

Our Ref: 19494

26 June 2020

Landmark  
Level 25, Aurora Place  
88 Phillip Street  
Sydney, NSW, 2000

**Attention: Mr Adam Martinez**

Dear Adam,

**RE: 2 DELMAR PARADE, DEE WHY – S4.55 APPLICATION  
RESPONSE TO COUNCIL COMMENTS**

As requested, please find herein The Transport Planning Partnership's (TPPP) response to the traffic related comments made by Northern Beaches Council (Council) for the above proposed development.

### **Background**

A S4.55 application was submitted for a mixed use development at 2 Delmar Parade, Dee Why. The S4.55 proposal included a provision of 71 residential apartments, 340m<sup>2</sup> of commercial floor and 208m<sup>2</sup> of retail over a basement car park with 109 car spaces, two service vehicle bays and 84 bicycle parking spaces.

The approved development at the site includes the provision of 71 residential apartments and 348m<sup>2</sup> of retail shops over a basement car park with 109 car spaces, one service vehicle bay and 80 bicycle parking spaces.

The S4.55 access and parking layout has generally been maintained as per the approval.

Council has reviewed the S4.55 application and responded with the following comment in relation to traffic and parking:

### Traffic Engineering

*"The access driveway is to accommodate simultaneous ingress and egress of the largest vehicle accessing the site and B99 vehicle to avoid any waiting and queuing on the street.*

*Given that the right of way will accommodate the access to/from the subject site and also the future access to 814-816 Pittwater Road, it shall be designed to accommodate a two way vehicular access all along the right of way. It is to be demonstrated that the design of the right of way and any circulation roadways intersecting the right of way will allow for a two way vehicular access with no vehicular conflict. The two way access shall be designed for the largest vehicle accessing the subject sites and a B99 vehicle to pass each other. The swept path provided within the traffic report demonstrating the vehicular conflict at the sharp bend within the right of way as well as the intersection of the right of way with the ramp way leading to the basement car park is not acceptable. The circulation roadways and parking aisles are to provide adequate capacity to handle peak period movements and the conflict between the intersecting streams of circulating traffic is to be avoided within the car park.*

*The above shall be addressed by the applicant and a swept path analysis is to be accompanied to demonstrate the above requirements are satisfied.*

### Response to Council Comments

In summary, Council has raised concerns with regards to:

- two-way access at the access off Delmar Parade to ensure that there are no vehicle queues overflowing on to the road
- vehicular conflict at the sharp bend located between the access and the ramp down to basement one, and
- vehicular conflict at the ramps.

### Circulation Aisle

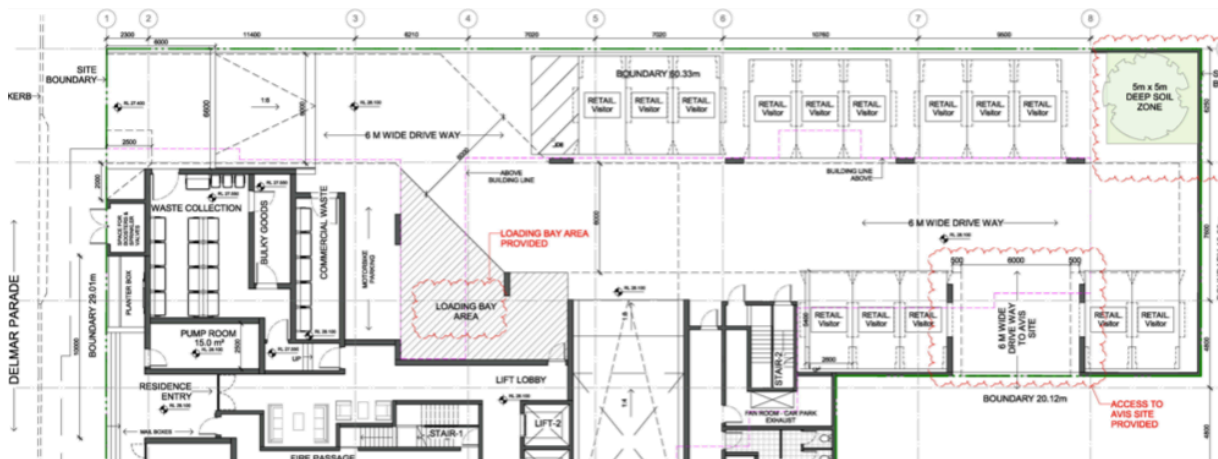
However, the car park layout and circulation arrangements have been maintained as per the approved development with:

