

Reference: 24.345r08v03

25 May 2026

Lendlease (One Darling Point) Pty Ltd
Locked Bag 1
Millers Point NSW 2000

Attention: Jock Mitton, Development Manager

**Re: 136-148 New South Head Road, Edgecliff
DA Mod Construction Hours Extension – Supporting Statement**

Dear Jock,

TRAFFIX has been engaged to undertake an assessment of the proposed extended construction hours as a part of the DA Mod in relation to the construction of the approved mixed-use development at 136-148 New South Head Road, Edgecliff (SSD-77608714).

➤ Construction Hours under the Approved SSD-77608714

Reference should be made to the latest Construction Traffic & Pedestrian Management Plan (CTPMP) report prepared by TRAFFIX which nominates the approved construction hours of the development.

The total construction period is expected to occur for approximately 36 months, with the hours of operation in accordance with condition D3 and D7 of the Notice of Determination summarised below:

- Monday to Friday 7:00am to 6:00pm
- Saturday 8:00am to 1:00pm
- Sunday or Public Holiday No activities are to be carried out at any time

➤ Proposed Changes to Construction Hours

The proposed construction hours are to be carried out between the following hours:

- Monday to Friday 6:00am to 6:00pm
- Saturday 7:00am to 6:00pm
- Sunday or Public Holiday No activities are to be carried out at any time

➤ Truck Movements Assessment

The approved construction hours and the proposed constructions hours are outlined in **Table 1** below.

Table 1 – Approved SSD (SSD-77608714) Construction Hours vs DA Mod Proposed Hours

Approved Construction Hours		DA Mod Proposed Construction Hours		Changes
• Monday to Friday	7:00am to 6:00pm	• Monday to Friday	6:00am to 6:00pm	+One (1) hour on weekdays +Six (6) hours on Saturday.
• Saturday	8:00am to 1:00pm	• Saturday	7:00am to 6:00pm	

Given the approved volume of truck arrivals per day during the construction stages of the site, the proposed construction hours under the DA Mod will grant one (1) additional work hour during each day from Monday to Friday, and five (5) additional work hours during Saturday.

Reference is made to **Section 4.3** to **Section 4.7** of the latest CTPMP report prepared by TRAFFIX at time of writing where the following truck arrivals per day were assessed during each stage of the construction:

- Demolition works Maximum of two (2) truck arrivals during peak hour (2 in, 2 out)
- Bulk Excavation Maximum of five (5) truck arrivals during peak hour (5 in, 5 out)
- Structure Works Maximum of three (3) truck arrivals during peak hour (3 in, 3 out)
- Fit Out & Finishes Maximum of three (3) truck arrivals during peak hour (3 in, 3 out).

The proposed extension of construction hours does not increase the total number of approved truck movements associated with the development, but rather facilitates the distribution of the approved truck movements across a broader daily operating window. This is expected to reduce the concentration of construction vehicle activity during the AM and PM peak periods on New South Head Road and the surrounding road network, thereby reducing potential interaction with peak commuter traffic, school traffic, pedestrian and cyclist activity, bus operations and other sensitive road users.

From a traffic engineering perspective, the proposal is expected to provide a net community benefit by minimising the potential for truck queuing, circulating or idling within the surrounding local road network while improving the efficiency and predictability of construction vehicle scheduling and site operations.

In addition, the broader construction window assists in reducing operational bottlenecks associated with compressed working hours and may assist in shortening the overall duration of construction-related impacts to the surrounding community.

It is also noted that the approved SSD has already assessed and endorsed the overall construction methodology and associated construction vehicle generation for the development. The proposed modification does not alter the approved traffic generation associated with the project, but only seeks to provide greater flexibility in the timing and distribution of approved construction vehicle movements. In this regard, the proposal is considered consistent with the intent of the approved SSD in effectively managing construction-related traffic impacts.

As such, the proposed construction hours are aligned with reducing community impact and are supportable from a traffic engineering perspective.

➤ **Summary**

Based on the above, the proposed extension of construction hours for the approved development at 136-148 New South Head Road, Edgecliff is considered acceptable from a traffic engineering perspective.

The proposal does not increase the approved construction traffic generation associated with the development, but instead facilitates the distribution of approved truck movements across a broader daily operating period. This is expected to reduce peak hour concentration of construction vehicle activity on the surrounding road network and minimise potential impacts on general traffic, public transport operations, pedestrians, cyclists and school-related traffic movements.

The proposal is also expected to improve construction efficiency, reduce the likelihood of truck queuing or circulating within surrounding local streets and assist in reducing the overall duration of construction-related impacts to the community. Accordingly, the proposed extended construction hours are considered to provide an overall net community benefit from a traffic and transport perspective.

Yours faithfully,

Traffix



Thomas Yang

Executive Engineer

