

Reference: 25092

30 April 2025

Sam and Loretta Khoury

C/- ES Design

Benita Zeaiter

Project Designer

Email: benita@es.au

Dear Benita,

Re: 5 Villiers Road, Padstow Heights – Traffic Response to RFI

I have considered the relevant traffic and parking matters (17 & 18) contained in Council's RFI (DA-26/2025) of 18 March 2025.

This supplementary assessment responds to those matters and is to be read in conjunction with the revised plans prepared by ES Design (**Attachment 1**). The corresponding responses are outlined in the following:

17. Proposed VFC (Vehicular Footway Crossing)

a. The existing VFC & roadway leading to the site does not line up with proposed internal driveway. You shall provide a swept path analysis demonstrating vehicles are capable of manoeuvring from the street to the basement and exit in a forward direction.

b. As this is a new development, a new VFC shall be designed and provided in accordance with Council's VFC policy and standard drawing S-004.

Our Response

The swept path assessment has been undertaken in response to Council's request. The assessment has demonstrated that vehicles can enter and exit the site with no undue difficulty, confirming satisfactory manoeuvring provision (**Attachment 2**).

The architectural plan has also been revised to ensure that the internal driveway aligns with the existing crossover. Details of the civil plans can be found in **Attachment 3**.

18. Internal Driveway

a. A vertical clearance check shall be provided to justify no scraping to new proposed driveway profile in accordance with AS2890.1.

Our Response

A vertical clearance test demonstrating a standard design vehicle will not bottom/scrape when negotiating the ramp is provided in **Attachment 2**.

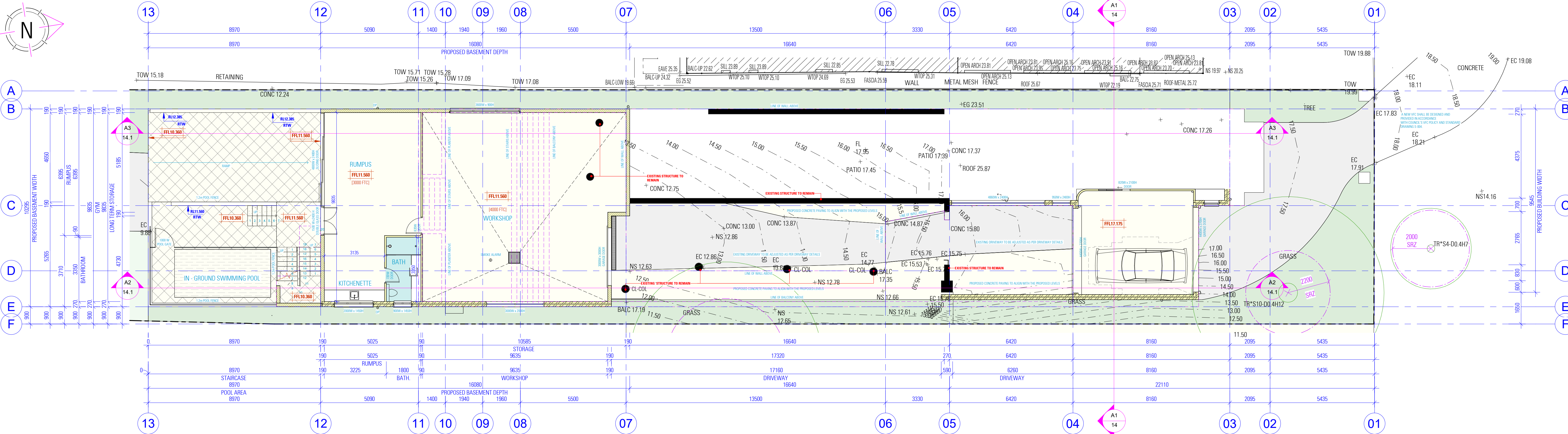
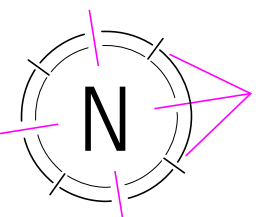
I trust the above adequately responds to Council's concerns. Otherwise, please do not hesitate to contact me at 02 7255 8198 to discuss this further.

Yours faithfully,

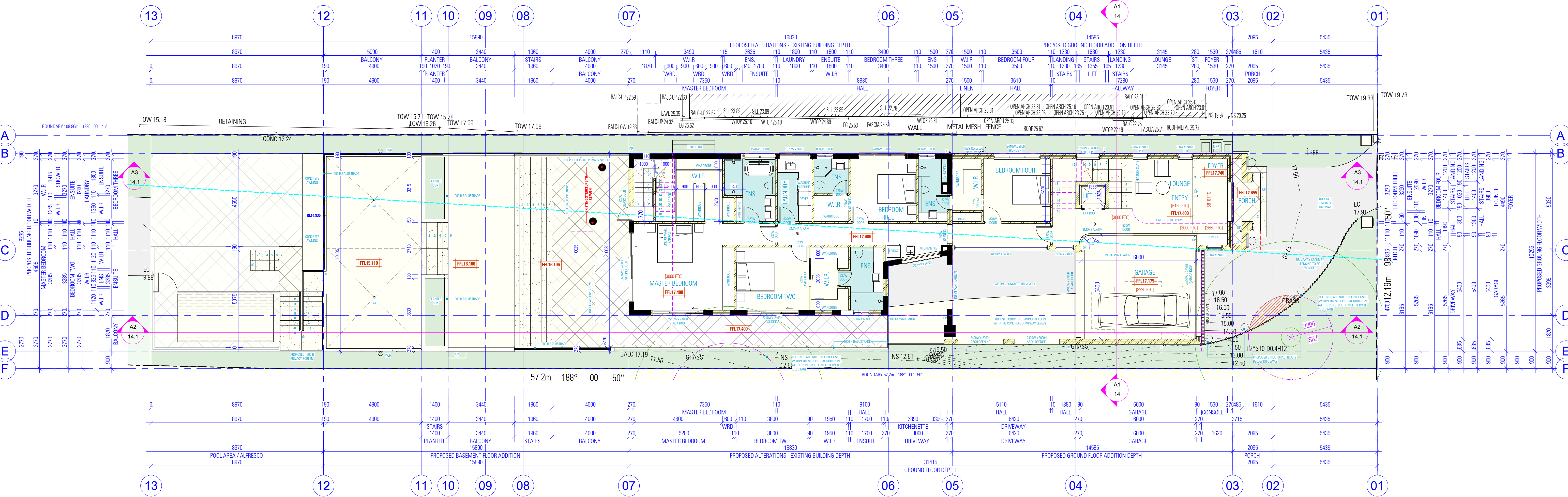


Bernard Lo BE (Civil), MTrans, PRE 0001491
Principal

Attachment 1**Revised Plan**



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

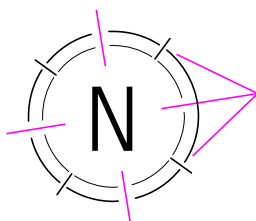
NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETERS
- 2. VERIFY ALL DIMENSIONS ON SITE
- 3. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY
- 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A.) & AUSTRALIAN STANDARDS