- a 6.6m wide access off Delmar Parade
- a 6m wide right-of-way circulation aisle that is shared with 814-816 Pittwater Road
- a 6m wide ramp into 814-816 Pittwater Road
- a generally consistent car park layout in terms of circulation, and

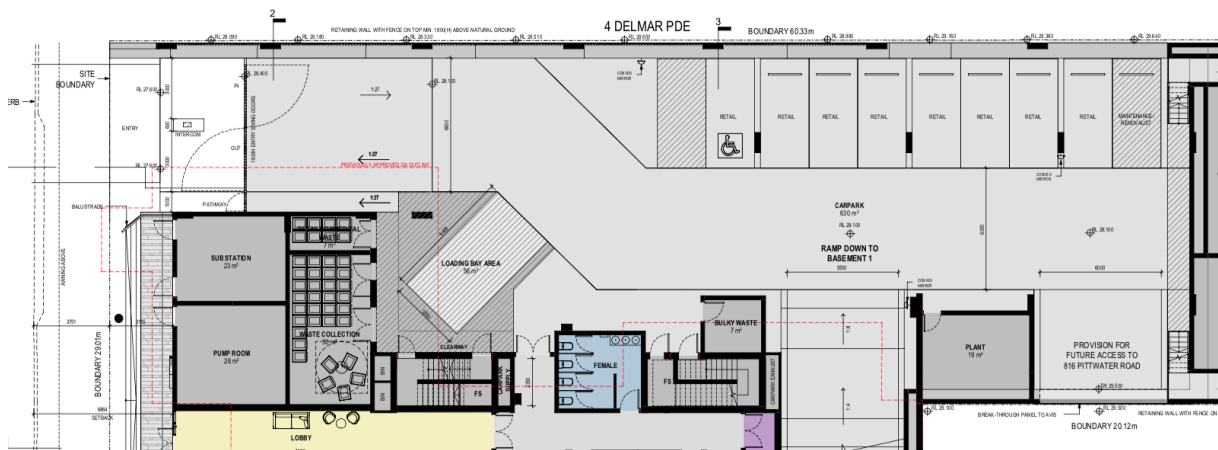
- a loading bay for waste collection vehicles sized up to an SRV, which is located at a bend between the access and the ramp into basement one – albeit the angle of the loading bay has been revised to improve swept paths on entry.

The approved layout and the S4.55 layout is shown in the following figures and in Attachment One and Attachment Two, respectively.

**Figure 1: Approved Layout**



**Figure 2: S4.55 Modification Layout**



On the above basis, the S4.55 application does not propose any modifications to the general layout and circulation arrangements of the site.

The swept paths in Attachment Three indicate that there is conflict with two-way flows between B99 vehicles at bends and intersections. However, we note that it is not uncommon for car parks designed to Australian Standards, to have conflicts at bends and corners, with the theoretical swept paths being generally conservative.

Nonetheless, it is considered that two-way flows at these conflict points should be managed with the provision of appropriate traffic management measures, such as convex mirrors to improve sight distance at the following locations:

- between the site access and the loading bay
- between the basement one ramp and loading bay
- between the aisle and access into 814-816 Pittwater Road.

The architectural plans have been amended accordingly to include the above convex mirrors. Notably, the above measures are additional to the provisions proposed for the approved development.

It is also noted that the S4.55 layout provides retail parking along one side of the aisle only i.e. opposite the access ramps. This is a relatively better arrangement than the approval, as the car spaces adjacent to the access to 814-816 Pittwater Road, were located within a blind corner for vehicles exiting the access. The current arrangement ensures that all car spaces are located on approach (and within sight lines) to vehicles exiting from 814-816 Pittwater Road.

Council has also raised concerns regarding two-way flows and the potential for vehicle queues to overflow on to the road. TPPP's swept path analysis, as provided Attachment Three, indicates that the driveway off Delmar Parade will permit two-way flows between the largest vehicle, a SRV and a B99 car.

