

7 September 2021

Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099
Attn: General Manager

Dear Sir / Madam

Re: DA2021/0953 - 52 Abbott Road, North Curl Curl

In reference to the above application under assessment by Council and specifically in response to the correspondence dated 19 August;

'...In accordance with the above DCP, the minimum width of the accessway must be 3.5m. However, the proposed accessway is about 2.8m wide. As such, the application cannot be supported due to the clause C1 of Warringah Council DCP.'

I note that the driveway including the existing right of carriageway servicing the rear, approved dual occupancy is 2.9m wide at the front of the site and therefore not compliant with the DCP minimum width of 3.5m.

Subsequent conversations with Council engineers has clarified that the DCP width was chosen to ensure access to each proposed lot for regular residential traffic (domestic vehicles) as well as occasional commercial and emergency vehicles.

The proposed accessway has been reviewed by this office in reference to these conversations, AS2890.1 Off Street Parking and objectively in relation to the expected use criteria of private, residential access.

The narrowest point between the existing residences at 50 & 52 Abbott Road is 3.35m clear width. An eave from No. 50 reduces this clear width at a height of 3.4m from drive level. An annotated sectional detail (**SHEET-SK1**) has been attached to this letter for your review.

AS2890.1 notes a minimum width of 3.0m for 'straight roadways'.

The proposed accessway is straight and flat with a clear line of sight. A passing bay is included on the location and located 10m from the non-compliant 'pinch point'.



NSW Ambulance 'Vehicle and Stretcher Dimensions - 01-04-2019' notes a maximum height of 'Bariatric Specialist Ambulance' of 3.2m including aerial and width of 2.6m including mirrors. This is the largest vehicle held by NSW Ambulance and the more common 'Sprinter' type vans are substantially smaller in scale. All listed NSW Ambulance vehicles would be able to safely access the rear lot via the existing accessway.

A discussion with a representative of NSW Fire & Rescue has confirmed the grade and distance to the proposed rear lot is acceptable for emergency service access by the currently commissioned Scania Class 3 'Urban Pumper' via hose extensions. These vehicles do not routinely use residential driveways and instead park at the kerb.

The extent of the variation is modest and for a relatively short 11.5m length (18%) of the proposed driveway length. The variation is more than adequately compensated for by the significant, non-required safety improvements to the approved development;

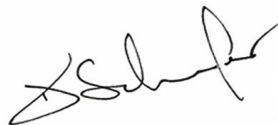
- New turning bays to each lot
- New parking platform to lot 2
- Addition of a passing bay

Alex Kwok of Northern Beaches Council has confirmed verbally on 21 July 2021 that Council Engineers 'would not be able to offer support to the application without a minimum accessway width of 3.2m'

In reference to the advice by Council, in light of the relevant Standards and following a review of the subject site, it is assessed that an accessway width of 3.2m although non-compliant with numerical aspects of the DCP, satisfies all relevant engineering performance criteria. The circumstances are therefore appropriate for the council to be flexible in applying the numerical control.

Should you require any further information please contact the undersigned.

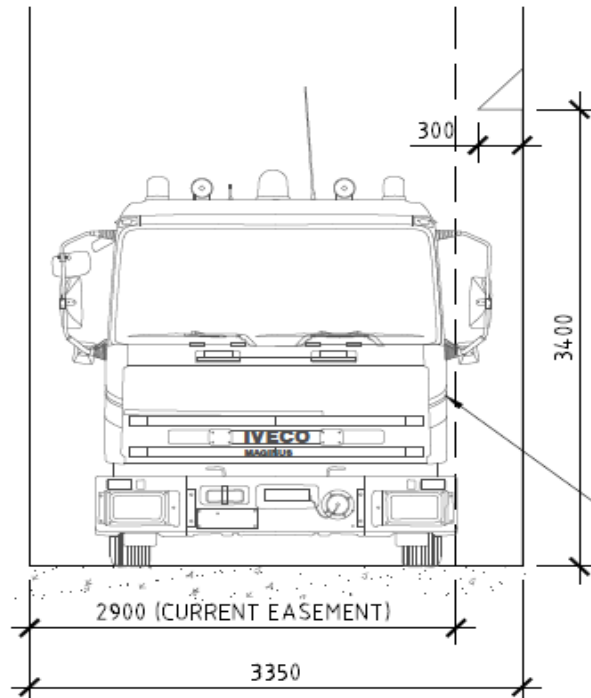
Yours faithfully
TAYLOR CONSULTING



D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E.Aust. N.E.R.



No. 52



No. 50

10 TON FIRE TRUCK CLEARANCE
PER 'ACCESS FOR FIRE BRIGADE
VEHICLES AND FIREFIGHTERS.'
VERSION 5. 4 OCTOBER 2019

DRIVEWAY SECTION

SCALE 1:50

TITLE

DRIVEWAY COMPLIANCE PLAN – FIRE TRUCK
52 ABBOTT ROAD, NORTH CURL CURL

DRAWN

JBP

DATE

27 AUGUST 2021

CHECKED

BE Civil (Hons) MIE Aust.

SCALE @ A4

1:50

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SHEET-SK1

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