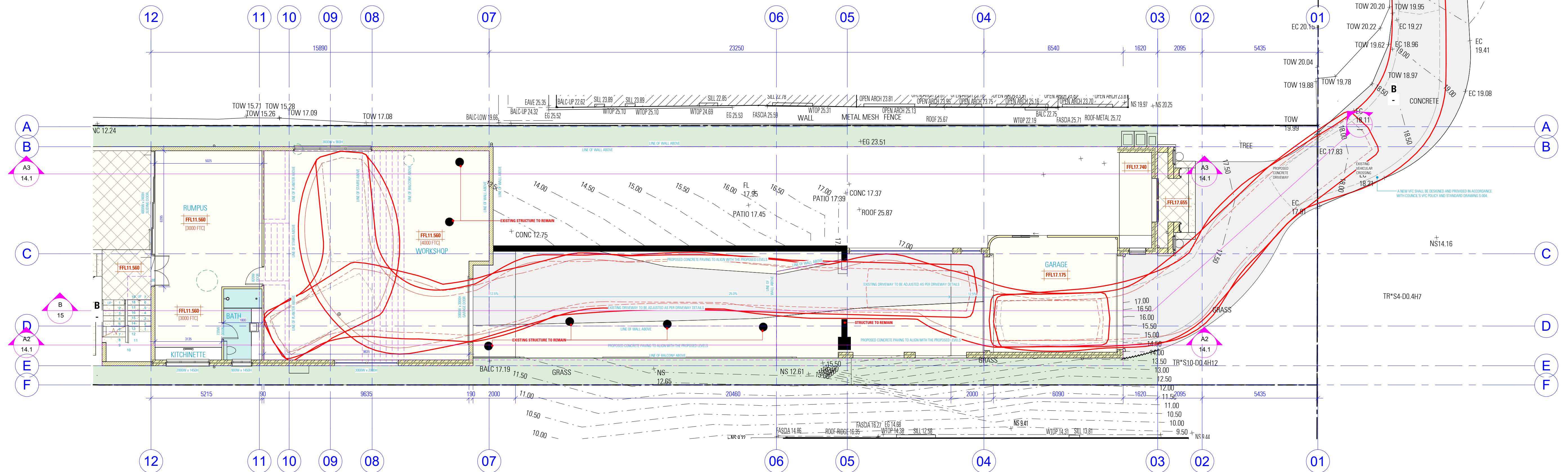
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

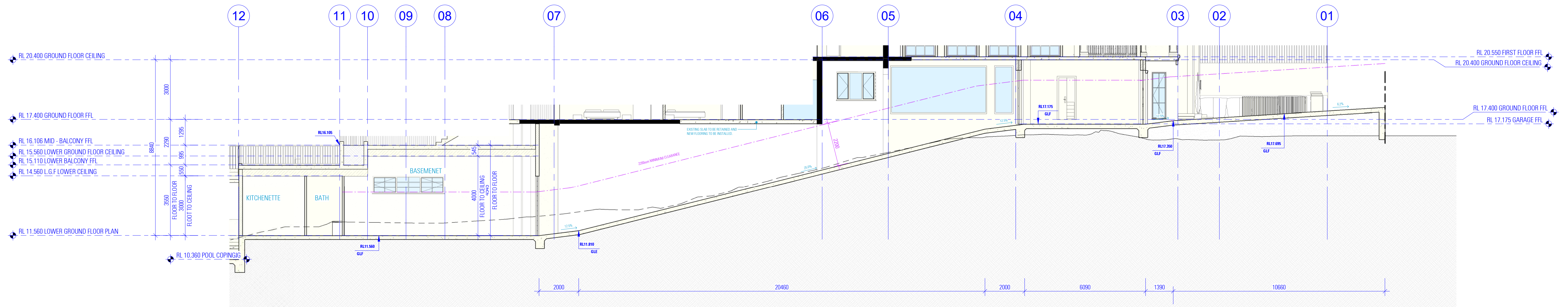




DRIVEWAY GRADE DETAILS



PROPOSED DRIVEWAY PLAN



SECTION B

NOTES
1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

COPYRIGHT
THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.



DESIGN BENITA ZEITER
DRAFTED FARAH KAYAL

ALTERATIONS AND ADDITIONS
5 VILLIERS ROAD, HEIGHTS NSW 2211

DRAWING
DRIVEWAY GRADE DETAILS A3

SCALE 1:100 / A1
ISSUE A 24.12.2024

DWG No. 24103 - 15

NOT FOR CONSTRUCTION

Attachment 2

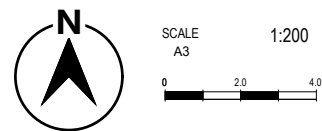
Swept Path Assessment & Vertical Clearance Test



PROJECT
5 VILLIERS ROAD,
PADSTOW HEIGHTS

TITLE
COMPLIANCE CHECK

GROUND AND BASEMENT



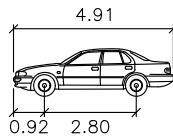
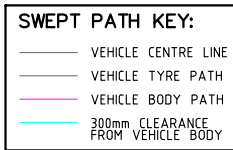
DESIGNED BY
L.MRKONJA

REVIEWED BY
B.L.O

DRAWING REFERENCE (SOURCE):
G:\2025\25092 - 5 VILLIERS ROAD,
PADSTOW HEIGHTS\DRAWINGS\CC

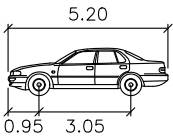
ISSUE DATE 30 April 2025
SHEET NO. 01 OF 04
DRAWING REF NO. 25092-V1.2-SP

