

16 March 2022

201459 TAAA

Peter Stutchbury Architecture
5/364 Barrenjoey Road
Newport NSW 2106

Attention: Belinda Koopman

Ledge House - 2 Wyadra Avenue, Freshwater

Driveway Traffic Assessment

Dear Belinda,

We have reviewed comments provided by Northern Beaches Council regarding DA2020/0147 (letter dated 02/04/2020), particularly the following remarks:

- 1. No details have been provided of the proposed parking platform. These would include typical cross sections with existing and finished surface levels, retaining wall locations etc. An engineering plan drawing at a suitable scale prepared by a suitably qualified engineer.*
- 2. The proposed parking platform is to demonstrate compliance with AS2890.1:2004 – Off-street carparking such that the turning templates detail the ability of a typical service vehicle to exit the site in a forward direction.*

Swept Path Analysis

Swept path analysis has been undertaken in accordance with AS2890.1 for the proposal. The layout is shown to provide compliant access to and within the site, based on the swept path plans which have been overlaid onto the architectural design (refer attached **Traffic Diagrams**).

The proposed vehicle turntable has been sized for a B99 vehicle in accordance with AS2890.1, including a 300mm clearance buffer around the perimeter (as per AS2890.2; there is no equivalent clause in AS2890.1), resulting in a total clear diameter of 6.0 metres. The turntable itself is proposed with an operating diameter of 4.8m which is sufficient to accommodate the wheelbase of a B99 vehicle centred within the 6-metre clear diameter.

To accommodate the turntable within the site constraints, one of the two parking spaces is designated as a Small Car space (5.0m in length vs. typical 5.4m) which is also in accordance with AS2890.1. Therefore, at least one parking space is to be provided as a full-length space.

Sections and Levels

The proposed ramp design has been checked for vehicle underside scraping in accordance with AS2890.1. The attached **Vehicle Scraping Analysis** demonstrates that a B99 vehicle can traverse the ramp in both directions with no clash at the front or rear of the vehicle. The scraping analysis has been undertaken at the shortest/steepest section of the ramp; the driveway centreline has a longer transition and would provide additional clearance.

A previous ramped option which was investigated for the car parking platform is no longer proposed. The car parking area will be constructed with a maximum gradient of 1:20 (5%) in accordance with AS2890.1.

Other engineering details and plans would be prepared by others, however it has been demonstrated that a compliant parking and access solution can be achieved for the proposal.

Should you require anything further please contact the undersigned.

Yours faithfully,
TTW (NSW) PTY LTD




MICHAEL BABBAGE
Associate (Traffic)

P:\2020\2014\201459\Reports\TTW\Traffic\220316 Ledge House Traffic Assessment.docx

Attachments

TRAFFIC DIAGRAMS (PETER STUTCHBURY ARCHITECTURE)

VEHICLE SCRAPING ANALYSIS (TTW)

From: Michael Babbage Michael.Babbage@ttw.com.au 
Subject: RE: LEDGE HOUSE- Turning circle location
Date: 9 June 2022 at 8:39 pm
To: Belinda Koopman belinda@peterstutchbury.com.au
Cc: Fiona Robertson fiona@peterstutchbury.com.au

MB

Hi Belinda,

In principle that seems reasonable enough, as long as we are retaining the 6m diameter clear of obstructions (to accommodate a 5.4m vehicle with 300mm clearance on all edges). What is Council's exact comment they have made?

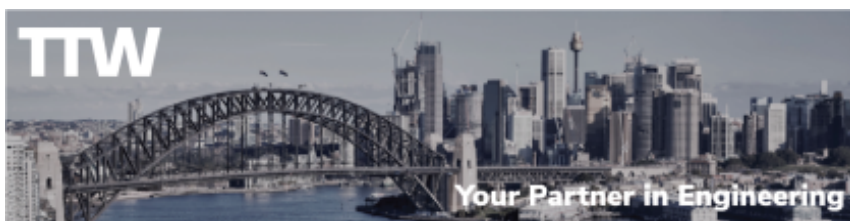
Cheers,
M

Michael Babbage | Associate (Traffic)

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Level 6, No. 73 Miller Street, North Sydney NSW 2060

[We have a new Sydney office, read about it here](#)

