

12 March 2025

Angus Doak  
Refine Living

**REF: P24037**

**Proposed Residential Subdivision – 10 Beverley Place Curl Curl, NSW  
Accessway Compliance Review**

**BACKGROUND**

It is proposed to demolish the existing dwelling at 10 Beverley Place, Curl Curl and subdivide the land into two lots, a single 4-bedroom dwelling and a dual-occupancy with two 4-bedroom dwellings.

AMH Traffic has been engaged by the applicant to review the access arrangement of the development.

**VEHICLE ACCESS**

Vehicle access is proposed via the existing 3.5m wide accessway that provides access to a total of seven properties – 3, 5, 7, 8, 9, 10 and 11 Beverley Place.

According to the Warringah Development Control Plan (2011), accessways that service between six and ten lots need to be 5m wide clear constructed.

<b>Number of lots to be serviced</b>	<b>Width of clear constructed accessway (m)*</b>
1-5	3.5
6-10	5.0
in excess of 10	Access is to be provided by a private or public road constructed with a width that is in accordance with Council standard specifications for engineering works (AUSPEC 1)

**\*Notes to Table :**

*The accessway width is exclusive of any area for the provision of services to the lots.*

*Clear widths exclude fencing and other obstructions.*

*As the widths specified are for straights, any widening should be exclusive of the widening for curves. The widening for curves should suit the minimum swept path of vehicles in accordance with Australian / New Zealand Standards (at the time of adoption AS/NZS 2890.1:2004 applied).*

**Figure 1: Warringah Development Control Plan Accessway width Requirements**

Given the accessway is currently 3.5m and provides access to seven properties, it is non-compliant in its current configuration. The proposed development seeks to keep the accessway at 3.5m wide and this is considered reasonable due to the reasons summarised in the Table 1.

**Table 1: Accessway Compliance**

CRITERIA	COMMENT
<p><i>Existing Access Arrangement and Sight Lines</i></p>	<p>The accessway provides direct access to one property (8 Beverley Place). All other properties will be accessed via additional access paths.</p>  <p><b>Figure 2: Access Paths</b></p> <p>As illustrated in Figure 2, there are four access paths that are discussed below.</p> <p><b><u>Main Access Handle</u></b></p> <p>The main access handle is approximately 17m long. Given the relatively short length of the main access handle, vehicles entering the site have good visibility of all other access path 1, 2 and 3.</p> <p><b><u>Access Path 1 - Subject Property 10 Beverley Pl</u></b></p> <p>The access path to proposed dwellings is located approximately 17m from the start of the main access</p>

	<p>handle. There is adequate room for passing and entering and exiting the parking spaces in a forward direction.</p> <p><b><u>Access Path 2 – Properties 3, 5 and 7 Beverley Pl</u></b></p> <p>The right turn into this access path is approximately 10m from the start of the main access handle. There is sufficient space within 3, 5 and 7 Beverley Place with passing bay areas and room for turnaround to ensure vehicles can exit in a forward direction. The path provides adequate sight lines to stop if other cars entering/exiting the main access handle.</p> <p><b><u>Access Path 3 – Properties 9 and 11 Beverley Pl</u></b></p> <p>The left turn into this access path is approximately 17m from the start of the main access handle. There is adequate sight lines and space to see cars entering the site or vehicle coming from access path 1 and 2.</p> <p><b><u>Access Path 4 – Property 8 Beverley Pl</u></b></p> <p>The left turn into this access path is only 5m from the start of the main access handle. This access provides access to only one property and there is enough room to turnaround within the site and leave in a forward direction. There is also excellent visibility of all other accessways.</p> <p>Ultimately, it is expected the main access handle will operate safely and without any issues.</p>
<p><i>Pre-existing non-compliance</i></p>	<p>The accessway is non-compliant in its existing configuration and there haven't been any issues from the current arrangement.</p> <p>The proposed development is not introducing any additional crossovers or vehicle paths to the accessway.</p> <p>Given the above, the operation of the accessway will not be significantly impacted.</p>
<p><i>Additional traffic generated by the subdivision.</i></p>	<p>The proposal will add two additional dwellings to the site.</p> <p>The Transport for NSW (TfNSW) Guide to Transport Impact Assessment (2024) estimates 8.12 vehicle trips per dwelling on weekdays for low density residential dwellings.</p> <p>This results in approximately 16 additional vehicle trips per day using the accessway.</p>

	This is not a significant increase over the existing use of the accessway.
<i>Potential Users of the Accessway</i>	The accessway will be used by motorists who live at the properties the accessway services which means they will be familiar with it and how it operates.  Any visitors will likely utilise the unrestricted kerbside parking along Beverley Place.
<i>Sight line and visibility</i>	All crossovers have good visibility of the accessway, other crossovers and Beverley Place when entering/exiting.
<i>Swept Path Analysis</i>	Swept path analysis provided in Attachment A shows that for all proposed parking spaces, vehicles can enter and exit in a forward direction.

## CONCLUSION

Given the above, from a traffic engineering perspective, an accessway 3.5m wide is considered satisfactory and should be supported.

