

13 May 2020

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Attention: Christopher Walsh – Manager of Development

Re: Proposed Mixed-Use Development, 138-156 Victoria Rd, Rozelle – Response to Inner West Council RFI, Ramp Design Requirements

Dear Christopher,

Ason Group has had the opportunity to review the request for information (RFI) from Inner West Council (Council) regarding the proposed mixed-use development (the Proposal) at 138-156 Victoria Road, Rozelle (the Site). The Proposal is currently being considered under Development Application (DA) D/2018/219. In response to the most recent DA package, Council have now provided a number of comments with regard to this latest Proposal.

This letter responds to the comments relating to the ramp design for the access driveway to the loading dock on Victoria Road. In summary, Council's concerns have been addressed through modifications to the ramp design made by Architect's Scott Carver with assistance from Ason Group and Civil Engineers Webber Design. The modified ramp details are presented on the following plans:

- Webber Design Drawing Numbers C400, C650 and C651 (**Attachment 01** – the WD plans). The objective of the WD plans was to design an internal ramp that performs satisfactorily in terms of AS2890 requirements and considers the site-specific conditions relating to the interface at the property boundary with the existing footpath and carriageway gradients of Victoria Road. The WD plans are the fundamental design plans for assessing the ramps acceptability in terms of undercarriage scraping.
- Scott Carver Drawing No. AD-DA901, Rev. 2 – Vehicle Entry Ramp – Victoria Rd (**Attachment 02** – the SC plan). This plan focuses on the ramp from the internal boundary to the loading dock. The SC plan incorporates the ramp design from the WD plans; therefore, are suitable for undercarriage scraping analysis in the same way as the WD plans. Importantly, the SC plans include upper level structure and therefore are the fundamental design plans for assessing headroom clearance.

In accordance with the provisions of AS2890, vertical swept path analysis – using a 12.5m Heavy Rigid Vehicle (HRV) truck, the longest vehicle that will be permitted access to the loading dock – has been undertaken of the vertical profiles presented in the WD plans and the SC plan. The results of this analysis are presented on the plans appended at **Attachment 03**. The analysis demonstrates that there would be no undercarriage scraping nor would there be any headroom clearance issues.

In summary, the analysis responds to Council's RFI by demonstrating that the modified ramp design complies with the requirements of AS2890, in particular AS2890.2 *Parking facilities: Off-street commercial vehicle facilities*.

I trust the above adequately responds to Council's RFI query on the ramp design and therefore satisfies your current requirements. Should you have any queries, please contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, reading "Piran Trethewey". The signature is fluid and cursive, with the first name "Piran" and the last name "Trethewey" clearly distinguishable.

