1770	
Lock to Lock Time	: 6.0	
Steering Angle	: 34.1	

300mm CLEARANCE
(GREEN DASHED)

VEHICLE BODY
GREEN (FORWARD)
RED (REVERSE)

WHEEL PATH
(BLACK DASHED)

BUSHSIDE DR

DOIG RD