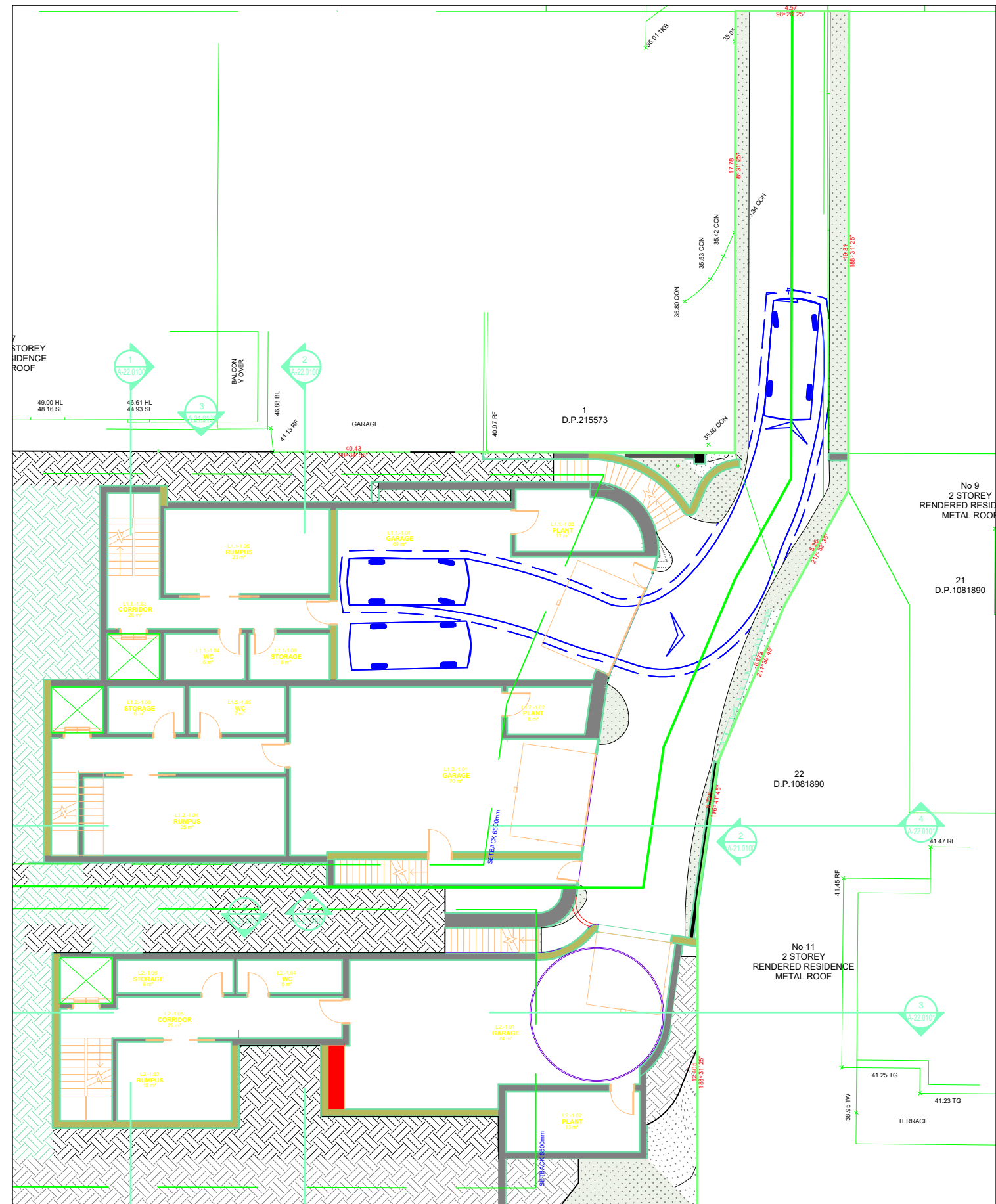
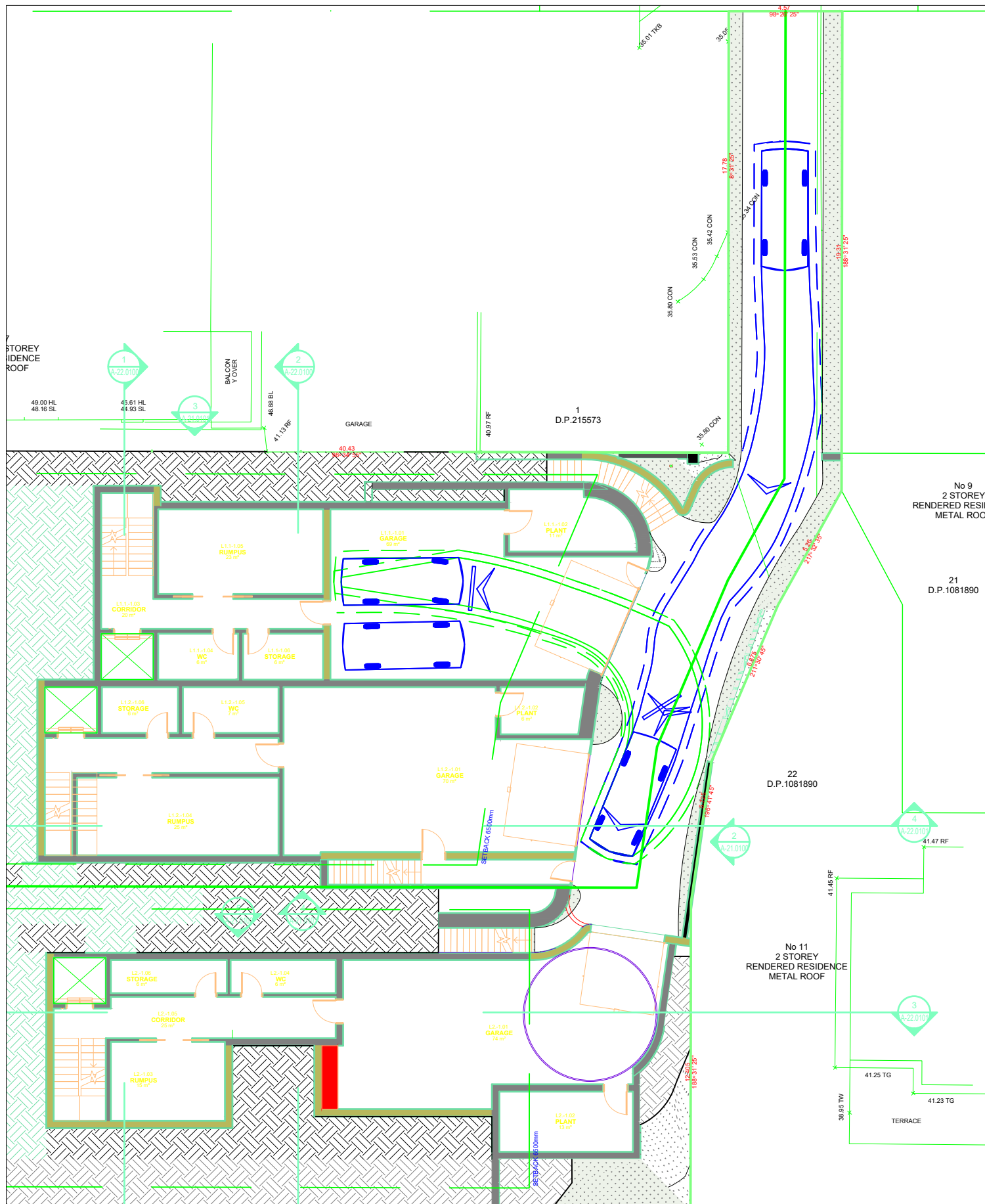


Abdirahman Farah

Principal Traffic Engineer

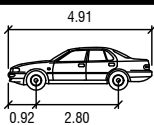
AMH Traffic Pty Ltd

## ATTACHMENT A: SWEEP PATH ANALYSIS



**SWEPT PATH LEGEND**

- VEHICLE BODY (FORWARD)
- - - - - 300 mm CLEARANCE LINE (FORWARD)
- VEHICLE BODY (REVERSE)
- - - - - 300 mm CLEARANCE LINE (REVERSE)