Piran Trethewey

Director – Ason Group

Email: piran.trethewey@asongroup.com.au

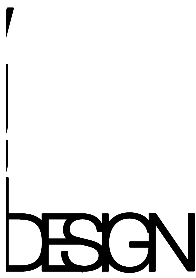
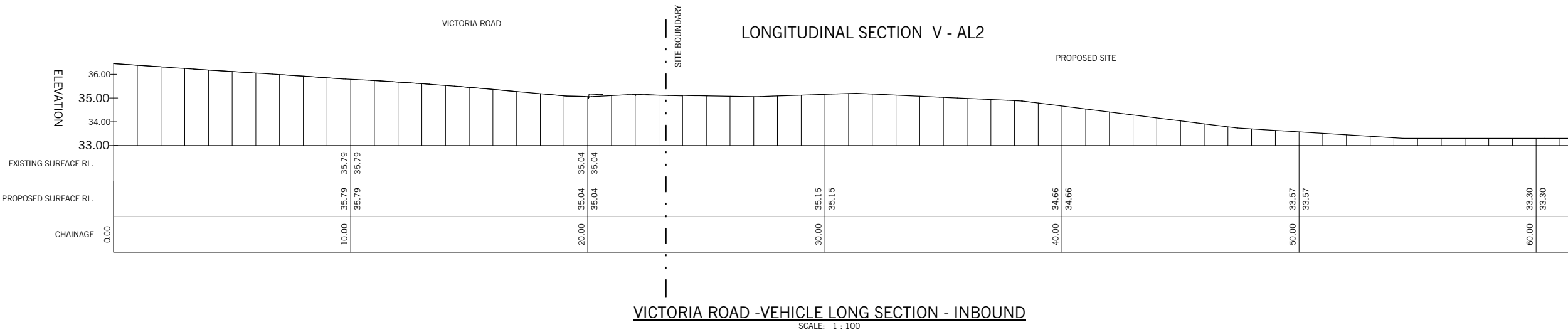
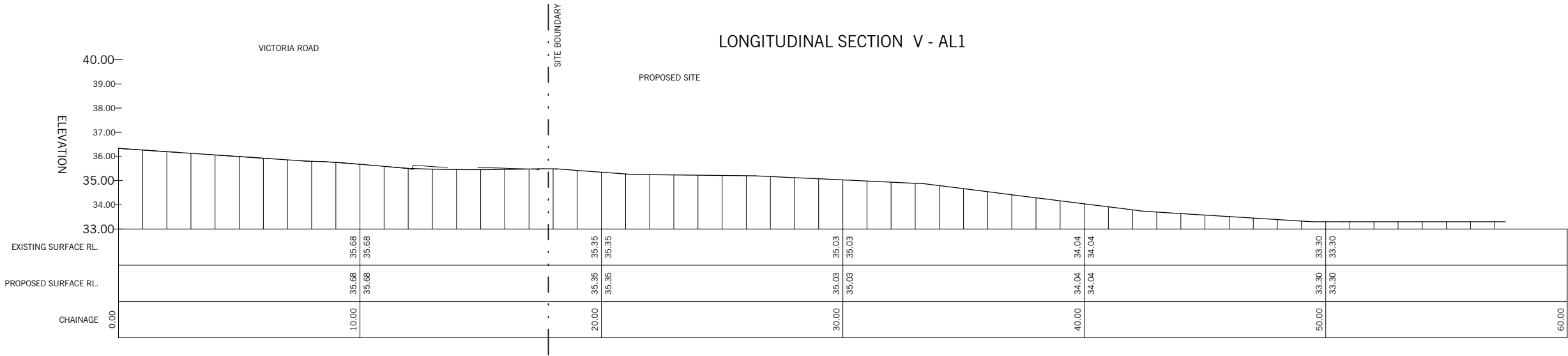
Attachment 1: Webber Design Civil Plans

Attachment 2: Scott Carver Architecture Plans

Attachment 3: Vertical Swept Path Analysis

Attachment 1

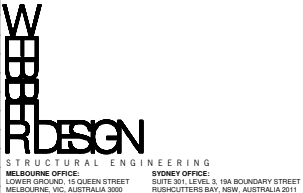
Webber Design Civil Plans (at A3)



