

Traffic Engineer Referral Response

Application Number:	Mod2025/0220
Proposed Development:	Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work
Date:	03/06/2025
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 210342 , 128 Crescent Road NEWPORT NSW 2106 Lot 21 DP 545339 , 57 The Avenue NEWPORT NSW 2106 Lot 1 DP 503390 , 126 Crescent Road NEWPORT NSW 2106 Lot 2 DP 210342 , 55 The Avenue NEWPORT NSW 2106 Lot 111 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot 112 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot LIC 188424 , 122 Crescent Road NEWPORT NSW 2106

Officer comments

Proposal description: Proposed modification of development consent DA2022/2152 granted for demolition works and subdivision of land into 8 lots including tree removal and infrastructure works
Traffic team have reviewed the following documents:

- Plans - Master set, designed by PopovBass, revision 1, dated 5/05/2025
- Statement of Environmental Effects, prepared by Ethos Urban, dated 6 May 2025
- Engineering Plans, prepared by Scott Carver, revision 5, dated 24/10/2023 (this plan is stamped, so this plan is previously approved by the council under DA2022/2152).

Comments

- It is noted that the application seeks an approval for the below stated modifications:
 - Minor modifications to condition wording of conditions 95 and 119, pertaining primarily to the staging and timing of information required to be provided to Council
 - Remove condition 120 which related to the timing of the requirements of activities to be undertaken
 - Minor modification to the physical configuration of the internal driveway passing bay
- Although the SEE report states that the minor amendment is proposed to the design and extent of the previously approved passing bay due to design development and to create a revised design to allow more functional vehicle manoeuvring in this location for vehicle and smaller utility vehicles, a swept path analysis to support the design change has not been provided. While it would generally be expected that swept path plots be provided to demonstrate improved access, council's traffic team does not raise any objection the amended plan for the

passing bay as it is clear that the amended detail is an improvement on the approved arrangement.

- All other modifications are not opposed and do not impact upon the traffic and parking implications of the development.
- The application is therefore supported. All the original traffic conditions under DA2022/2152 should remain. No further conditions are imposed.

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.