**B85** meters  
 Width : 1.87  
 Track : 1.77  
 Lock to Lock Time : 4.0  
 Curb to Curb Turn Radius : 5.75

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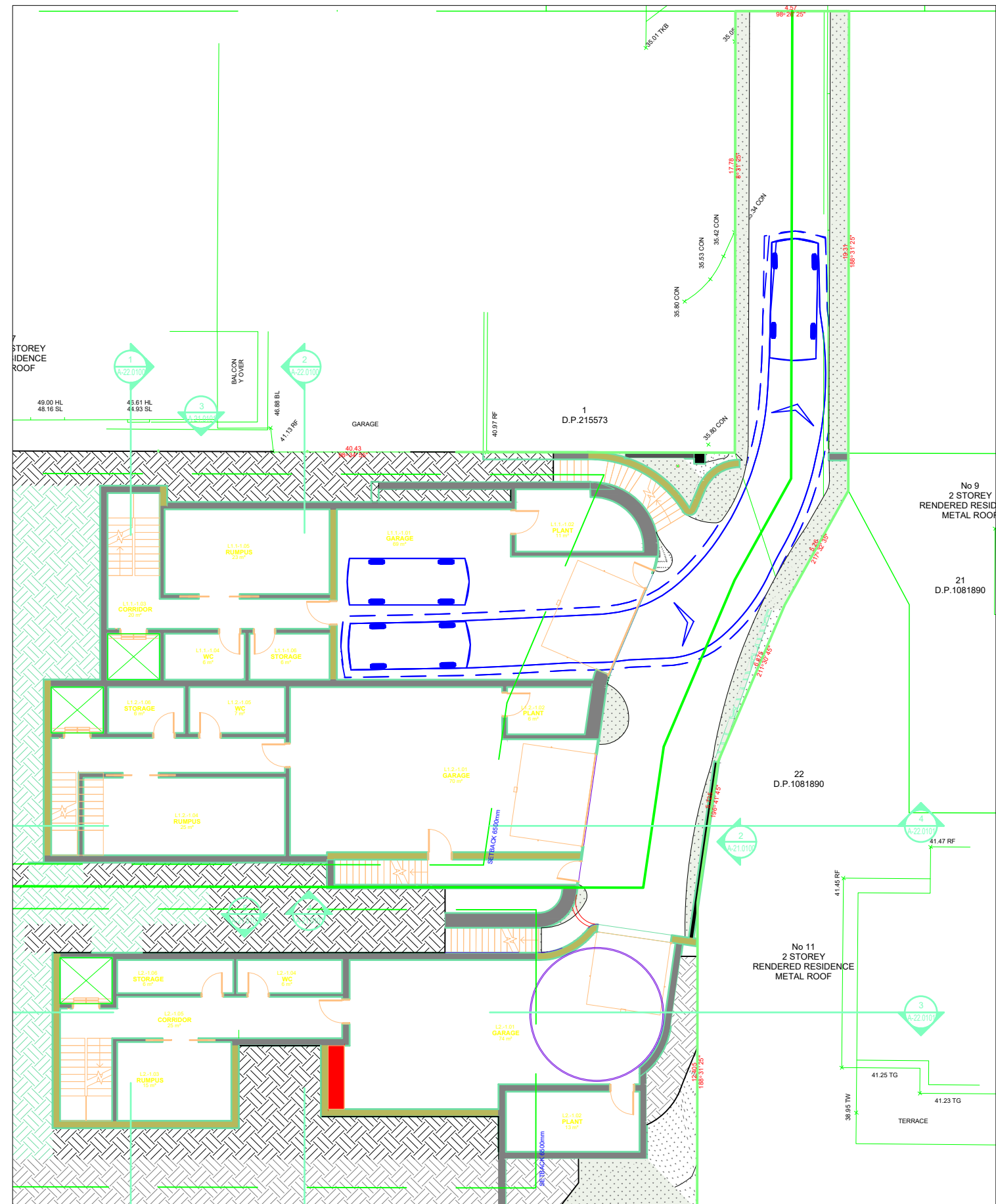
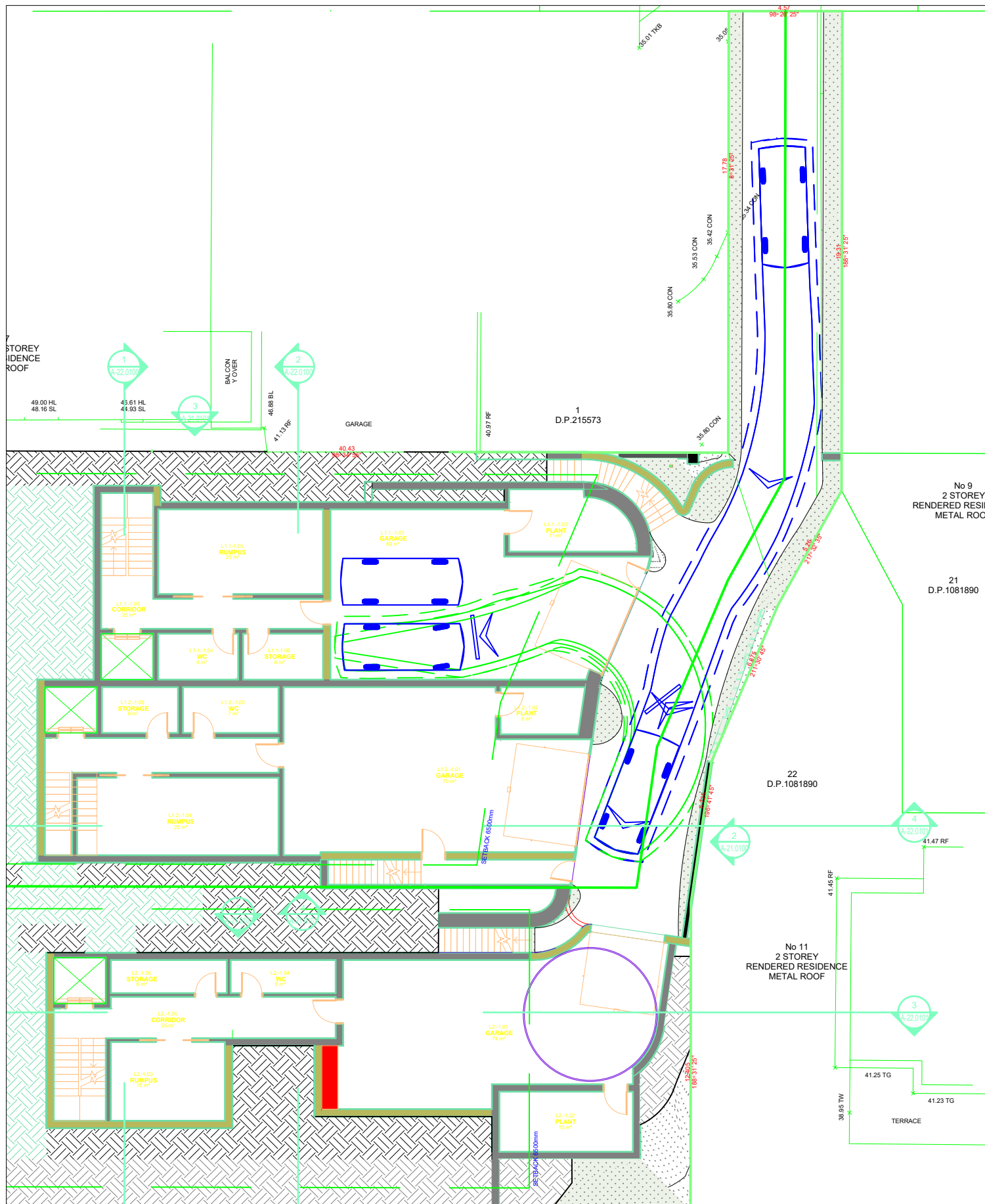
Rev.	AMENDMENT DESCRIPTION	DATE