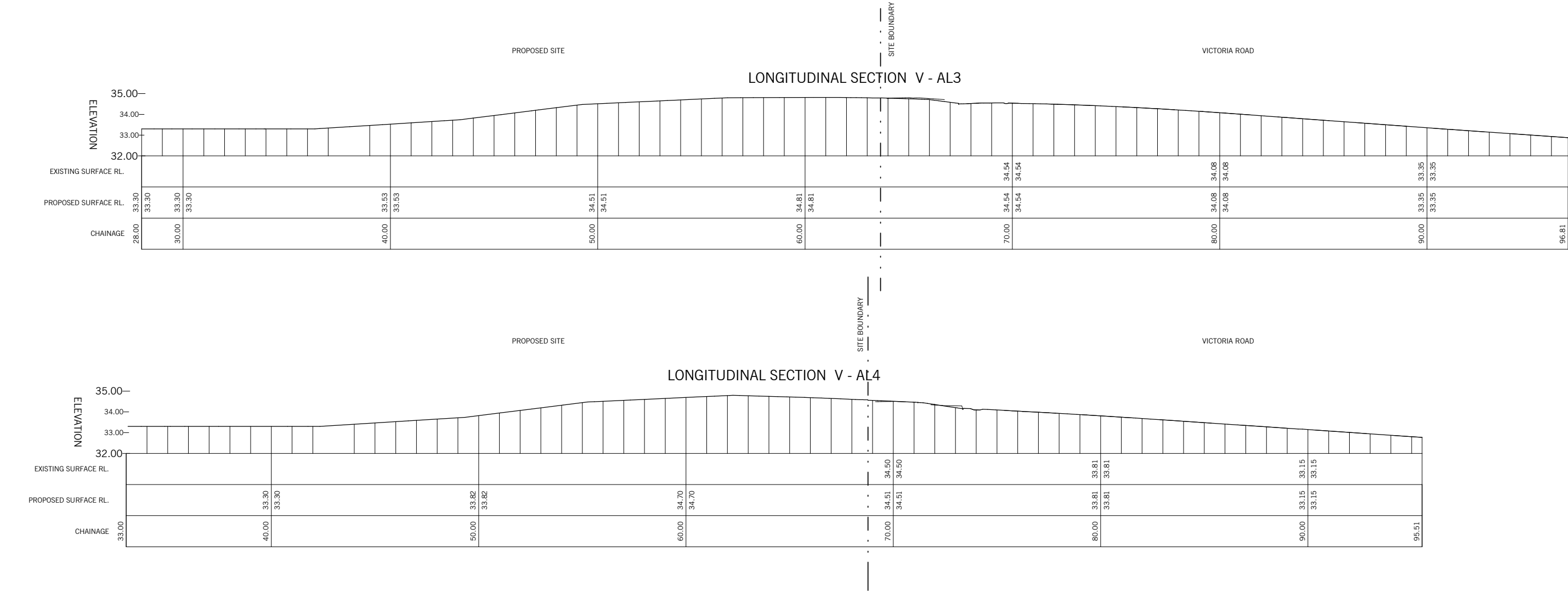
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Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P1	PRELIMINARY ISSUE	GP	GP	12.05.20					
P2	GENERALLY REVISED - DA	GP	GP	13.05.20					

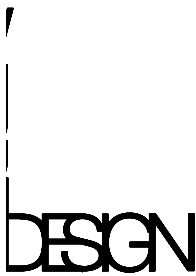


PRELIMINARY ISSUE		PROJECT MIXED USE DEVELOPMENT TIGERS LEAGUES CLUB 138-152 VICTORIA ROAD, ROZELLE	TITLE VICTORIA ROAD - VEHICLE LONGITUDINAL SECTION - OUTBOUND	STRUCTURAL DRAWING		
CLIENT HEWORTH	DATE			DESIGNED BY	CHECKED BY	
	FEB'18			GP	GP	
	SCALES AT A1			DRAWN BY	APPROVED BY	
	1 : 100			GP	PW	
	JOB No.			DRAWING No.	REV	
	17151	C650				



VICTORIA ROAD - VEHICLE LONG SECTION - OUTBOUND

SCALE: 1 : 100

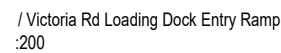


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	P1	PRELIMINARY ISSUE	GP	GP	12.05.20														DATE	DESIGNED BY	CHECKED BY	
	P2	GENERALLY REVISED - DA	GP	GP	13.05.20														FEB'18	GP	GP	
																			SCALES AT A1	DRAWN BY	APPROVED BY	
																			1 : 100	GP	PW	
																			JOB No.	DRAWING No.		REV
																			17151	C651		

NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS

Attachment 2

Scott Carver Architecture Plans (at A3)