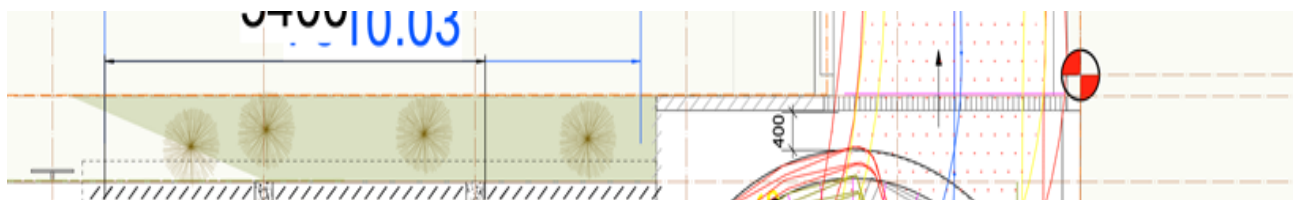


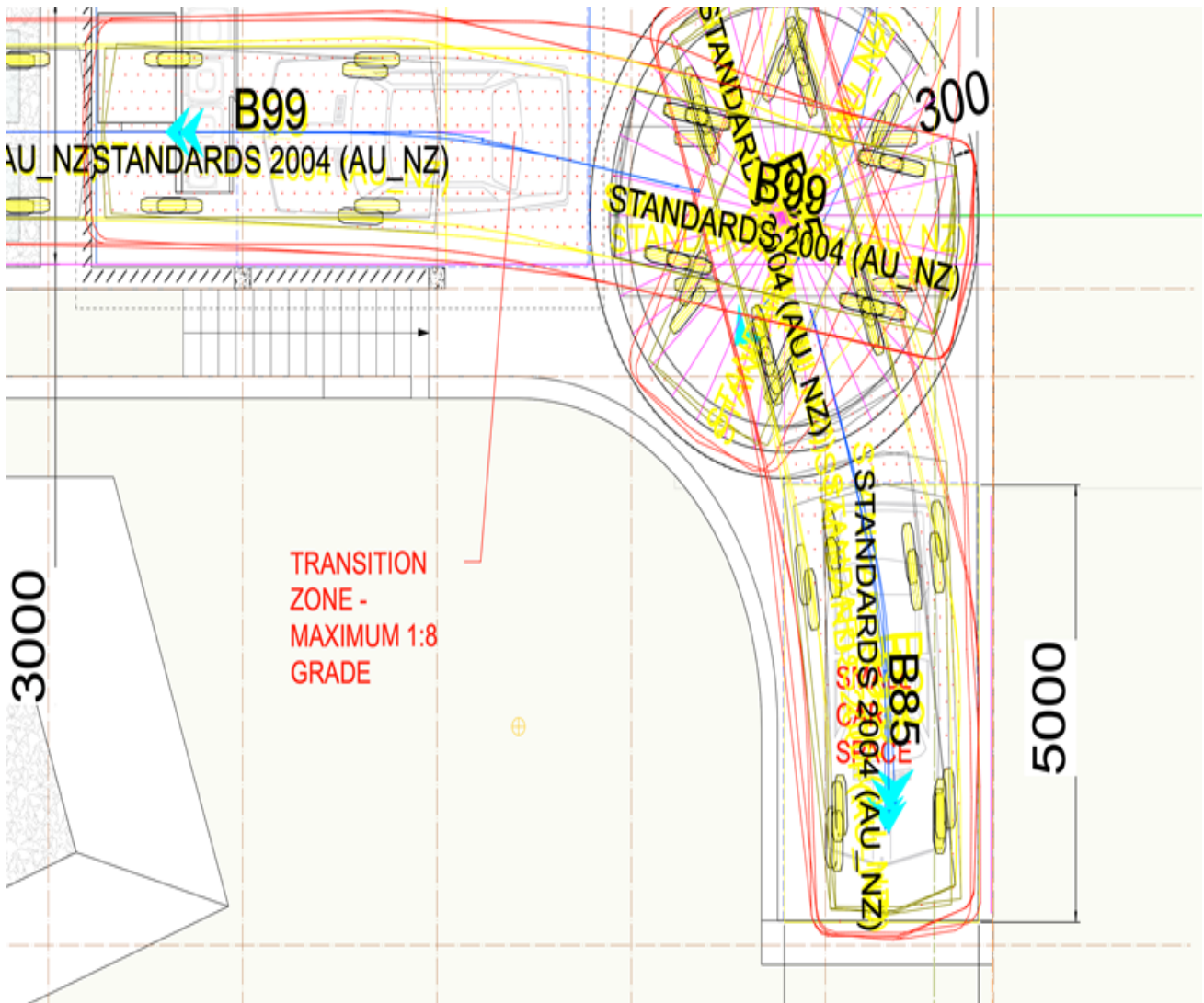
From: Belinda Koopman <belinda@peterstutchbury.com.au>
Sent: Thursday, 9 June 2022 1:34 PM
To: Michael Babbage <Michael.Babbage@ttw.com.au>
Cc: Fiona Robertson <fiona@peterstutchbury.com.au>
Subject: LEDGE HOUSE- Turning circle location