**10 BEVERLEY CLOSE, CURL CURL NSW**  
**SWEPT PATH ASSESSMENT - LOT 1**  
**B85 - ACCESS/EGRESS**

SCALE 1:200 @ A3

JOB-DRAWING No.  
**P24037002**





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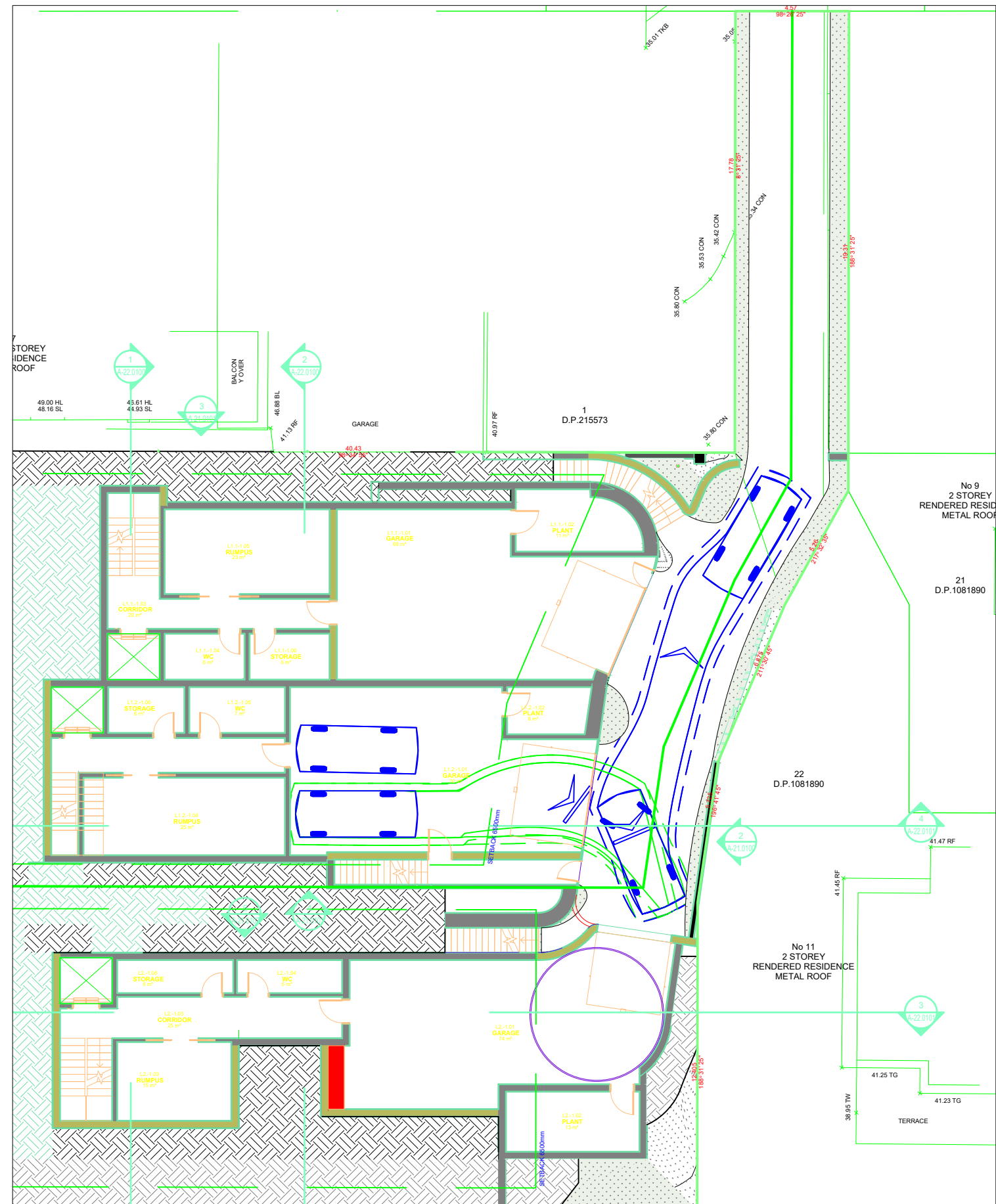
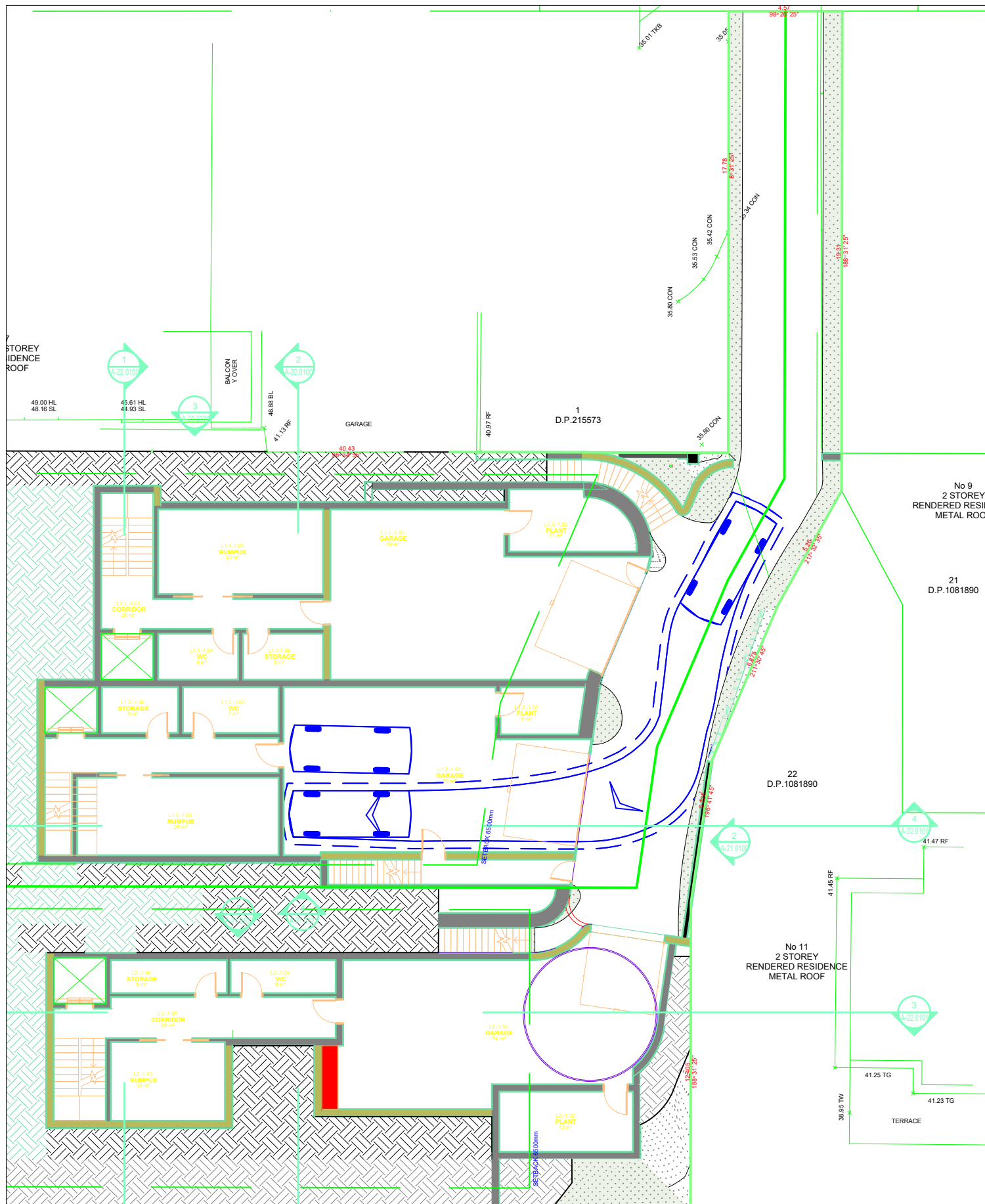
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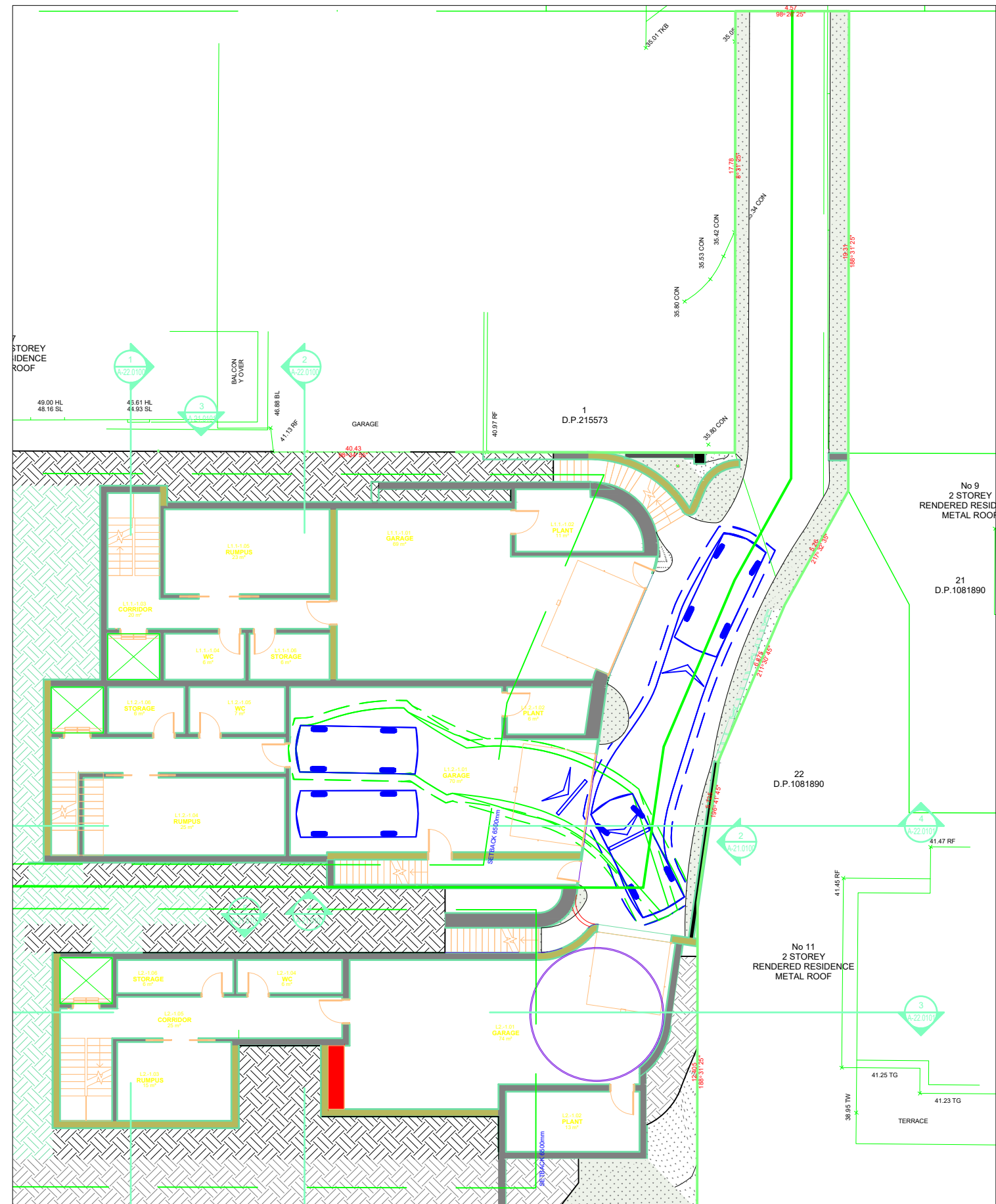