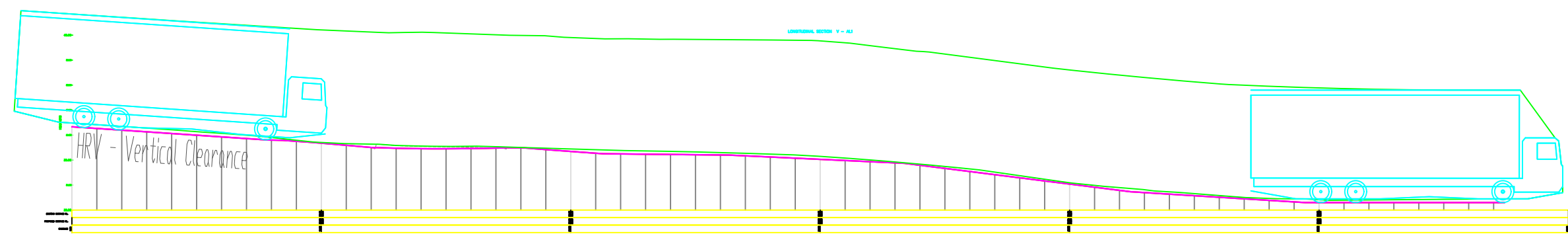


VEHICLE ENTRY RAMP - VICTORIA F

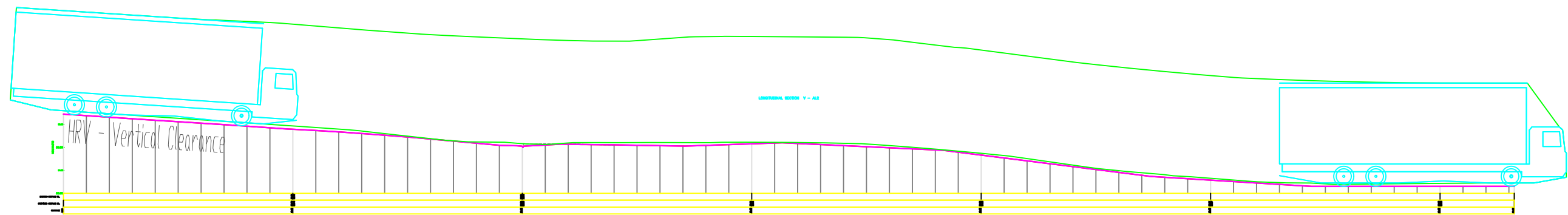
Attachment 3

Vertical Swept Path Analysis

Victoria Road - Inbound Long Section (Passenger Side)



Victoria Road - Inbound Long Section (Driver Side)



Revision notes:

Rev:	Date:	Notes:

For information purposes only - not for construction

Drawn By:
VC

Client:
Heworth

Project:
0534
Balmain Leagues Club

Drawing Title:
Entry Vertical Ground Clearances
Victoria Road to Loading Dock

Date:
13/05/2020

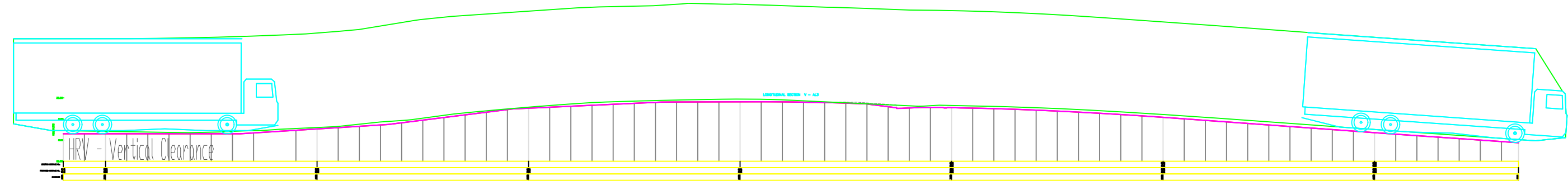
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Drawing Number:
01

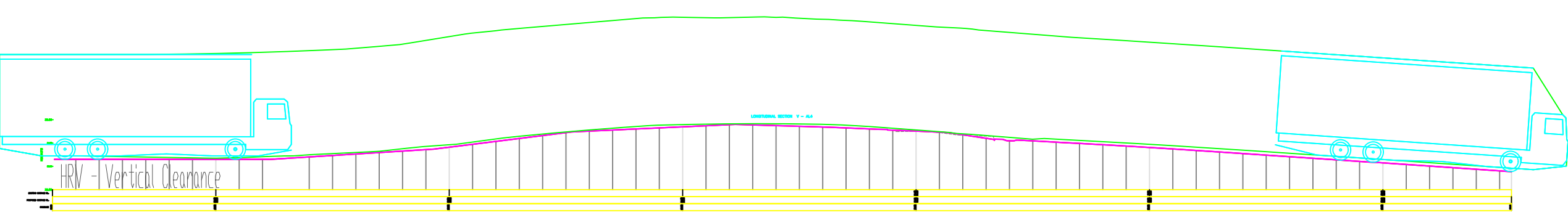


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Victoria Road - Outbound Long Section (Passenger Side)