[External Email]: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael

Please find attached screen shot of the turning circle within the parking platform. There has been an unsupported referral from council in regard to the position of the B85 parking space. As a result we are looking at alternatives to reduce the area where possible. If the turntable was shifted west (top of the page) 400mm would this be acceptable?
Thanks Bel





BELINDA KOOPMAN

Director

Peter Stutchbury Architecture

on Garigal Country

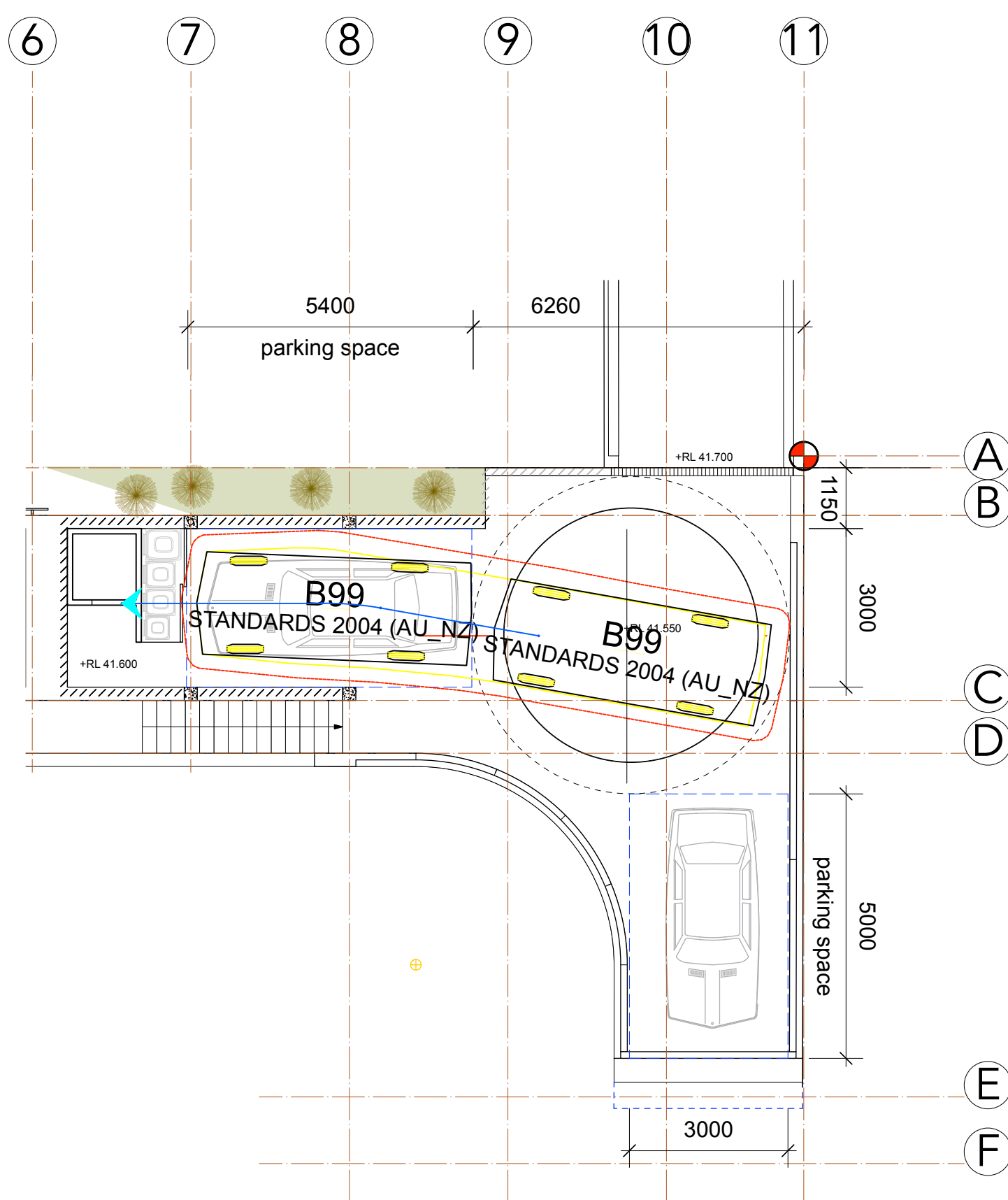
• a 5 / 364 barrenjoey road newport nsw australia 2106 • t + 61 (0)2 9979 5030

