

Traffic Engineer Referral Response

Application Number:	Mod2023/0206
Proposed Development:	Modification of Development Consent DA2009/0800 granted for construction of 32 units for older people or people with a disability and sub-division.
Date:	15/11/2023
Responsible Officer	
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL NSW 2100

Officer comments

The Modification seeks approval to modify the consent for DA2009/0800. As noted in the development engineer's referral comments the modification proposal seeks deletion of the approved access ramps and stairs from the access driveway within the site to the intersection of Lady Penrhyn Drive and Willandra Road. These works are subject to the approval under DA2009/1221 and cannot form part of this application. It is considered that a modification of DA2009/1221 must be submitted by the applicant to address the proposal to alter the access stairs as shown on the submitted drawings.

The modification also seeks approval for works shown outside Lot 806 DP 752038 relating to the pathway link adjacent to the roundabout at Willandra Road and these works also relate to the consent under DA2009/1221 and are not considered appropriate to approve under this modification. These works will require a separate modification application for that consent to address public safety and civil design works on Council land.

It is noted that the consent for DA2009/1221 also requires an upgrade to the pedestrian refuge on the northern arm of the roundabout at the intersection of Macintosh Road and Willandra Road. This work raises safety concerns as it requires pedestrians to cross a four lanes of traffic within close proximity to a roundabout. This is not the safest location at which to cross with pedestrian refuges not favoured in multilane locations, particularly where they are to be used by elderly or less mobile pedestrians as would be the case here. An application for modification of the consent for DA2009/1221 should therefore also consider seeking amendment to the requirement to upgrade the refuge and instead seek an amendment to require that a new pedestrian refuge and associated footpath links be constructed approximately 60m east of the existing roundabout traffic island to facilitate a safe crossing of Willandra Road and linkages to/from bus services on Macintosh Street.

There is no traffic engineering objection to the other modifications proposed that are internal to the site

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.