LEGENDS/NOTES



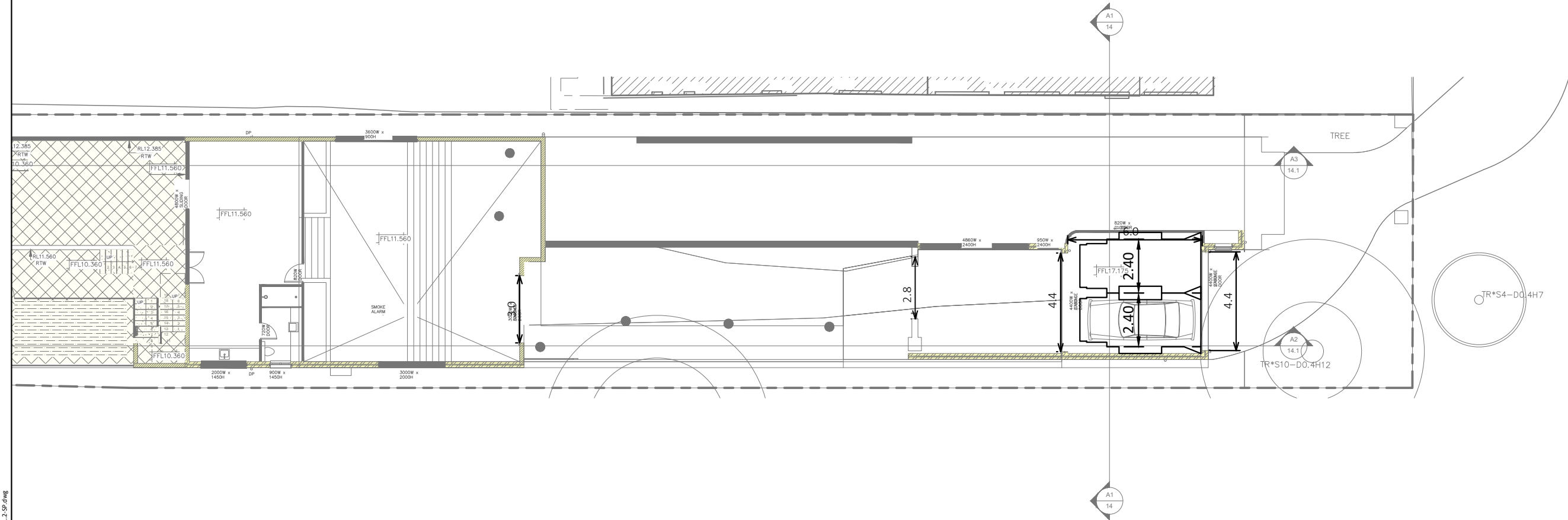
B85

Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



B99

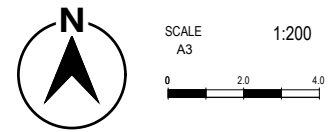
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



PROJECT
5 VILLIERS ROAD,
PADSTOW HEIGHTS

TITLE
SWEPT PATH ASSESSMENT
CLEARANCE TEST

RAMP TO BASEMENT



DESIGNED BY
L.MRKONJA

REVIEWED BY
B.L.O

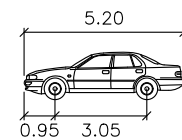
DRAWING REFERENCE (SOURCE):
G:\2025\25092 - 5 VILLIERS ROAD,
PADSTOW HEIGHTS\DRAWINGS\CC

ISSUE DATE 30 April 2025
SHEET NO. 02 OF 04
DRAWING REF NO. 25092-V1.2-SP

LEGENDS/NOTES

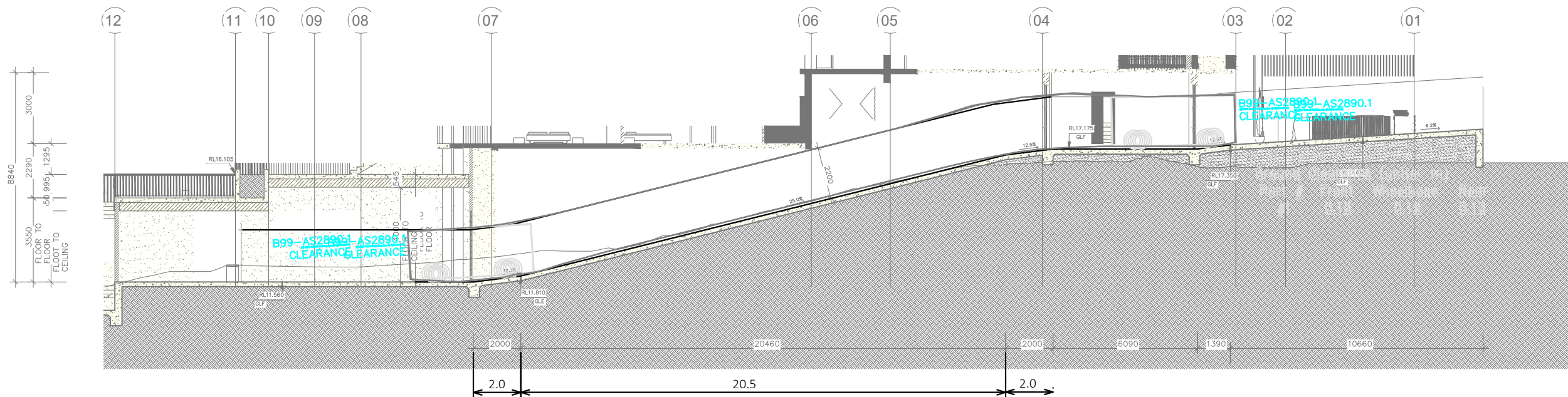
SWEPT PATH KEY:

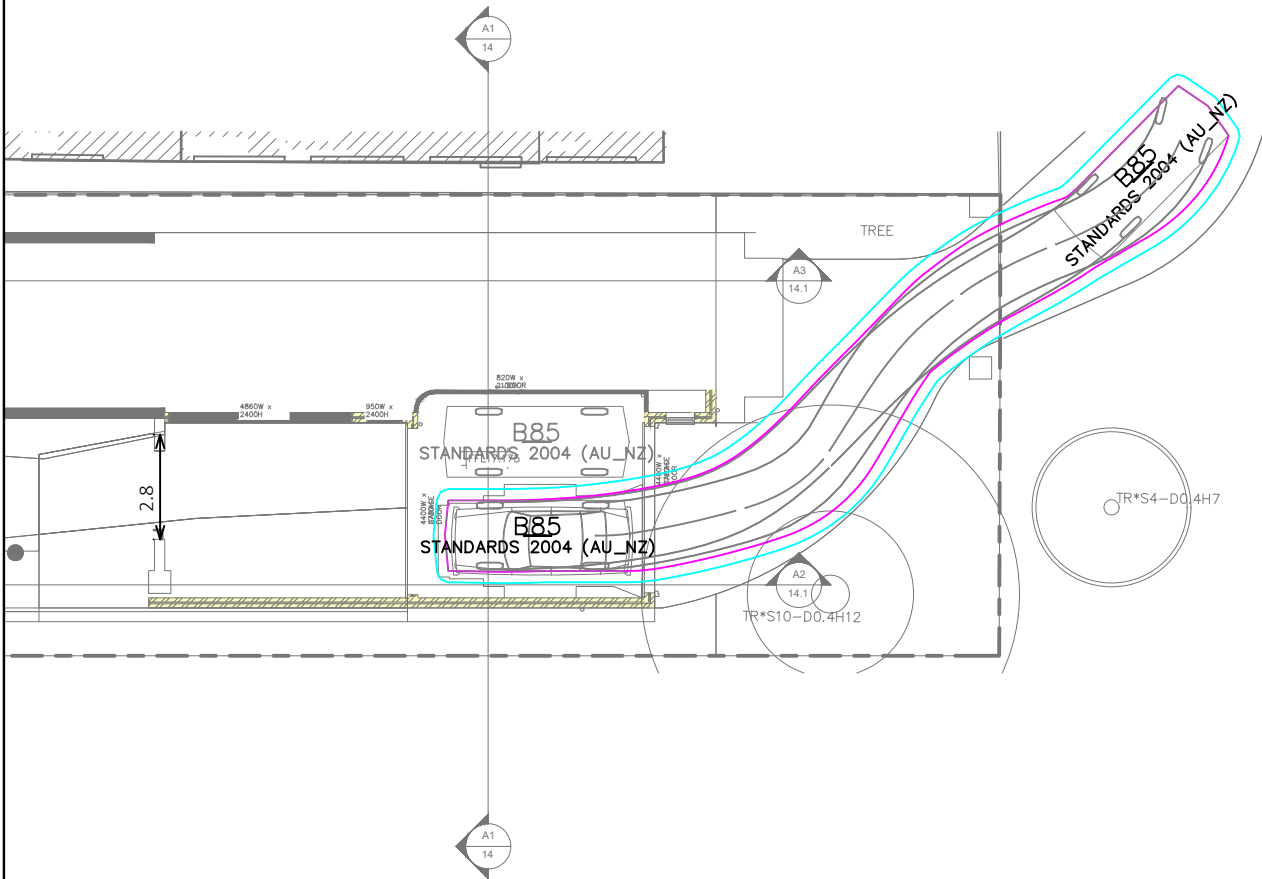
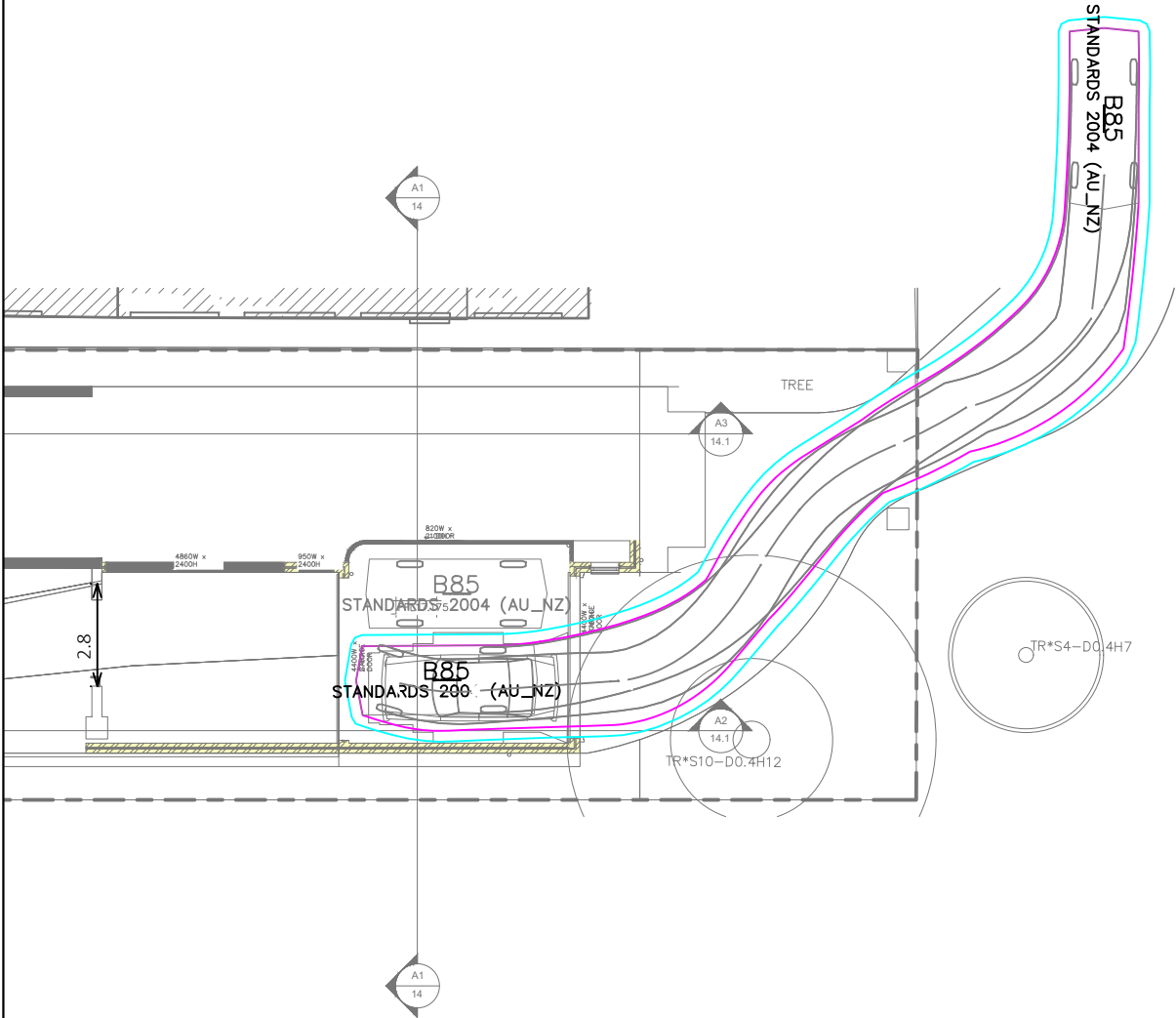
- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



B99

	Width	: 1.94	meters
	Track	: 1.84	
	Lock to Lock Time	: 6.0	
	Steering Angle	: 33.9	