• w www.peterstutchbury.com.au • e belinda@peterstutchbury.com.au

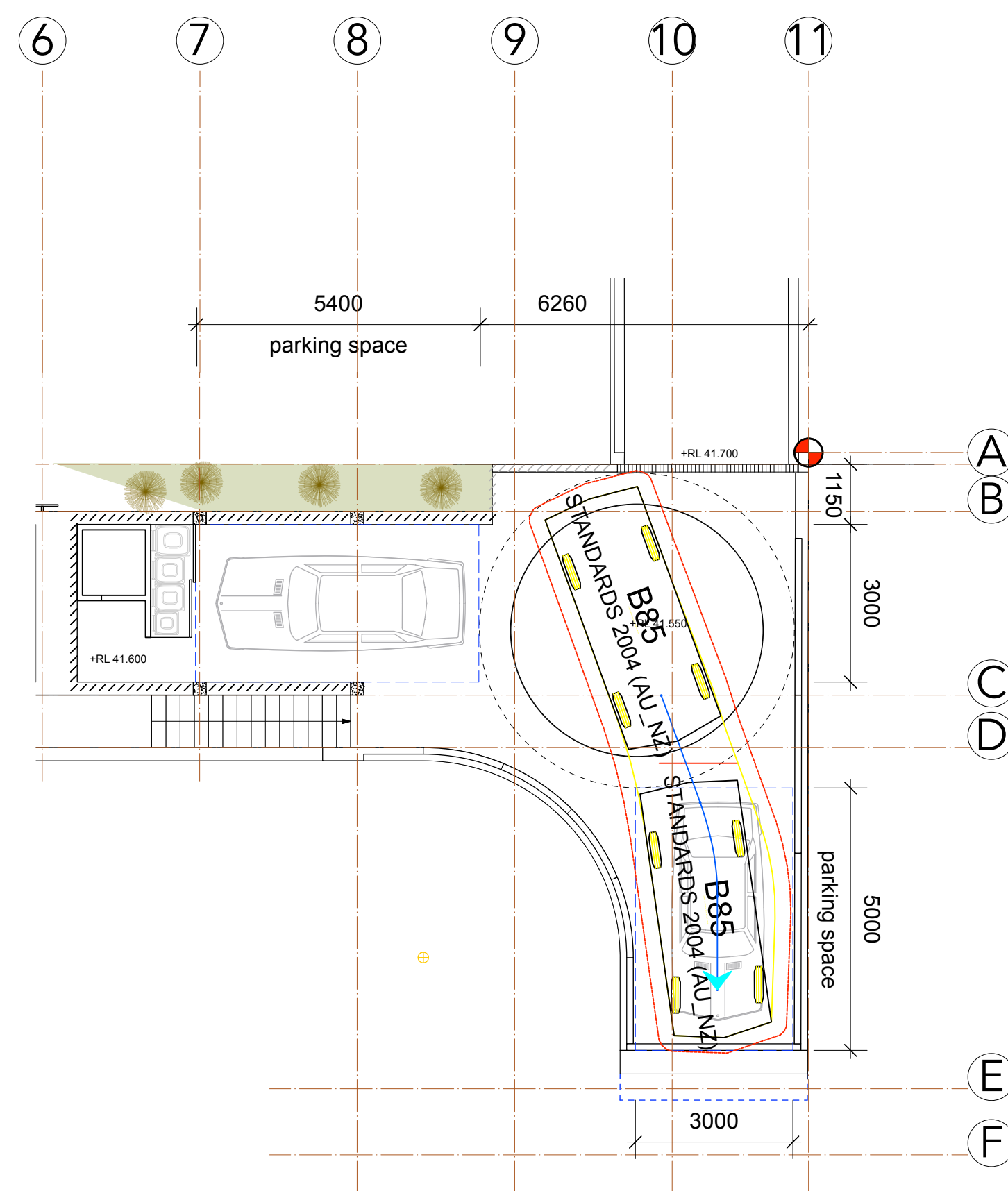
We acknowledge Traditional Custodians of Country, on this land called Australia.