Additionally, the security line (garage door) is located within 6.6m from the property boundary which is compliant with Australian Standards and is sufficient for one vehicle to queue in front of the garage door, without encroaching the footpath or the roadway.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

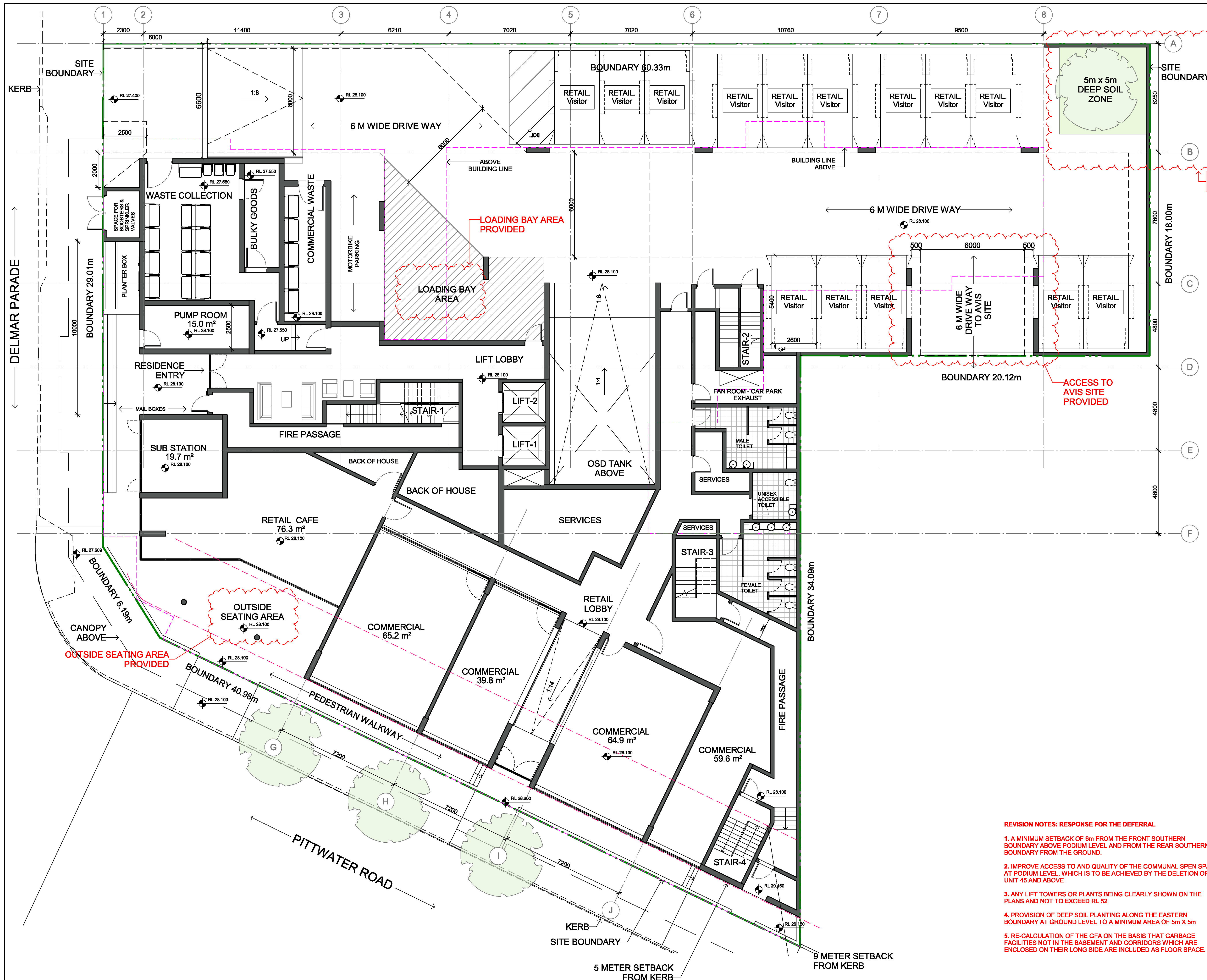


**Ken Hollyoak**  
**Director**

Encl. Attachment One – Approved Layout  
Attachment Two – S4.55 Layout  
Attachment Three – Swept Paths

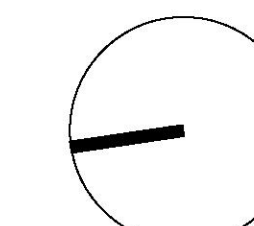
# Attachment One

Approved Layout



**IMPORTANT NOTES:**  
Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.

## DEVELOPMENT APPLICATION



PARKING SCHEDULE	
Level	Count
BASEMENT 2	48
BASEMENT 1	47
GROUND LEVEL	14
<b>Grand total</b>	<b>109</b>