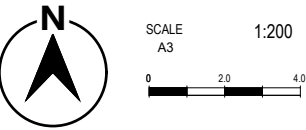




PROJECT
5 VILLIERS ROAD,
PADSTOW HEIGHTS

TITLE
SWEPT PATH ASSESSMENT
GARAGE ENTRY AND EXIT

GROUND LEVEL



DESIGNED BY
L.MRKONJA

REVIEWED BY
B.LO

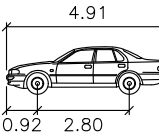
DRAWING REFERENCE (SOURCE):
G:\2025\25092 - 5 VILLIERS ROAD,
PADSTOW HEIGHTS\DRAWINGS\CC

ISSUE DATE 30 April 2025
SHEET NO. 03 OF 04
DRAWING REF NO. 25092-V1.2-SP

LEGENDS/NOTES

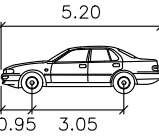
SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY



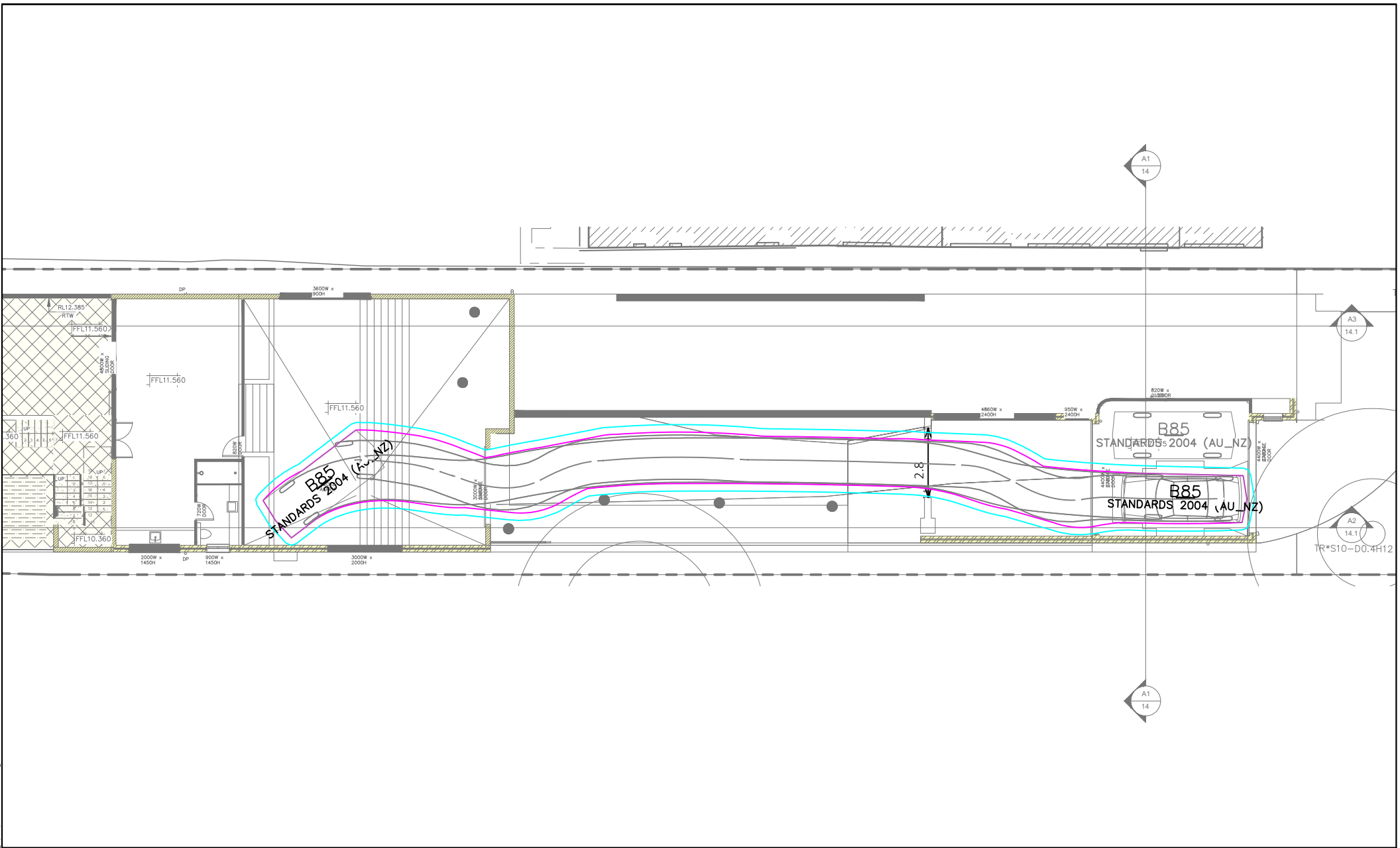
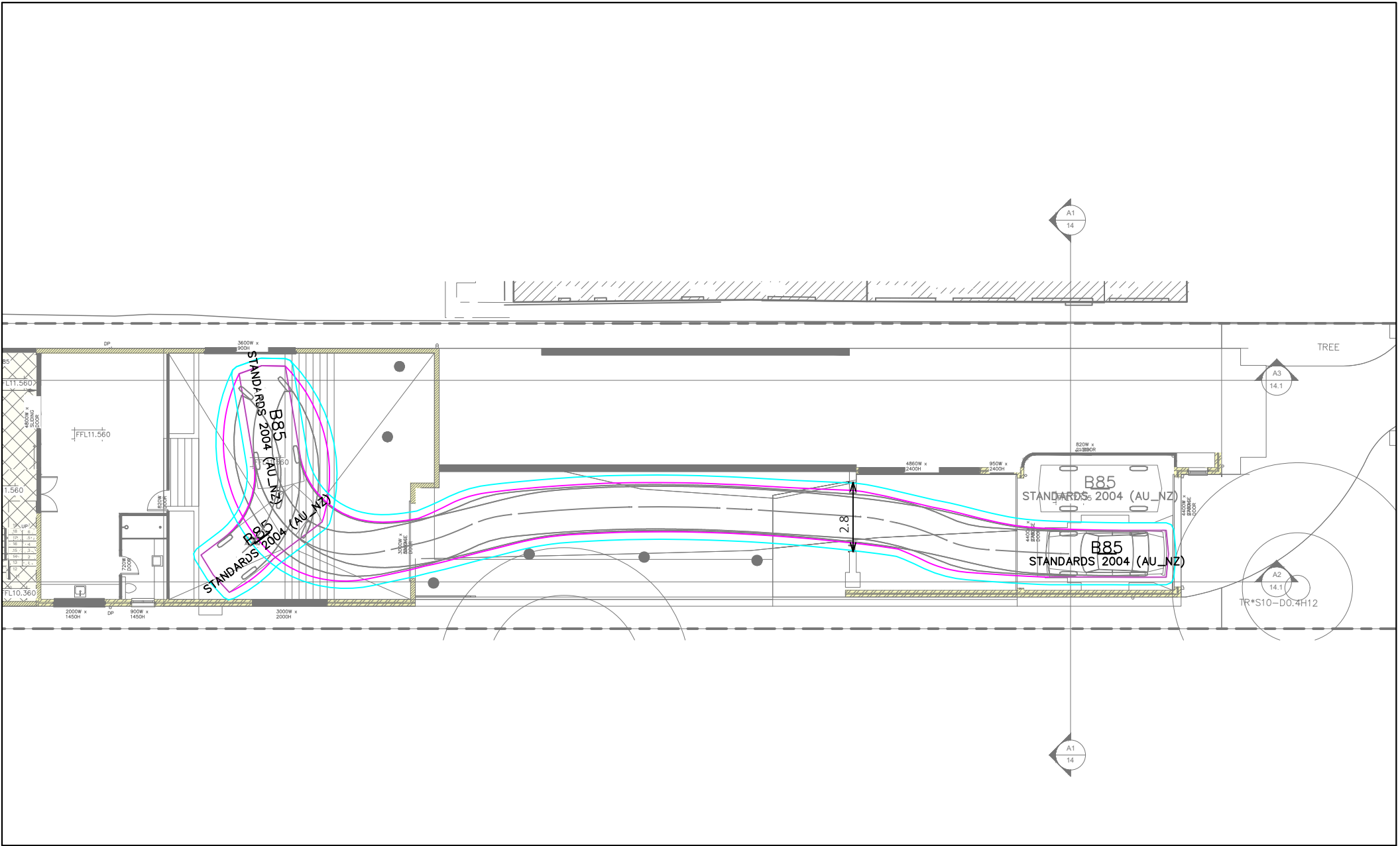
B85

Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1



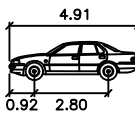
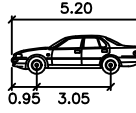
B99

Width : 1.94 meters
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.9



SWEPT PATH ASSESSMENT
USE OF BASEMENT FOR FORWARD EXIT
BASEMENT FLOOR

SHEET NO. 04 OF 04 ISSUE DATE 30 April 2025

LEGENDS/NOTES			
SWEPT PATH KEY: — VEHICLE CENTRE LINE — VEHICLE TYRE PATH — VEHICLE BODY PATH — 300mm CLEARANCE FROM VEHICLE BODY		 B85 Width : 4.91 Track : 0.92 Wheelbase : 2.80	 B99 Width : 5.20 Track : 0.95 Wheelbase : 3.05



PROJECT
5 VILLIERS ROAD, PADSTOW HEIGHTS



DRAWING REFERENCE (SOURCE):
G:\2025\25092 - 5 VILLIERS ROAD, PADSTOW HEIGHTS\DRAWINGS\CC

DRAWING REFERENCE NO. 25092-V1.2-SP

SCALE
A3 0 2.0 4.0 1:200

DESIGNED BY
L.MRKONJA

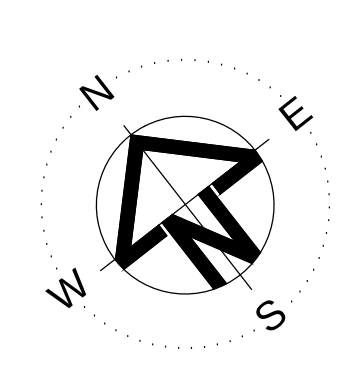
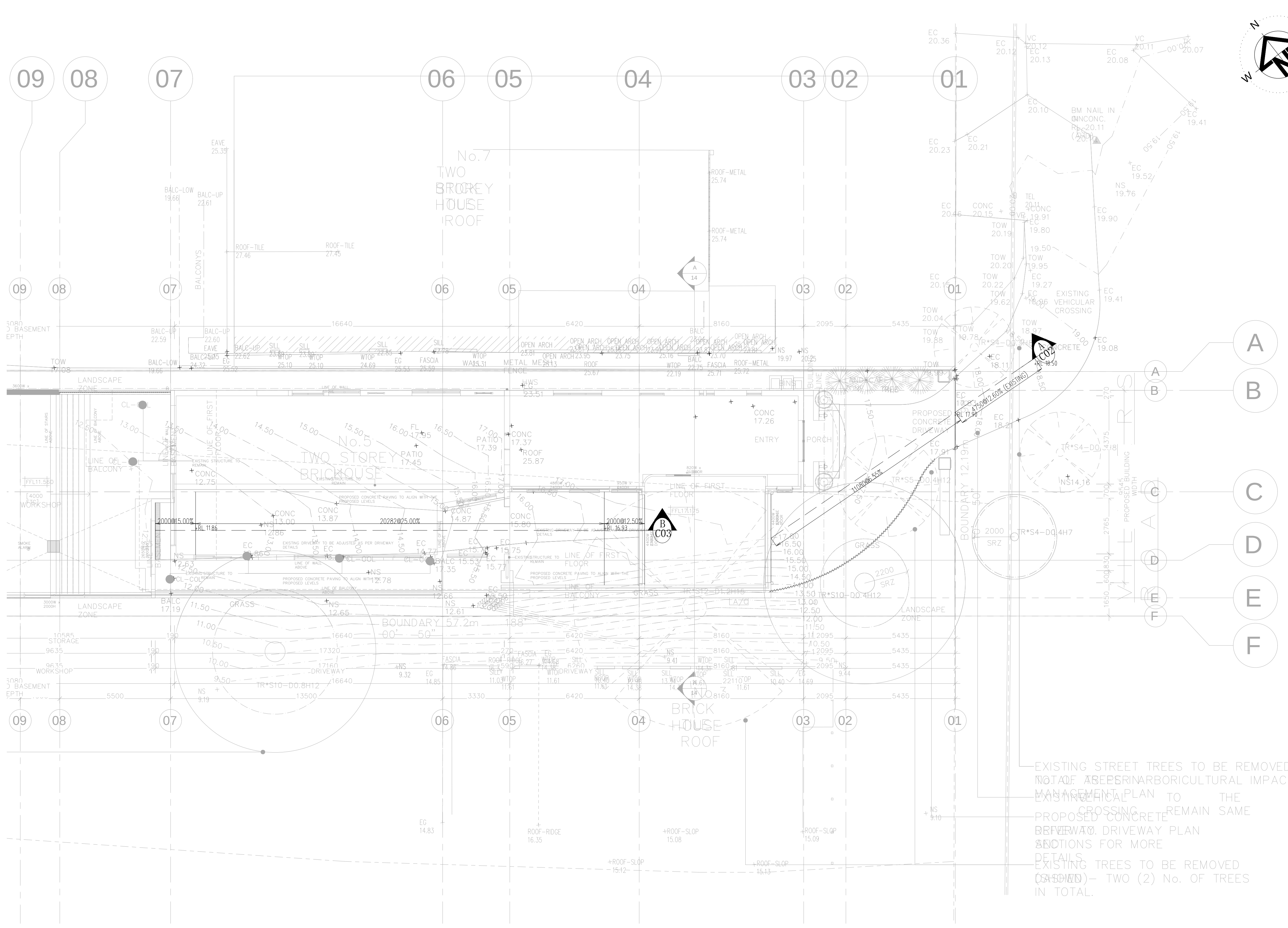
REVIEWED BY
B.LO

