



The General Manager  
Byron Shire Council  
PO Box 219  
MULLUMBIMBY NSW 2482

**RE: Driveway Access Compliance With Accordance To AS 2890 Sight Distance Requirements  
At 32 Grays Lane, Tyagarah.**

This office has been engaged by Sam and Anne Shomali to assess the sight distance requirement of the existing driveway access to their existing dwelling at 32 Grays Lane, Tyagarah in accordance with AS2890.1.

A locality plan of the proposed development can be seen below in Figure 1.

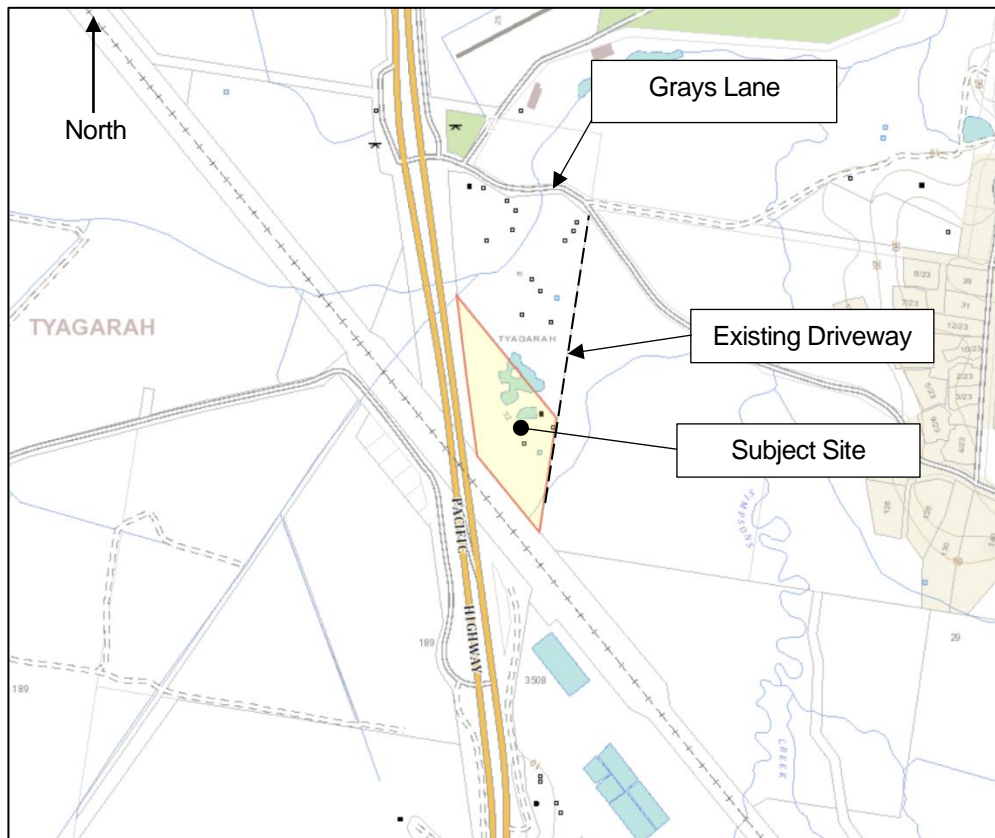


Figure 1 – Site Locality Plan (Source: Six Maps, 2023)

**Existing Access**

The site contains one existing access driveway servicing 2 dwellings. The existing access has both sealed and unsealed sections, with widths ranging from 2.4m to 3.6m.

**Bushfire Access Compliance**

As the subject site is considered bushfire prone land, all driveway areas and internal access roads are to comply with the requirements of RFS Planning for Bush Fire Protection 2019. As such, all access and domestic driveways shall be a minimum of 4m wide and have passing bays every 200m that are 20m long by 2m wide, (creating a minimum trafficable width of 6m at the passing bays) in accordance with RFS Planning for Bush Fire Protection 2019. Internal fire truck turnaround facilities will also be required in accordance with RFS Planning for Bush Fire Protection 2019.

(Please see the attached file in Appendix A)

**Access Sight Distance**

The available sight distances for the existing dwelling access have been assessed on site. The posted speed limit along Grays Lane is 60km/h and the sight distance in accordance with AS2890.1. The required sight distance for each direction along Grays Lane are shown below in Table 1.

Table 1 – SSD Summary for proposed access using AS2890.1

Directions	Required SSD (m)	Desirable 5s gap (m)	Available SSD (m)
Southeastbound	55	83	81
Westbound	55	83	36

As seen above, the sight distance from the proposed access driveway complies with the required minimum sight distance for domestic property access in both the northbound and southbound direction along Grays Lane.