Victoria Road - Outbound Long Section (Driver Side)



Revision notes:		
Rev:	Date:	Notes:
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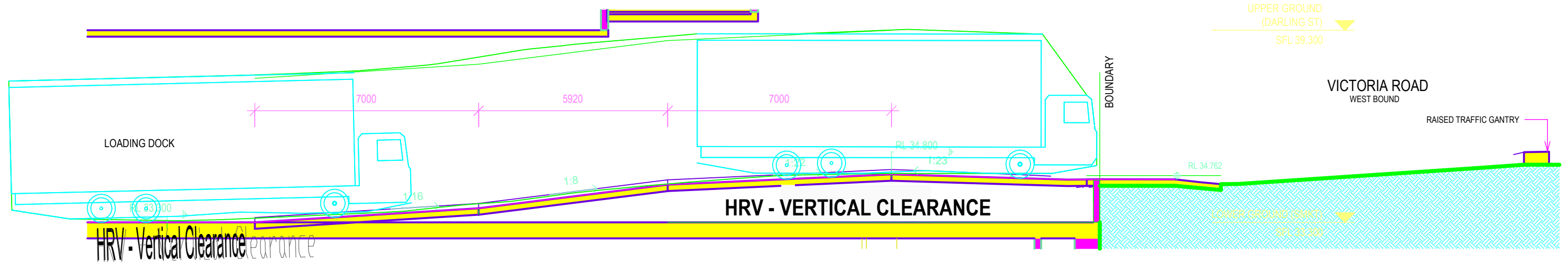
Drawn By:
VC
Client:
Heworth

Project:
0534 Balmain Leagues Club
Drawing Title:
Exit Vertical Ground Clearances Loading Dock to Victoria Road

Date:
13/05/2020
Scale @ A3:
1:200
Drawing Number:
02



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Revision notes:

Rev:	Date:	Notes:

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Drawn By:

VC

Client:

Heworth

Project:

0534
Balmain Leagues Club

Drawing Title:

Exit Vertical Headroom Clearances
Victoria Road Ramp

Date:

13/05/2020

Scale @ A3:

1:125

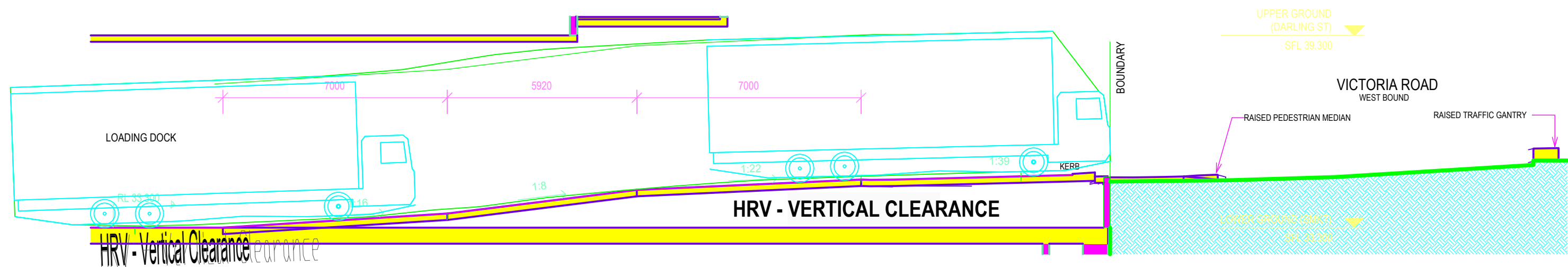
Drawing Number:

03

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VC

Client:

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Project:

0534
Balmain Leagues Club

Drawing Title:

Exit Vertical Headroom Clearances
Victoria Road Ramp

Date:

13/05/2020

Scale @ A3:

1:125

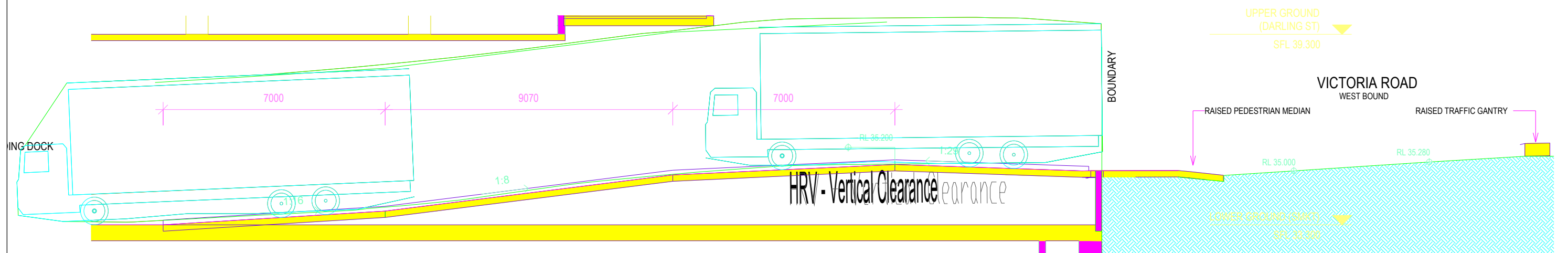
Drawing Number:

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Rev:	Date:	Notes:

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Drawn By:

VC

Client:

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Project:

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Balmain Leagues Club

Drawing Title:

Entry Vertical Headroom Clearances
Victoria Road Ramp

Date:

13/05/2020

Scale @ A3:

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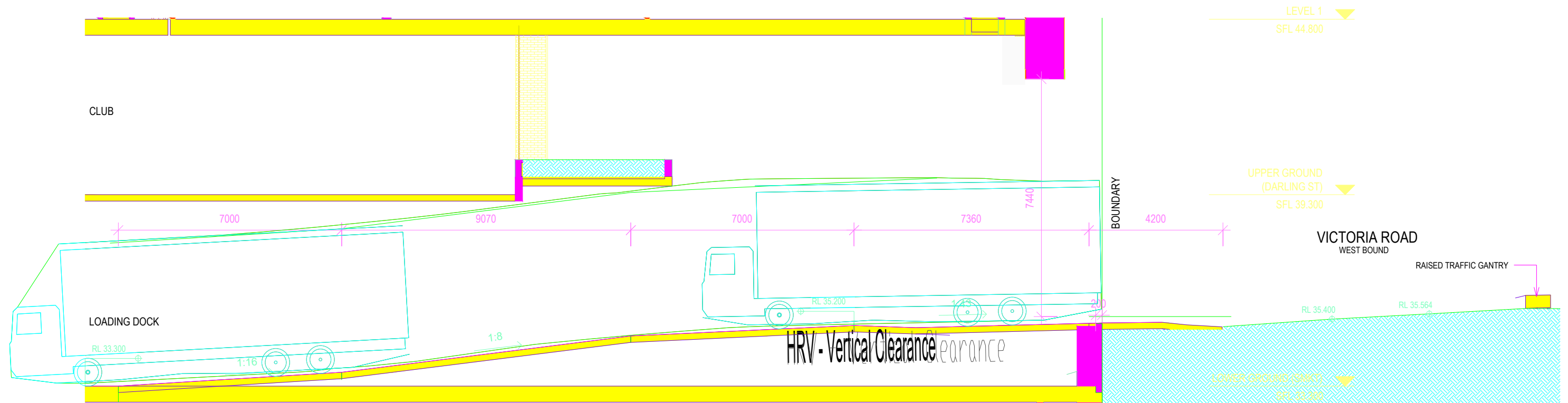
Drawing Number:

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Rev:	Date:	Notes:

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Drawn By:

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Client:

Heworth

Project:

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Balmain Leagues Club

Drawing Title:

Entry Vertical Headroom Clearances
Victoria Road Ramp

Date:

13/05/2020

Scale @ A3:

1:125

Drawing Number:

06

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