G:\2025\25092 - 5 Villiers Road, Padstow Heights\Drawings\RFV25092-V1.2-SP.dwg
Plotted by Lamone Ng

Attachment 3

Civil Plan





NOTE RE SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY THE BUILDING CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



GENERAL NOTES

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S STANDARDS AND SPECIFICATIONS AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORKS WITHIN ADJACENT LANDS WITHOUT THE WRITTEN PERMISSION OF THE LAND OWNER.
- ALL FILLING TO BE COMPACTED TO A MINIMUM 95% OF THE STANDARD MAXIMUM DRY DENSITY AS TESTED IN ACCORDANCE WITH E1.1 OF AS1289-1977.
- FILL MATERIAL TO BE APPROVED BY THE CONSTRUCTION ENGINEER.
- SURPLUS EXCAVATED MATERIAL TO BE PLACED WHERE DIRECTED BY THE ENGINEER.
- A MINIMUM 50mm APPROVED GRANULAR BEDDING TO BE PROVIDED BENEATH ALL CONCRETE.
- ALL CONCRETE WORKS TO BE CONSTRUCTED TO GRADE 25MPa CONCRETE U.N.O.
- ALL DISTURBED TURFED AREAS AND BATTERS TO BE TOPSOILED, TURFED OR SPRAY GRASSED.
- ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
- MEASUREMENTS SHALL BE TAKEN FROM THE FIGURED DIMENSIONS AND ARE NOT TO BE SCALED FROM THE DRAWINGS.
- PROVISION FOR TRAFFIC CONTROL DURING CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1742.3 - 2009.
- DRAINAGE LINES ON PLANS ARE DIAGRAMMATIC ONLY AND PIPE CENTRELINES SHALL ENTER AND EXIT PITS AT THE CENTRE OF THE RESPECTIVE PIT WALLS.
- EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED IN ACCORDANCE WITH E.P.A. REQUIREMENTS.
- CONTRACTOR IS TO CLEAR SITE BY REMOVING ALL SURPLUS SPOIL, RUBBISH, ETC.
- UTILITY INFORMATION SHOWN ON THE DRAWINGS IS INTENDED TO DEPICT THE PRESENCE OF SERVICES ONLY. ACTUAL LOCATION SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- A ROAD-OPENING PERMIT SHALL BE OBTAINED FOR WORKS IN THE ROAD RESERVE PRIOR TO COMMENCEMENT OF WORK IN THE ROAD RESERVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT 2000.

EXISTING STREET TREES TO BE REMOVED
NOT OF AERINARBOCULTURAL IMPACT
MANAGEMENT PLAN TO THE
CROSSING. REMAIN SAME
PROPOSED CONCRETE
DRIVEWAY. DRIVEWAY PLAN
AND NOTIONS FOR MORE
DETAILS
EXISTING TREES TO BE REMOVED
(AS SHOWN) - TWO (2) No. OF TREES
IN TOTAL.

DIAL 1100 BEFORE YOU DIG

Revisions		
A	15.04.25	CDC SUBMISSION

Arch

es.au

ACN. 111 012 787

CSY ADVANCED ENGINEERS PTY LTD

Structural Consulting Engineers
SUITE 10A/10-12 Woodville ST
Hurstville, N.S.W. Australia 2220
Phone : (02) 9579 3836
Facsimile : (02) 9580 2724
Email: charbel@csyengineers.com.au