**Discussion/Recommendation**

The available sight distance for 32 Grays Lane Tyagarah complies with the minimum required SSD in accordance with AS2890.1.

The driveway will require widening to meet bushfire access compliance, as the property is in a bushfire prone zone. The driveway will need to be widened to 4m and have a passing bay every 200m.

Yours Faithfully,

Allan Evans  
Civil Engineer  
Greg Alderson and Associate

## Appendix A — Internal Fire Truck Turnaround

### A3.3 Vehicle turning head requirements

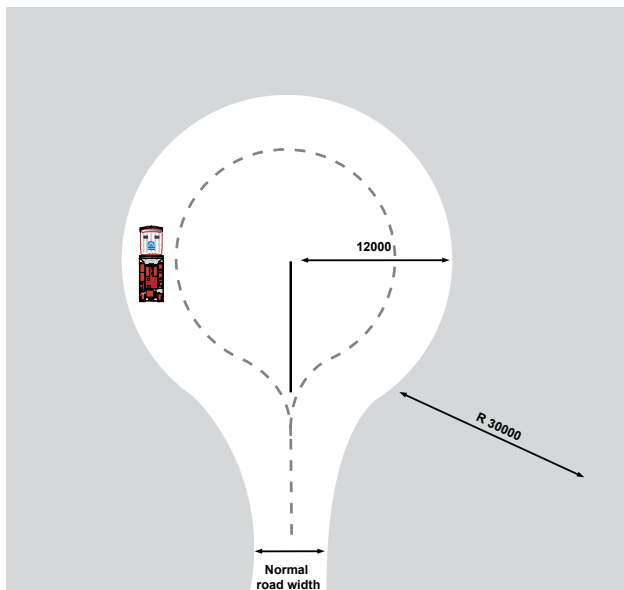
Dead ends that are longer than 200m must be provided with a turning head area that avoids multipoint turns. "No parking" signs are to be erected within the turning head.

The minimum turning radius shall be in accordance with Table A3.2. Where multipoint turning is proposed the NSW RFS will consider the following options:

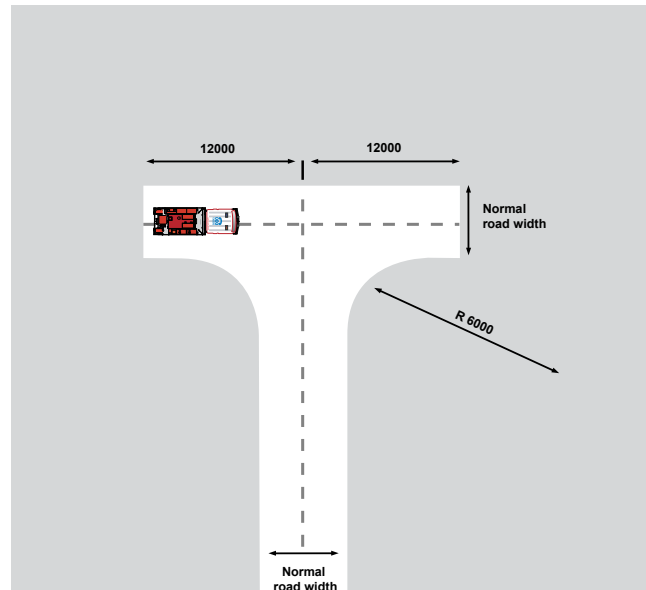
**Figure A3.3**

Multipoint turning options.

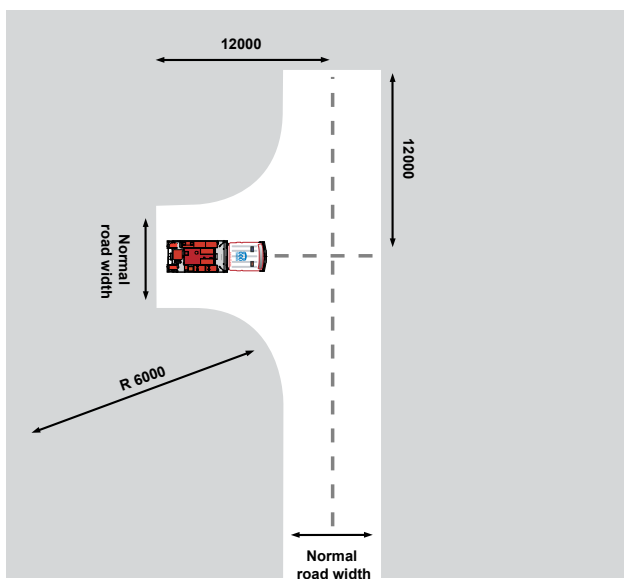
**Type A**



**Type B**



**Type C**



**Type D**

