



29th October 2021

Ms. Rebecca Englund
Northern Beaches Council

231 WHALE BEACH ROAD, WHALE BEACH NSW 2107 SECTION 8.2(1a) REVIEW No: REV2021/0034

Dear Rebecca,

This letter is in response to the Development Engineering Referral Response recently uploaded to the Council portal.

I note that a Development Engineering Referral Response was not provided for the original Development Application which is currently the subject of the Section 8.2 Review.

The referral response raises a number of issues which are addressed below:

1. Vehicular Access

The width of the driveway has been reduced in order to provide gradients compliant with AS/NZS 2890.1:2004 on the northern edge of the driveway. Surf Road has a significant gradient and the wider the driveway, the higher the northern entry point becomes in relation to the basement level. There is also a limited lot width facing Surf Road and the design must take into account the balance between the service amenity provisions of the driveway and service bay and the public amenity of the retail space in this area. The proposed driveway complies with AS/NZS 2890.1:2004 in terms of width.

Levels have been adjusted on the southern edge of the driveway and a long section provided for this edge demonstrating that it complies with both the transition grades and height clearances required by AS/NZS 2890.1:2004.

The referral states that *"the transition lines are not perpendicular to the tangent points"*. This is not a requirement of AS/NZS 2890.1:2004.

The proposed driveway is compliant with AS/NZS 2890.1:2004 and the level of the basement does not need to be raised to meet the requirement of AS/NZS 2890.1:2004. We attach updated drawing DA20 and our traffic consultants design checks.

Please find below our traffic consultant's comments in relation to the referral response:

RICHARD COLE ARCHITECTURE

139 PALMGROVE ROAD, AVALON BEACH NSW 2107

t 02 9918 3843

m 0418 627 024

e <mailto:richard@richardcolearchitecture.com.au>

w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415

nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

My responses to the matters raised in Council's assessment report are as follows:

Vehicular Access

The proposal includes the provision of a new driveway crossing off Surf Rd to gain access to the basement parking area. The driveway has been modified to ensure no portion of the driveway burdens Council's property at Lot 10 DP 11067. The width of the modified driveway limits vehicular access to one a single lane. This issue must be addressed by Council's Traffic Engineers as it is contrary to the original proposal. A review of the transition grades for the proposed driveway indicates that it is not in accordance with the requirements of AS/NZS2890.1:2004. In this regard the proposed driveway is a

The single-lane design fully complies with AS/NZS 2890.1:2004 and does not have undue impacts on traffic movements on street, as explained in detail in our report dated 7 October 2021 (a copy of the report is attached).

one a single lane. This issue must be addressed by Council's Traffic Engineers as it is contrary to the original proposal. A review of the transition grades for the proposed driveway indicates that it is not in accordance with the requirements of AS/NZS2890.1:2004. In this regard the proposed driveway is a reverse curve and as such the inside radius changes from one side to the other. The long section provided does not show the levels for the second inside radius and the transition lines are not perpendicular to the tangent points. As a result the level of the basement is too low and will need to be

The second section is now provided. A minor adjustment was made at one transition. Both sections feature the top of the driveway with a 5% gradient for the first 6.0 m or more and all gradients and changes of gradients comply with AS/NZS 2890.1:2004.

provided does not show the levels for the second inside radius and the transition lines are not perpendicular to the tangent points. As a result the level of the basement is too low and will need to

There is no requirement in AS/NZS 2890.1:2004 for the transition lines to be perpendicular to kerb/wall lines or tangent points. This is a complex driveway design with changing curvature radii and substantial difference in levels at the top of the driveway. The transitions are designed so that both sides of the driveway comply with the Standard requirements in terms of gradients and changes of gradients.

provided does not show the levels for the second inside radius and the transition lines are not perpendicular to the tangent points. As a result the level of the basement is too low and will need to be raised to meet the requirements of AS/NZS2890.1:2004.

The proposed driveway complies with AS/NZS 2890.1:2004 with the level of the basement as proposed.

*Oleg Sannikov
Director
TEF Consulting www.tefconsult.com.au
Fellow & Past President
NSW AITPM www.aitpm.com.au*

2. Civil Works in Road Reserve

The referral response states: *"The proposal includes the provision of a service bay and indented parking on Surf Road. It is considered that Engineering drawings including proposed and existing levels and long and cross sections must be provided for these works to assess the extend (sic) of road works required. The plans must include the proposed stormwater diversion works for the Council trunk drainage line."* The provision of the service bay and indented parking on Surf Road was in response to the requirements of Council's Traffic Engineer in the Traffic Engineer Referral Response to the original DA. This request for additional information is unreasonable given that plans showing the service bay and indented parking were submitted to Council on 9th October 2020, more than a year ago. It is also an unreasonable level of detail to be expected in a development application. Engineering drawings showing the levels and exact setout and details of the service and parking bay can be conditioned in the DA consent and provided as part of the Construction Certificate.

The requirement for the overland flow path to be turfed and the existing driveway to be reinstated to kerb, both new requirements, can also be conditioned or noted on the stamped plans.

3. Stormwater

The submitted stormwater plans for the site were not updated to reflect the amended basement parking area as they are concept plans and largely unaffected by the changes to this area. The stormwater concept, hydrologic / hydraulic analysis and design of the trunk drainage line and overland flow path size were accepted in the referral.

Updated detailed stormwater plans will be provided as part of the Construction Certificate to reflect the approved design. The connection of stormwater from the site into the proposed trunk drainage line diversion in Surf Road, a new requirement, can be conditioned or noted on the stamped plans. No stormwater pipes will be directed through Council's land at Lot 10 DP110676. The requirement for the overland flow path to be turfed, a new requirement, can be conditioned or noted on the stamped plans if required by Council.

4. Geotechnical Report

Forms 1 and 1a are provided with this email.

Given the above clarifications and additional information provided, we trust Council now has enough information for the Design Engineering department to review and provide a referral response which supports the application. Please advise urgently if there is anything further information required to complete the assessment.

Yours faithfully,



Richard Cole
RICHARD COLE ARCHITECTURE

RICHARD COLE ARCHITECTURE

139 PALMGROVE ROAD, AVALON BEACH NSW 2107

t 02 9918 3843

m 0418 627 024

e mailto:richard@richardcolearchitecture.com.au

w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415

nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538