REVISION	DATE	DESCRIPTION	BY
1	01/12/2017	DEVELOPMENT APPLICATION	PM
2	09/07/2018	SS4 UPDATE	PM

THIS PLAN TO BE READ IN CONJUNCTION WITH  
DA2017/1183  
NORTHERN BEACHES COUNCIL

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CLIENT  
**GANNET DEVELOPMENTS**

PROJECT  
**2 DELMAR PARADE, DEE WHY, NSW**

DRAWING TITLE  
**GROUND LEVEL**

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	09/07/2018	PM	PD
JOB	DRAWING	REVISION	
17079	DA2-03	2	

**REVISION NOTES: RESPONSE FOR THE DEFERRAL**

1. A MINIMUM SETBACK OF 6m FROM THE FRONT SOUTHERN BOUNDARY ABOVE PODIUM LEVEL AND FROM THE REAR SOUTHERN BOUNDARY FROM THE GROUND.
2. IMPROVE ACCESS TO AND QUALITY OF THE COMMUNAL SPEN SPACE AT PODIUM LEVEL, WHICH IS TO BE ACHIEVED BY THE DELETION OF UNIT 45 AND ABOVE
3. ANY LIFT TOWERS OR PLANTS BEING CLEARLY SHOWN ON THE PLANS AND NOT TO EXCEED RL 52
4. PROVISION OF DEEP SOIL PLANTING ALONG THE EASTERN BOUNDARY AT GROUND LEVEL TO A MINIMUM AREA OF 5m X 5m
5. RE-CALCULATION OF THE GFA ON THE BASIS THAT GARBAGE FACILITIES NOT IN THE BASEMENT AND CORRIDORS WHICH ARE ENCLOSED ON THEIR LONG SIDE ARE INCLUDED AS FLOOR SPACE.

# Attachment Two

## S4.55 Layout

DELMAR PARADE

4 DELMAR PDE BOUNDARY 60.33m



Revisions  
 P1 24.02.2020 s4.55 Submission  
 P2 23.06.2020 s4.55 Submission RFI Response

Project / **2 DELMAR PARADE**

Drawing / **GROUND LEVEL**

Project No / **219132**

Date / **23.06.2020** Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.10 P2**

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2 Delmar Pde  
 Dee Why, NSW  
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24/06/2020 6:00:09 PM