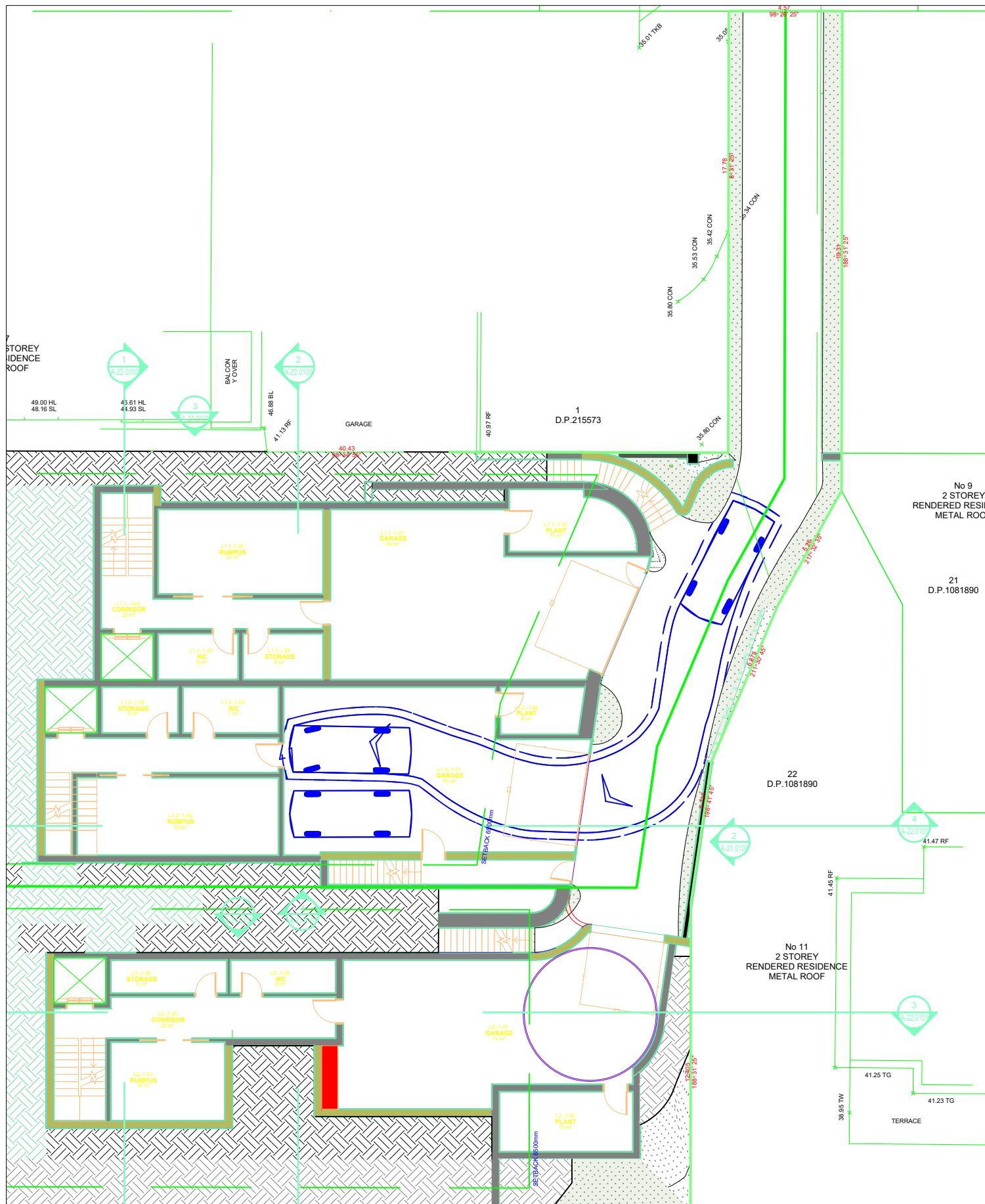
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**10 BEVERLEY CLOSE, CURL CURL NSW**  
**SWEPT PATH ASSESSMENT - LOT 2**  
**B85 - ACCESS/EGRESS**

