

Reference: 23082

18 June 2024

**Re Street**

C/ PBD Architects

Kevin Lam

Email [kevin@pbdarchitects.com.au](mailto:kevin@pbdarchitects.com.au)

Dear Kevin,

**Re: 54-58 Beaconsfield Street, Newport – Traffic Engineering Statement**

I refer to your instruction to assess the architectural plan (**Attachment 1**) prepared by PBD Architects. The assessment has regard to the design requirements of Australian Standard AS2890.1:2004 and parking provision in accordance with DCP parking criteria.

Parking Design

I confirm that the design provision of the proposed garages in the basement generally meets the AS2890.1 design criteria.

Parking Provision

The DCP stipulates a visitor car parking requirement of 1 space per 3 dwellings. Accordingly, the 13 residential units will generate a requirement of 4.3 spaces. Conventional approach would indicate a requirement of 4 spaces. However, the NBDP states that visitor's parking should be rounded up under all circumstances. As a result, the provision of 4 visitor spaces appears to fall short by 1 space.

The assessment considers the provision of 4 spaces acceptable for the following reasons:

1. The site is conveniently located 150m from the nearest bus stop, which operates at a frequency of one service every 10 minutes, facilitating transportation connections between Palm Beach and Manly.
2. Each proposed residential unit includes 2 parking spaces; however, not all residents will own 2 vehicles. Therefore, some visitor parking needs can be accommodated in residents' garages, reducing the demand for dedicated visitor spaces.

Based on these factors, the assessment concludes that the proposed visitor parking arrangement is adequate, supported by the surrounding transport services.

I trust the above adequately responds to Council's concerns. Otherwise, please do not hesitate to contact me at 02 7255 8198 to discuss this further.

Yours faithfully,



Bernard Lo BE (Civil), MTrans, PRE 0001491  
Principal



**Attachment 1**

**Revised Plans**







**GENERAL NOTES:**

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

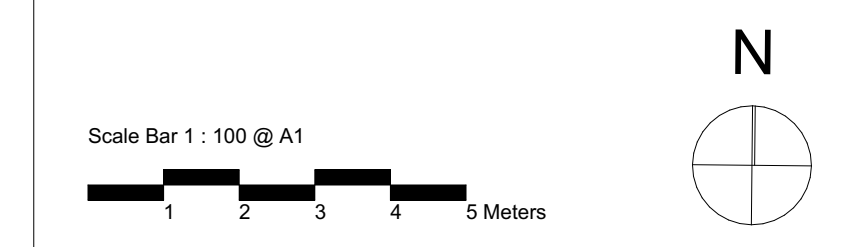
**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARGAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

**MATERIALS LEGEND:**

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPE X
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:  
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PROJECT:  
**RESIDENTIAL FLAT BUILDING - KENZA**  
 54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:  
**Basement Plan**

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100@A1	DRAWING NO: <b>DA104</b>	ISSUE: <b>D</b>
PROJECT NO: 2311		