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Subject: Online Submission

20/05/2025

MRS Sandra FraserHills
1 / 9 Queens PDE
Newport NSW 2106
[REDACTED]

RE: Mod2025/0018 - 58 Beaconsfield Street NEWPORT NSW 2106

The Proposal states that the Western lift overrun breaches the height standard between 1.157m & 2.601m while the Eastern lift overrun breaches by 1.467m & 2.074m.

The Eastern lift/stair enclosure breaches the standard height by 884mm.

These are all substantial breaches of height that will impact us as a direct neighbour. Why have standard heights if they are able to be breached so significantly.

The proposal states "In coordination with the Lift Manufacturer the lift specified for this project requires a 3580mm headroom for the lift overruns". Clearly the architect has changed the lift type being used in the original approved plans. Has the architect explored other options, investigating lifts that have smaller mechanisms & therefore require less headroom & overrun? They should be asked to explore alternatives that do not breach standard heights.

The other item that concerns me is Point 6, the floor to floor height increase. Does this impact the overall height of the building & by how much?

I also note that there are a lot of design changes happening here & it is not easy to digest in a relatively short period of time.

Please consider these changes very carefully.

Kind regards,
Sarn & Guy Fraser-Hills