
From: [REDACTED]
Sent: 25/07/2024 5:17:52 PM
To: Simon Ferguson Tuor
Cc: Council Northernbeaches Mailbox
Subject: RE: DA2024/0935 - Submission - 35 McKillop Road, Beacon Hill

Simon

I noted today that the proposed driveway is at a grade of 35%.
Maximum grade to the Australian Standard AS2890 is 25%.
25% is 1m vertical for 4m horizontal. They have proposed 1m vertical for 2.9m horizontal. Very steep.
An Engineer needs to prove that this is compliant: 'safe and environmentally sustainable' as below:

2.6 DESIGN OF DOMESTIC DRIVEWAYS

2.6.1 Width

The minimum width of domestic driveways shall be 3.0 m. On curved driveways other than at turns into garages or parking spaces the width shall be increased as given for domestic property in Table 2.2.

For apron widths at turns into enclosed garages, see Clause 5.4.

Minimum aisle or apron widths for turns into open sided parking shall be as for user Class 1 or 1A requirements in Figure 2.2.

2.6.2 Gradients

The maximum gradient of domestic driveways shall be 1 in 4 (25%). The maximum gradient of the associated access driveway across a property line or building alignment shall be 1 in 20 (5%) and across a footpath as specified in Clause 3.3(d).

Grade changes across a footpath and within the property shall be designed and checked in accordance with Appendix C to ensure that vehicles will not scrape their undersides when negotiating them. Transitions may be required (see Clause 2.5.3(d)). Checks may be required along one or both edges of a driveway as well as along the centre line if there are changes in the cross slope at or near a grade change.

NOTE: It is recognized that limiting domestic driveway grades to 25 percent maximum may not be practicable in some particularly hilly residential locations. The services of a professionally qualified person with appropriate experience may be required to make a judgement as to whether a particular grade line design is safe and environmentally sustainable.

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Best regards,

Bruce Lewis

From: [REDACTED] >
Sent: Tuesday, July 23, 2024 9:11 AM

To: 'simon.fergusontuor@northernbeaches.nsw.gov.au' <simon.fergusontuor@northernbeaches.nsw.gov.au>
Cc: 'council@northernbeaches.nsw.gov.au' <council@northernbeaches.nsw.gov.au>
Subject: DA2024/0935 - Submission - 35 McKillop Road, Beacon Hill

Hi

I would like to make a submission regarding the third storey proposed in the above DA.

The initial CDC application was only for a two storey residence.

I don't believe that the NBC DA/CDC process was designed to allow a third storey to slip through like this. Is this allowed in this location??

We don't believe that excavation of approximately 3-3.5 m is warranted in this location. The vibration from hammering of the rock will be felt throughout the area. Dilapidation reports for the three neighbouring properties should be considered. It should be DA conditioned (if approved) that vibrations should be limited and vibration monitors be installed on site.

As a structural Engineer, The FFL to FFL allowed for the garage of 2.65 m is not enough for the structural considerations of such a large open basement with no columns.

The water runoff from the CDC approval linked in to the DA approval will exacerbate the amount of water flowing onto the downstream neighbour as the landscaped areas are very small on site.

Best regards,

Bruce Lewis

[REDACTED]