SCALE 1:200 @ A3

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**SWEPT PATH LEGEND**

- VEHICLE BODY (FORWARD)
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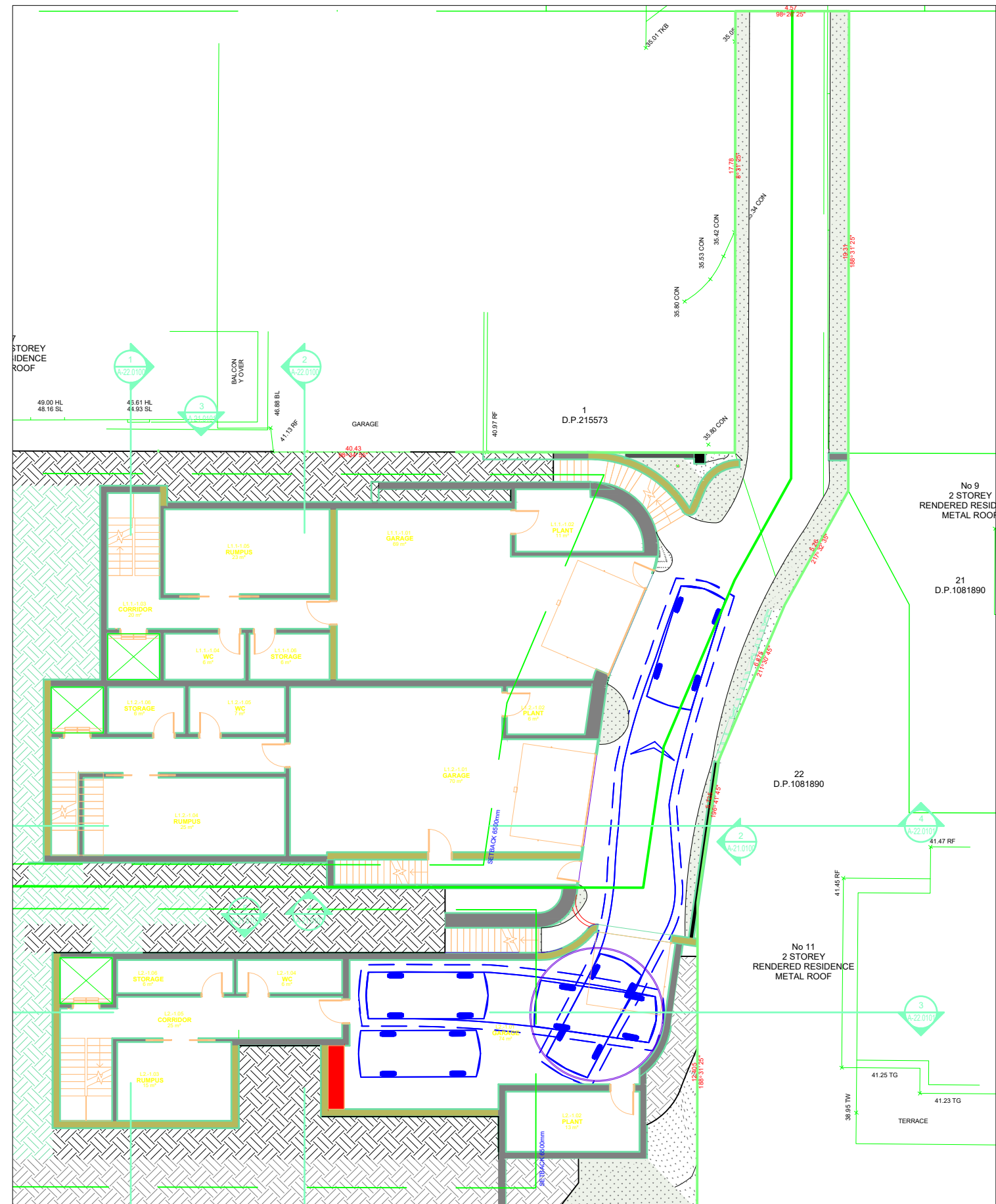
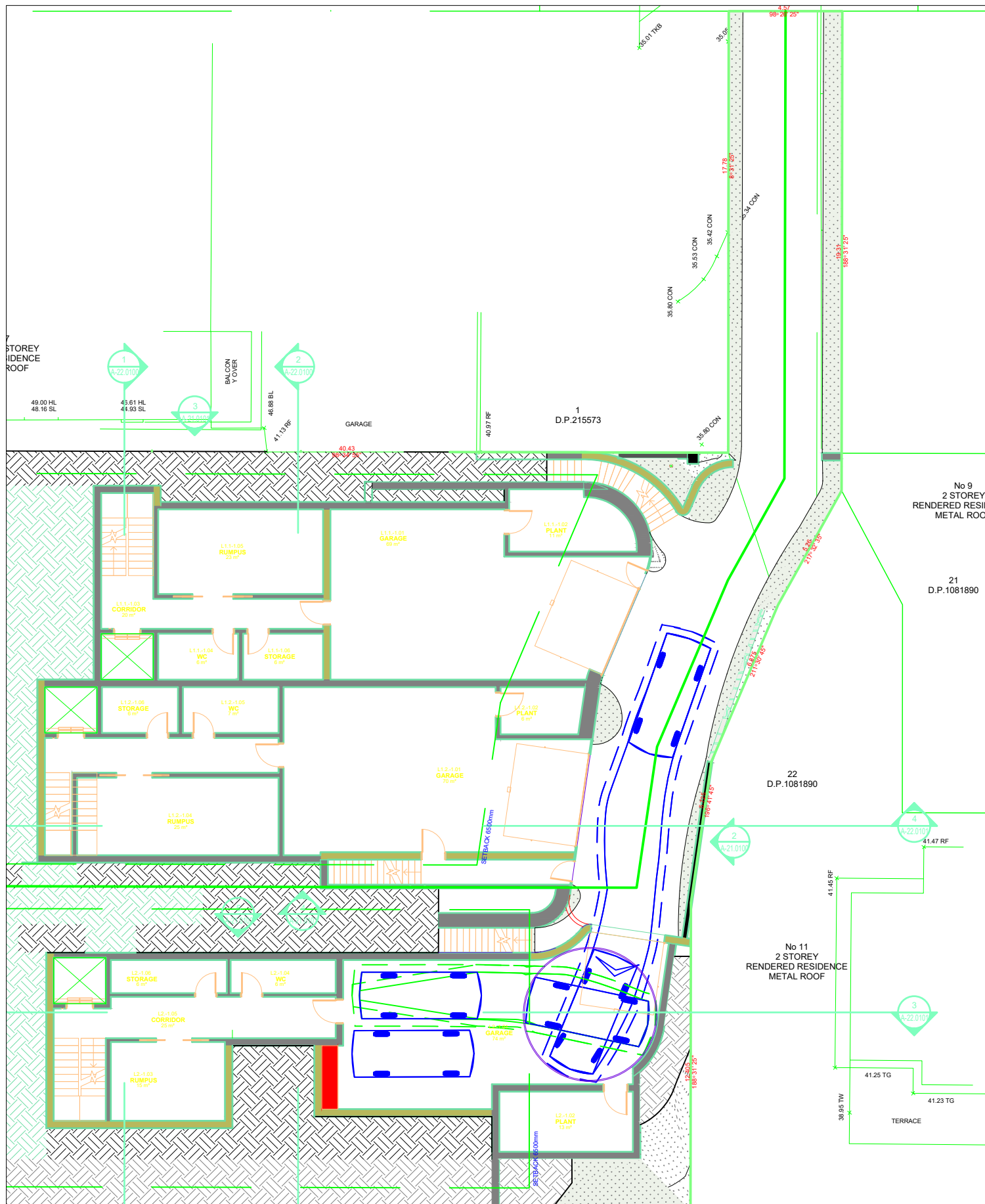
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**B85 - ACCESS/EGRESS**

