

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2025/0018
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
<b>Date:</b>	21/03/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106

### Officer comments

**Proposal description:** Proposed modification of Development Consent DA2023/1869 granted for demolition works and construction of a residential flat building on 54 - 58 Beaconsfield Street, Newport.

The traffic team has reviewed the following documents:

- Plans - Master set, designed by PBD Architects, issue F, dated 21/01/2025.
- Statement of modification prepared by Boston Blyth Fleming Town Planners, dated 19 December 2024.

### Comments

- It is noted that the proposal is for a modification to the approved plans including but not limited to addition of skylights to some of the units, increase in lift overrun and floor to floor heights, amendments to driveway gradients etc.
- It is noted that an updated traffic report has not been provided with the application.
- It is noted that the number of units and total number of car parking spaces are unchanged. Furthermore, there is no change in the car park layout and design in the basement. Therefore, it appears that there are no traffic engineering related matters related to the total number of car parking spaces or car park design within the basement.
- However, due to changes in the driveway gradients and floor levels, there is concern that this may have impacted upon the required clearances for access to and from the carparking level. A sectional plan demonstrating that a minimum of 2.2 metres height clearance throughout the length of the ramp is available must be provided. Also, a ground clearance plot using a B99 vehicle to show that scraping does not occur on the length of the ramp must also be provided.

### Conclusion

- There missing information outlined above is required to support changes in driveway gradients, and at this stage the modification cannot be supported.

The proposal is therefore unsupported.

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

**Recommended Traffic Engineer Conditions:**

Nil.