Their connectivity and relationship with Grandfather Sun, Grandmother Moon, Father Sky and Mother Earth.

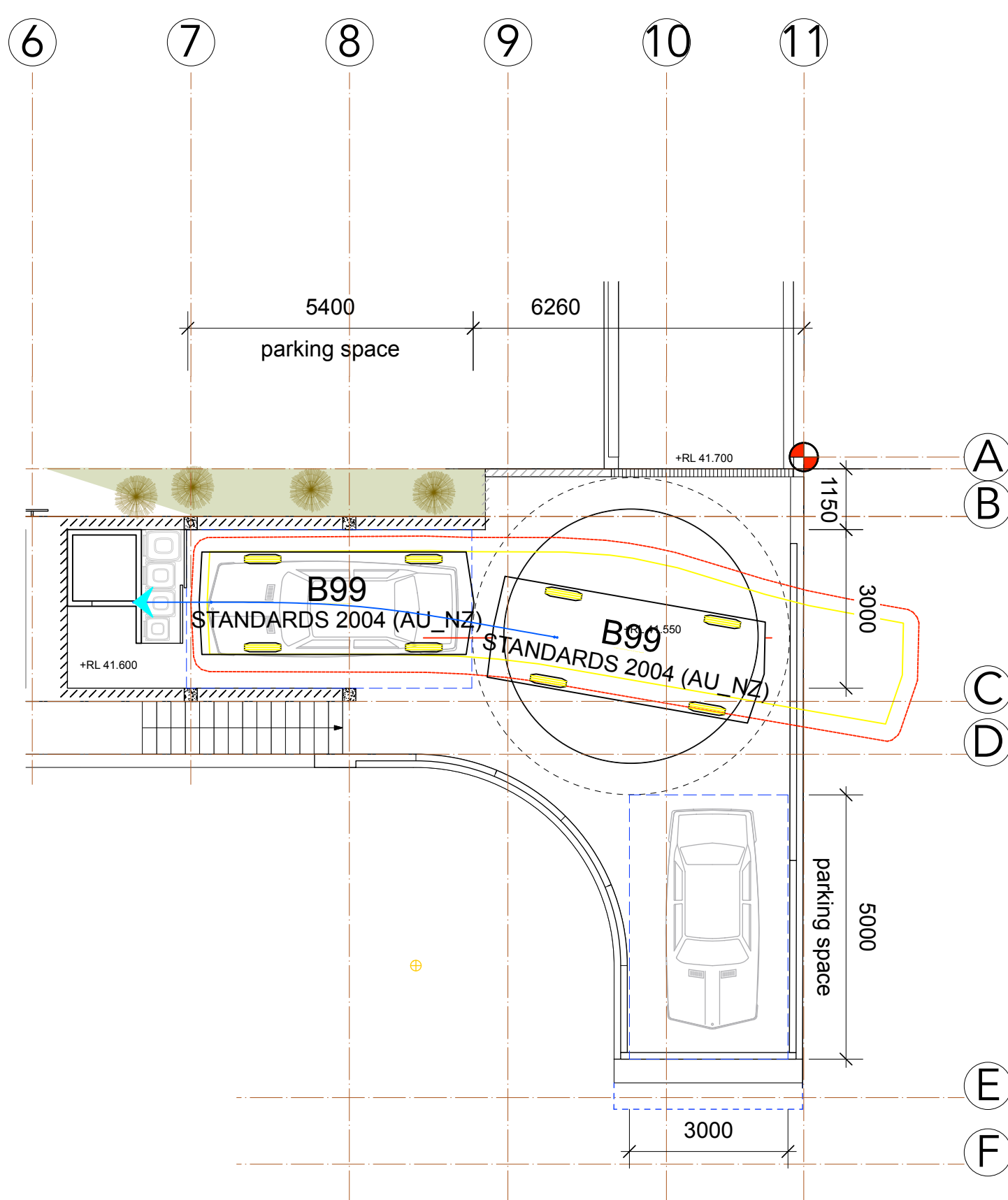
We respect the Elders and their culture.