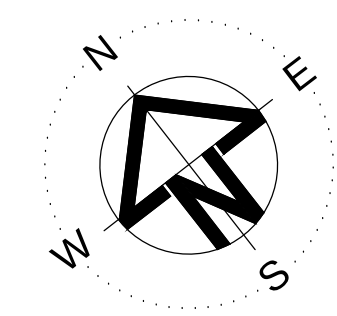
Copyright

Client

Project

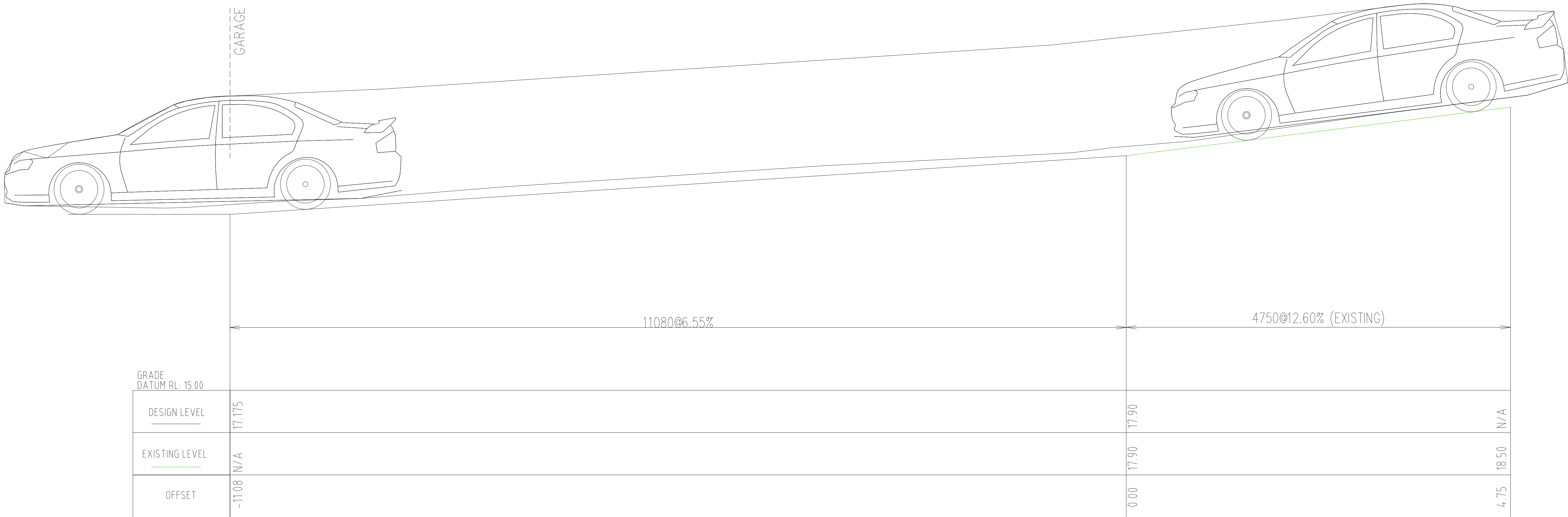
PROPOSED SINGLE HOUSE DEVELOPMENT

Sheet Title		
CIVIL SITE PLAN		
Address	5 VILLIERS RD PADSTOW HEIGHTS NSW	Date
Designed	CSY	15/04/25
Drawn	CSY	Checked
DA	CDC	CSY
Drawing No	25CSY179/C01	Scale
		1:100 U.N.O.
		Issue
		A



NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY THE BUILDING CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



DRIVEWAY LONG SECTION A

SCALE 1:25

DIAL 1100 BEFORE YOU DIG

Revisions		
A	15.04.25	CDC SUBMISSION

Arch

ACN 111 612 787

CSY ADVANCED ENGINEERS PTY LTD

Structural Consulting Engineers
SUITE 10A/10-12 Woodville ST
Hurstville, N.S.W. Australia 2220
Phone : (02) 9579 3836
Facsimile : (02) 9580 2724
Email: charbel@csyengineers.com.au

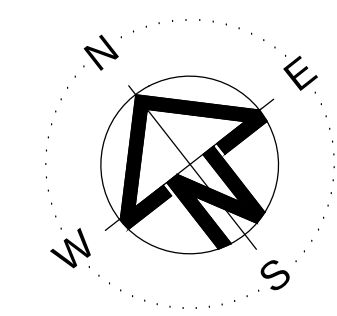
Copyright

Client

Project

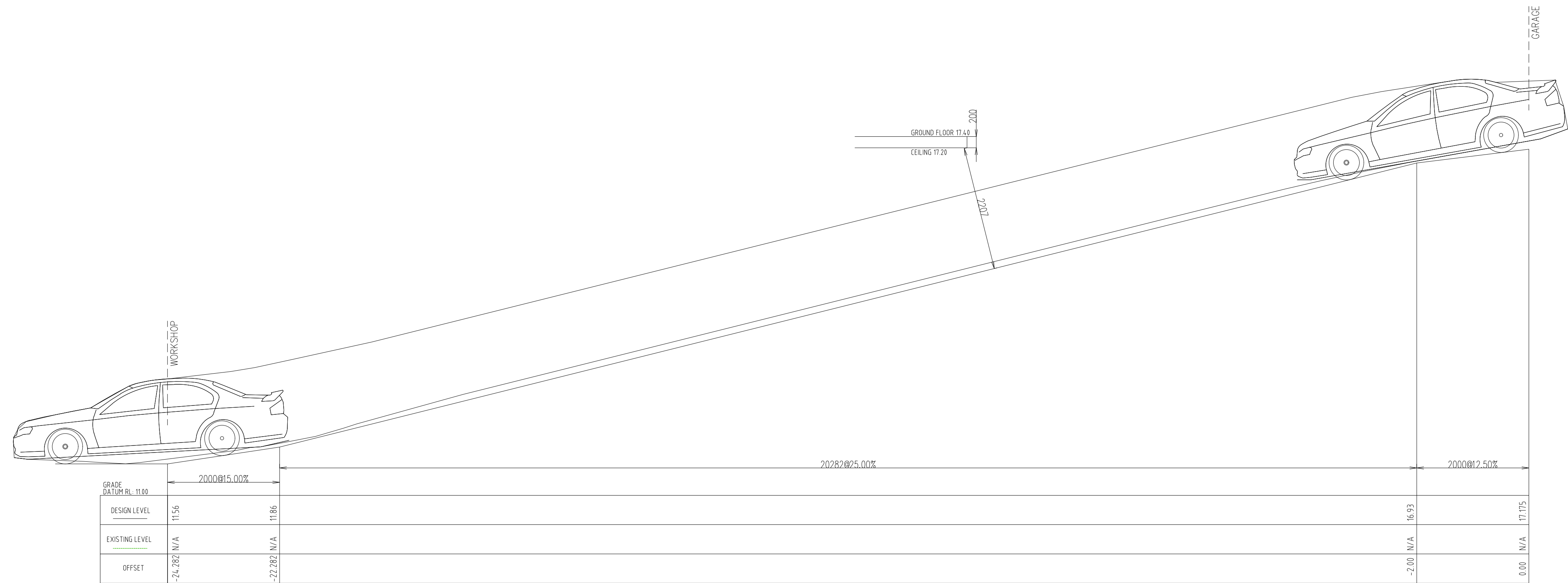
PROPOSED SINGLE HOUSE DEVELOPMENT

Sheet Title	
DRIVEWAY LONG SECTION A	
Address 5 VILLIERS RD PADSTOW HEIGHTS NSW	Date 15/04/25
Designed CSY	Drawn CSY
Checked CSY	
☐ DA	☒ CDC
Scale 1:100 U.N.O.	Issue A
Drawing No 25CSY179/C02	



NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY THE BUILDING CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



DRIVEWAY LONG SECTION B
SCALE 1:50

DIAL 1100 BEFORE YOU DIG

Revisions		
A	15.04.25	CDC SUBMISSION

Arch

CSY ADVANCED ENGINEERS PTY LTD
A.C.N. 111 612 787
Structural Consulting Engineers
SUITE 10A/10-12 Woodville ST
Hurstville, N.S.W. Australia 2220
Phone : (02) 9579 3836
Facsimile : (02) 9580 2724
Email: charbel@csyengineers.com.au
Copyright

Client

Project

PROPOSED SINGLE HOUSE DEVELOPMENT

Sheet Title	
DRIVEWAY LONG SECTION B	
Address 5 VILLIERS RD PADSTOW HEIGHTS NSW	Date 15/04/25
Designed CSY	Drawn CSY
Checked CSY	Scale 1:100 U.N.O.
Drawing No 25CSY179/C03	Issue A