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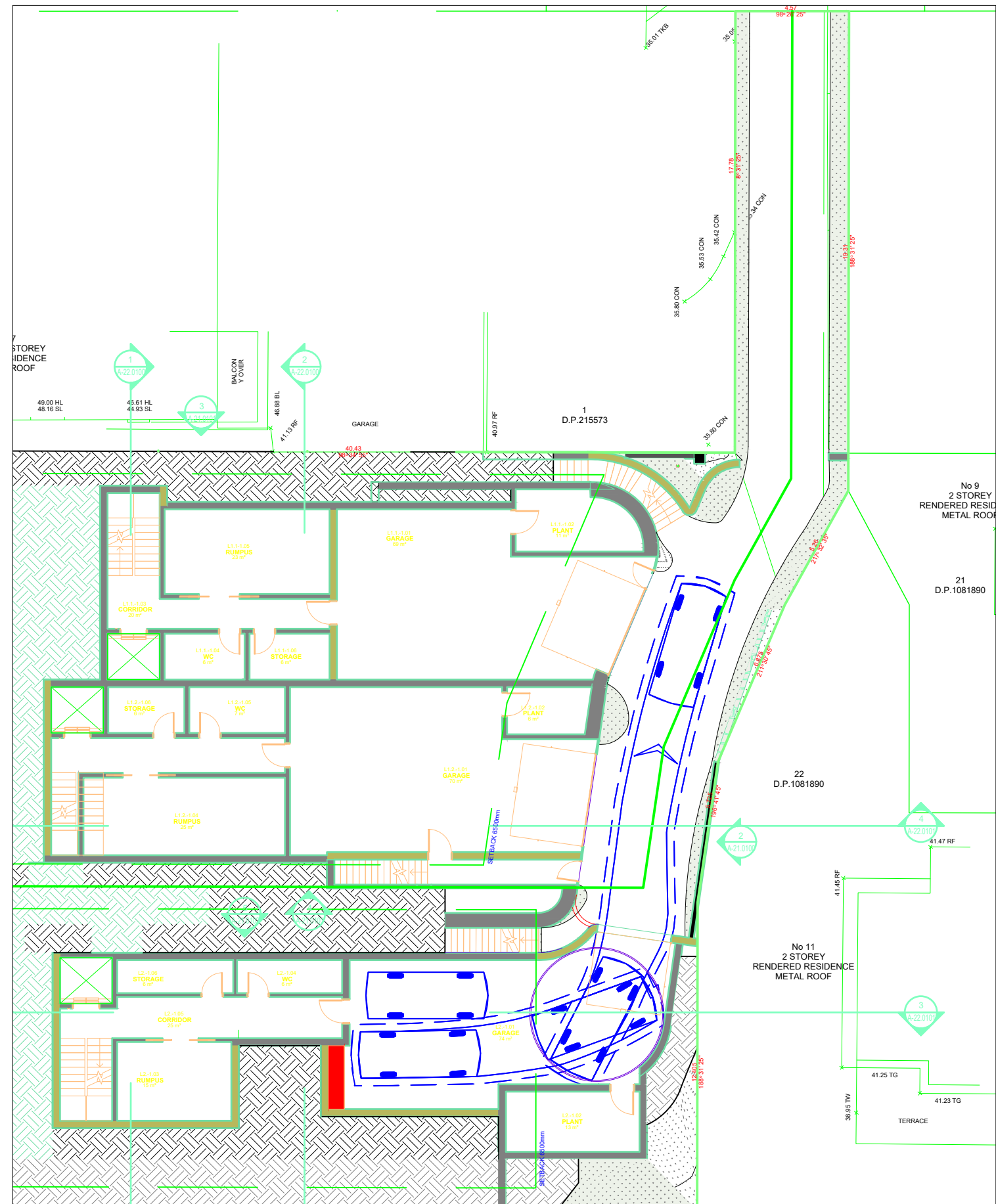
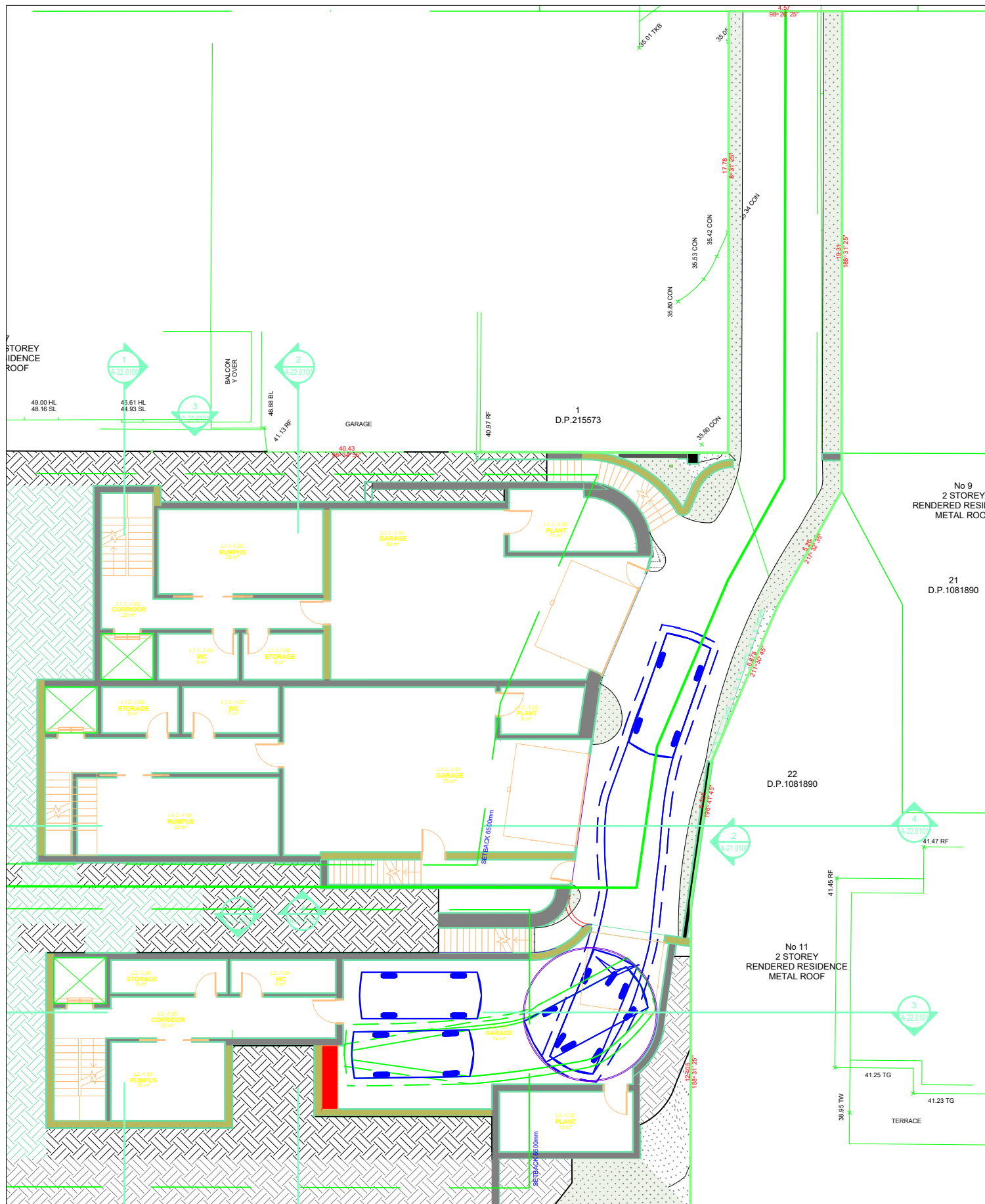
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**10 BEVERLEY CLOSE, CURL CURL NSW**  
**SWEPT PATH ASSESSMENT - LOT 3**  
**B85 - ACCESS/EGRESS**

SCALE 1:200 @ A3

JOB-DRAWING No.  
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**SWEPT PATH LEGEND**

- VEHICLE BODY (FORWARD)
- 300 mm CLEARANCE LINE (FORWARD)
- VEHICLE BODY (REVERSE)
- 300 mm CLEARANCE LINE (REVERSE)

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