

Traffic Engineer Referral Response

Application Number:	Mod2025/0002
Proposed Development:	Modification of Development Consent DA2022/2181 granted for Demolition works and construction of a seniors housing development
Date:	28/01/2025
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 208183 , 69 Melwood Avenue FORESTVILLE NSW 2087

Officer comments

The proposed changes outlined under the Mod are not opposed on traffic engineering grounds. parking space R11 will be a tandem space. To ensure that it remains accessible at all times it need to be assigned to the same unit that benefits from space R07. That unit will have two spaces , this still leaves enough parking spaces for the remaining 15-16 bedrooms which would require 8 spaces for SEPP Housing compliance. There are not therefore any traffic engineering concerns with approval of the modification subject to all existing traffic engineering conditions remaining in place and one additional condition added.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Stacked Parking Spaces (Residential)

The stacked parking space pair (R07 & R11) are to be assigned to the one residential unit.

Reason: To ensure spaces are able to be accessed and minimize conflicts regarding parking areas.