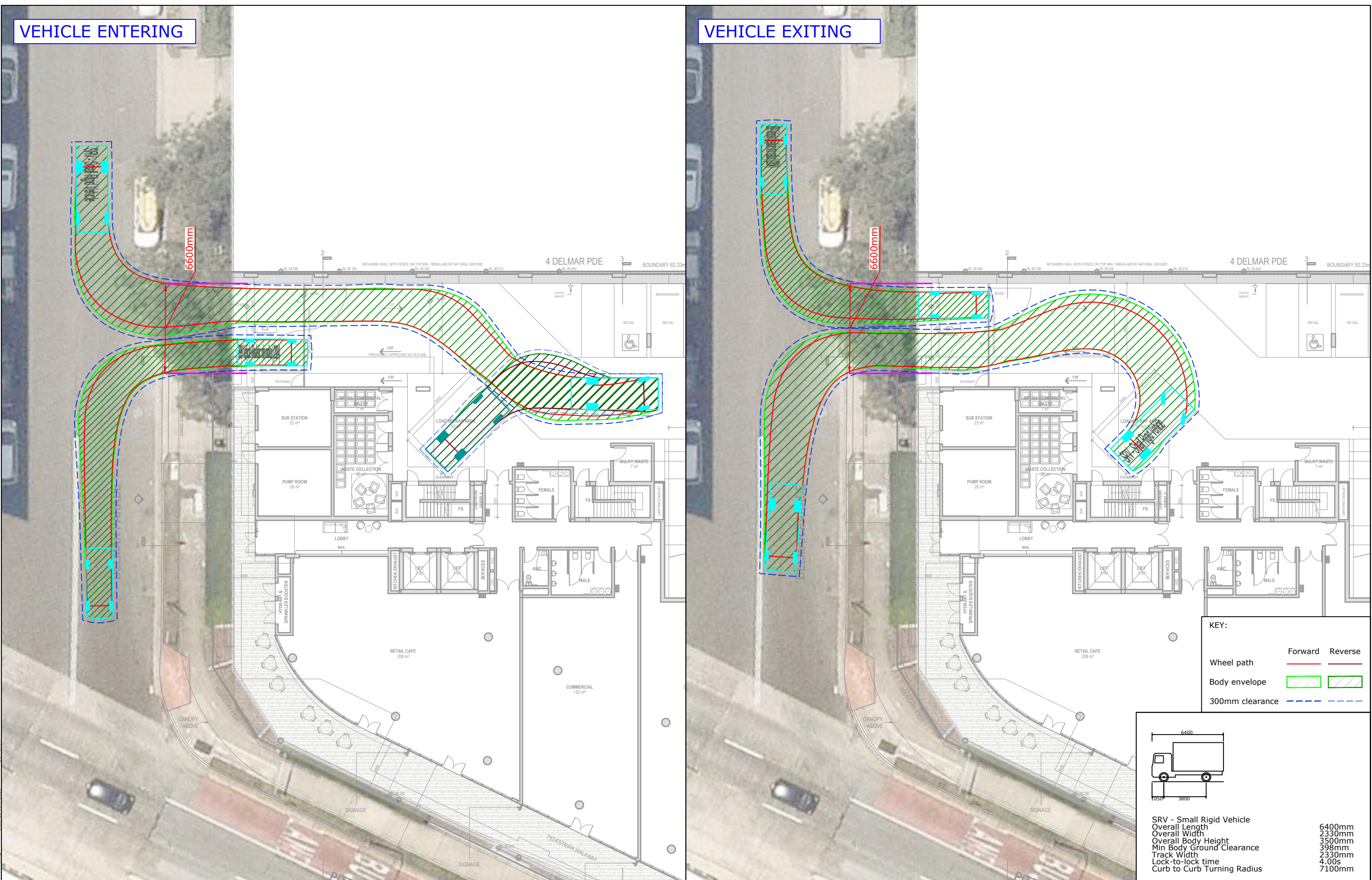


# Attachment Three

## Swept Paths

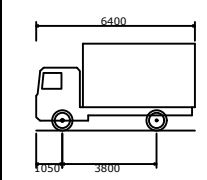
VEHICLE ENTERING

VEHICLE EXITING



KEY:

	Forward	Reverse
Wheel path		
Body envelope		
300mm clearance		



SRV - Small Rigid Vehicle	
Overall Length	6400mm
Overall Width	2330mm
Overall Body Height	3500mm
Min Body Ground Clearance	398mm
Track Width	2330mm
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7100mm

REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	KM	OF	KH	26/06/20

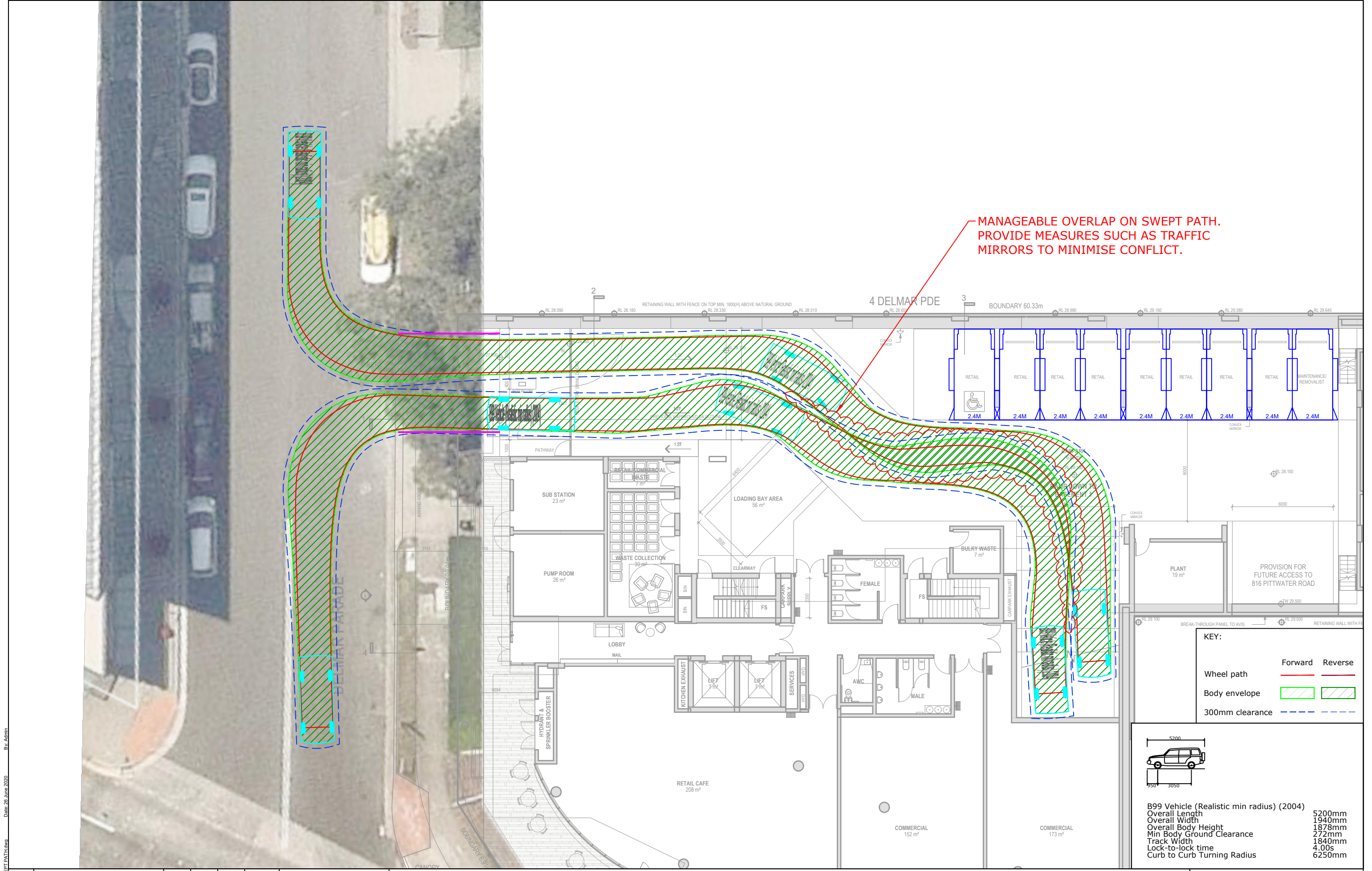


PROJECT: 2 DELMAR PARADE, DEE WHY

TITLE: 6.4m SMALL RIGID VEHICLE & 5.2m B99 VEHICLE SWEEP PATH GROUND LEVEL

DWG No.	19494CAD008	
	FIGURE 1	
DATE STAMP	26 JUNE 2020	
PROJECT No.	SCALE	REV.
19494	1:250 @A3	A

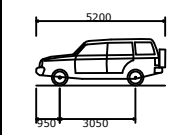
By: Admin Date: 26 June 2020 Filename: 19494CAD008-20200626-SWEEP PATH.dwg



MANAGEABLE OVERLAP ON SWEEP PATH.  
 PROVIDE MEASURES SUCH AS TRAFFIC  
 MIRRORS TO MINIMISE CONFLICT.

KEY:

	Forward	Reverse
Wheel path		
Body envelope		
300mm clearance		



B99 Vehicle (Realistic min radius) (2004)  
 Overall Length 5200mm  
 Overall Width 1940mm  
 Overall Body Height 1878mm  
 Min Body Ground Clearance 272mm  
 Track Width 1840mm  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 6250mm

REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	KM	OF	KH	26/06/20

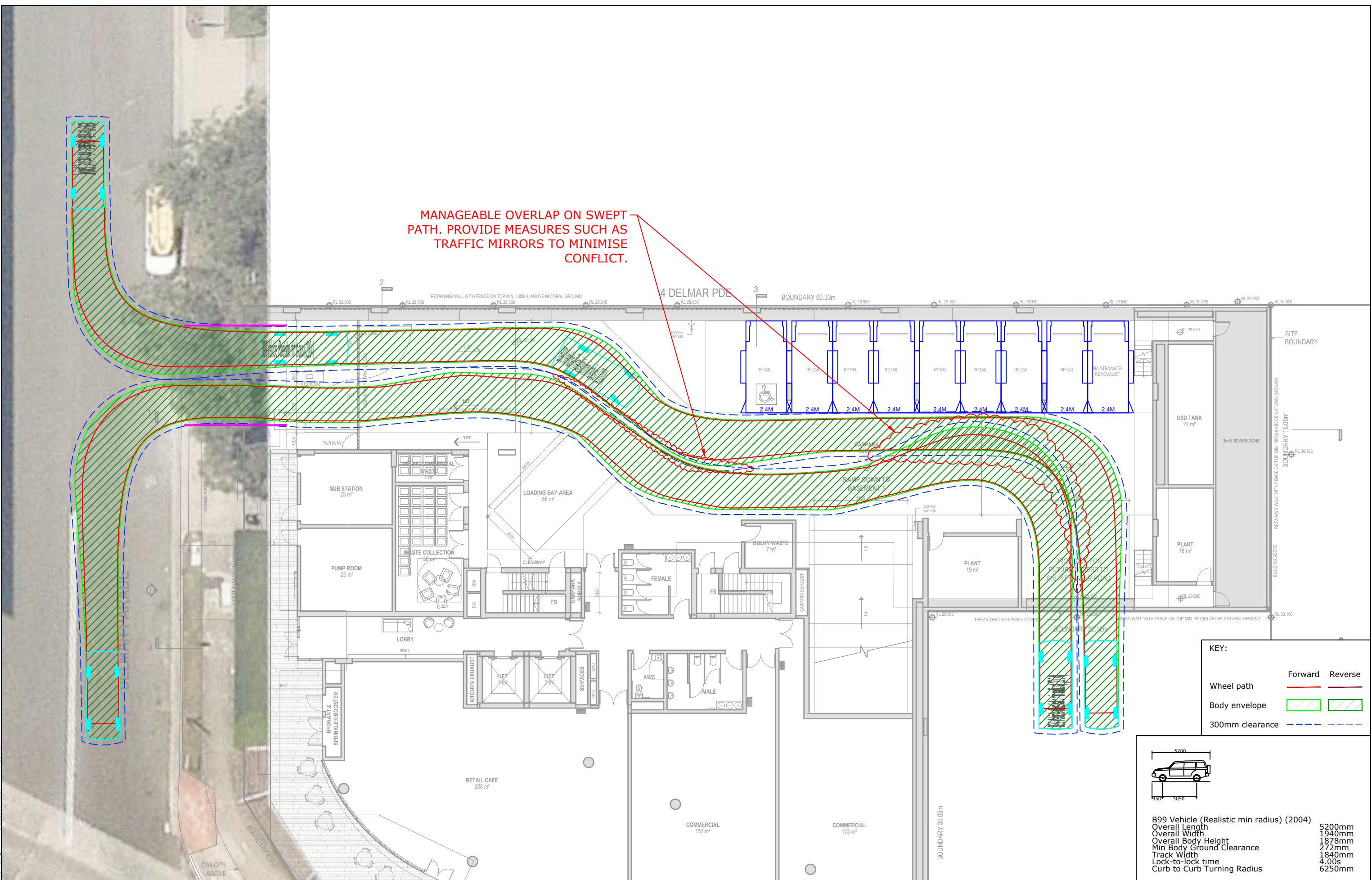


PROJECT: 2 DELMAR PARADE, DEE WHY

TITLE: B99 VEHICLE SWEEP PATH GROUND LEVEL

DWG No.	19494CAD008		
	FIGURE 2		
DATE STAMP	26 JUNE 2020		
PROJECT No.	SCALE	REV.	
19494	1:200 @A3	A	

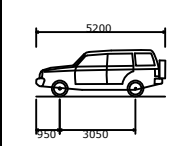
By: Admin  
 Date: 26 June 2020  
 Filename: 19494CAD008-20200626-SWEEP PATH.dwg



MANAGEABLE OVERLAP ON SWEEP PATH. PROVIDE MEASURES SUCH AS TRAFFIC MIRRORS TO MINIMISE CONFLICT.

KEY:

	Forward	Reverse
Wheel path		
Body envelope		
300mm clearance		



B99 Vehicle (Realistic min radius) (2004)  
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REV.	DESCRIPTION	DRAWN	CHECK	APP'D	DATE
A	ISSUE FOR DISCUSSION	KM	OF	KH	26/06/20



PROJECT: 2 DELMAR PARADE, DEE WHY

TITLE: B99 VEHICLE SWEEP PATH GROUND LEVEL

DWG No.	19494CAD008		
	FIGURE 3		
DATE STAMP	26 JUNE 2020		
PROJECT No.	SCALE	REV.	
19494	1:200 @A3	A	

By: Admin Date: 26 June 2020 File name: 19494CAD008-200626-SWEEP PATH.dwg