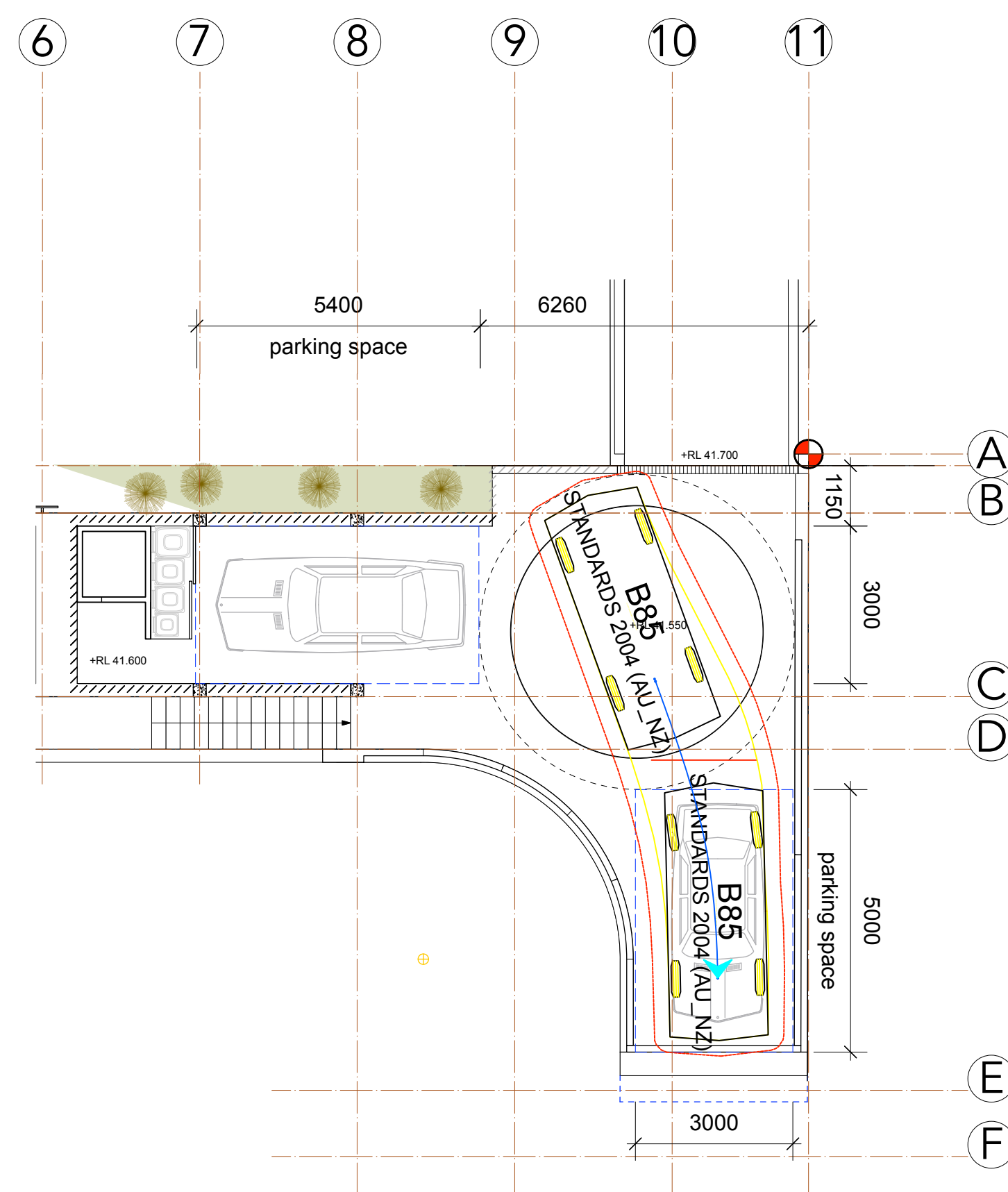
2 Parking Space 1 - Forward Entry
Scale: 1:100



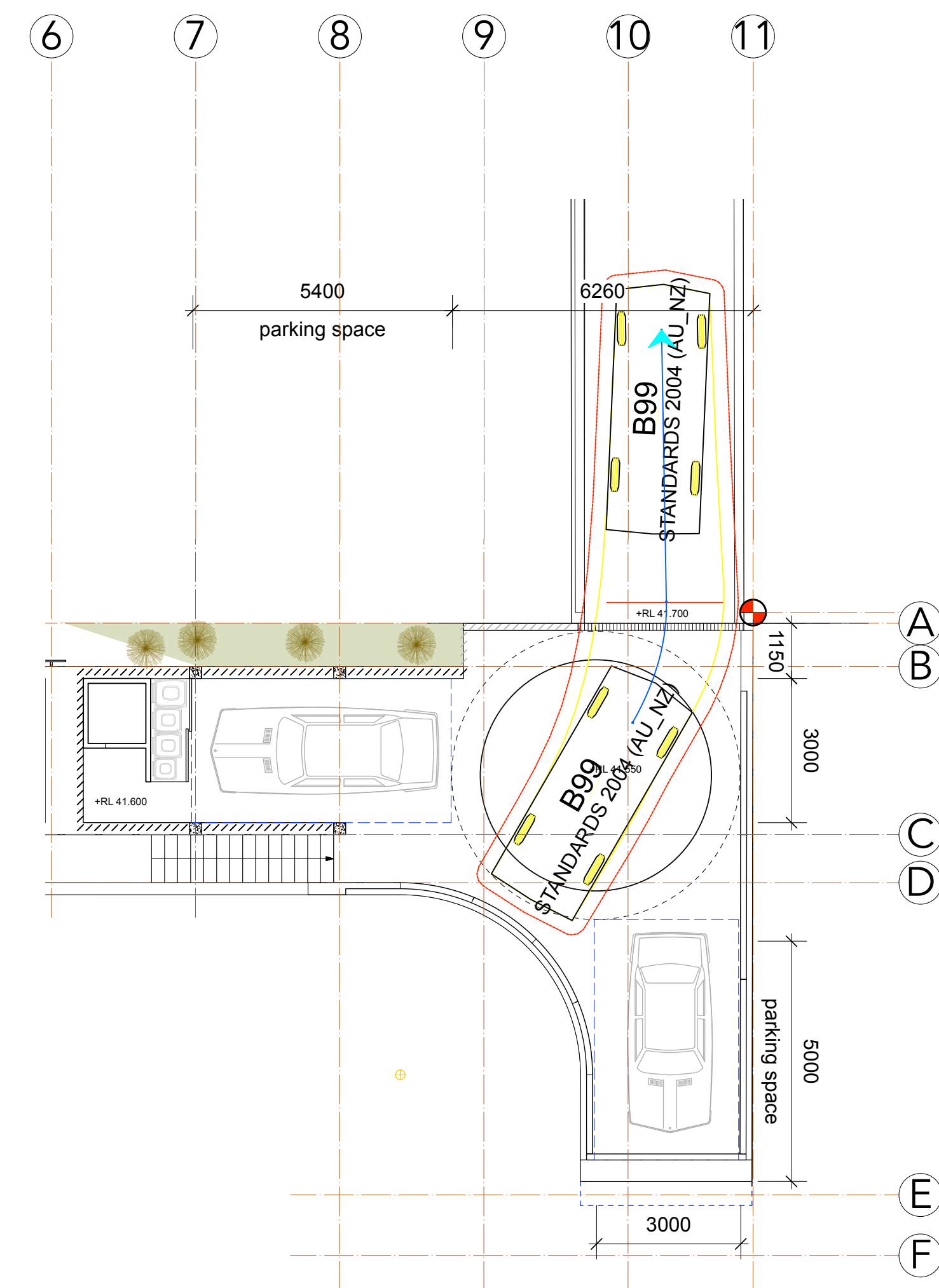
3 Parking Space 2 - Forward Entry
Scale: 1:100



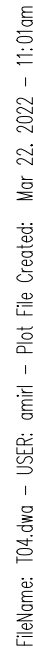
1 Parking Space 1 - Reverse Entry
Scale: 1:100



4 Parking Space 2 - Reverse Entry
Scale: 1:100



5 Property Exit
Scale: 1:100



2 Amendment to DA						15.08.22																							
1 ISSUE FOR DA						MB MB 22.03.22																							
Rev Description						Eng Draft Date						Rev Description						Eng Draft Date											

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LEDGE HOUSE

VEHICLE SCRAPING ANALYSIS

T04

Job No
201459

Drawing No
T04

Revision
1

Plot File Created: Mar 22, 2022 - 11:01am