



Our Ref: 80218079:SH
Contact: Shane Higgins

4 November 2021

Alan Gordon
Construction Manager, Lendlease Building
Level 14, Tower Three, International Tower Sydney
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

Cardno (NSW/ACT) Pty Ltd
ABN 95 001 145 035

Level 9 – The Forum
203 Pacific Highway
St Leonards NSW 2065
Australia

Phone +61 2 9496 7700
Fax +61 2 0439 5170

www.cardno.com

Dear Alan,

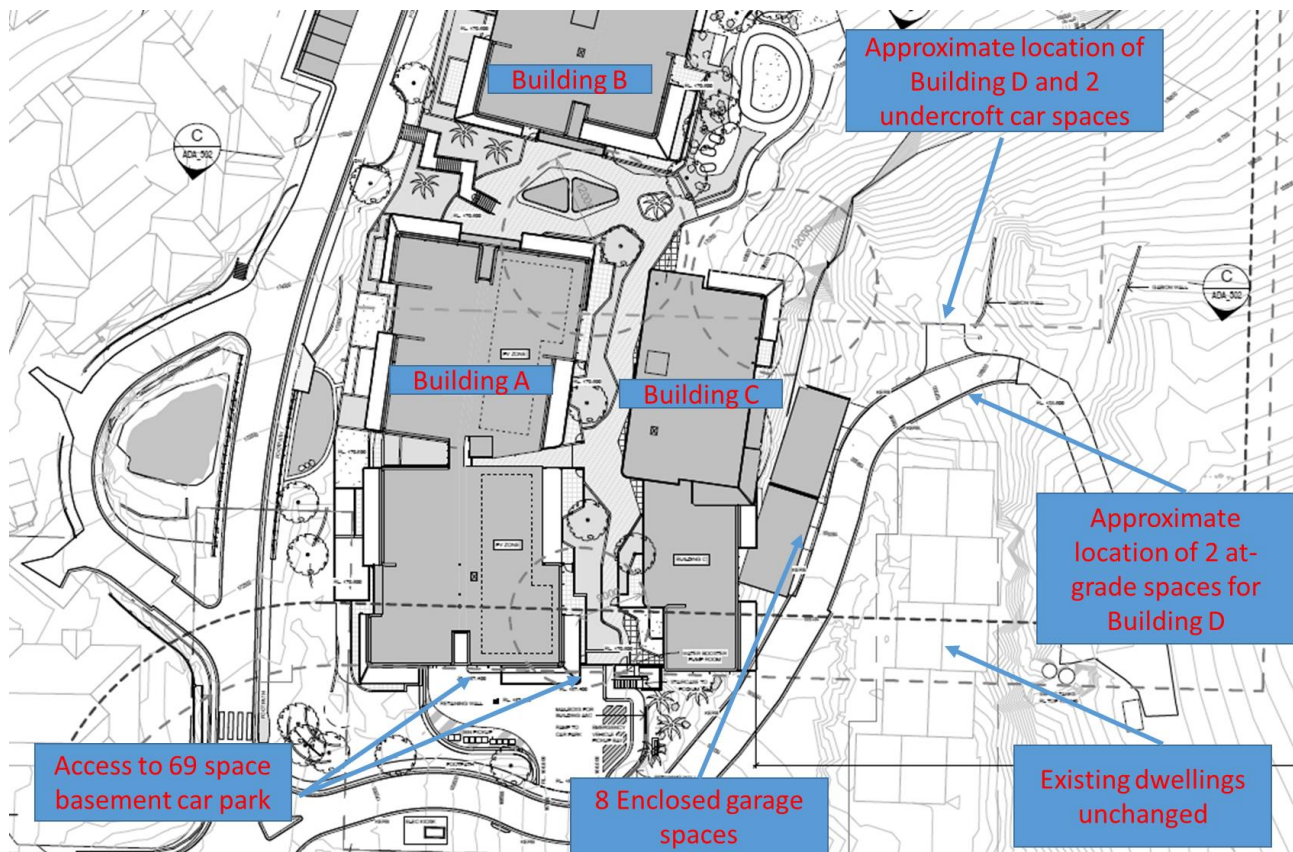
GLENAEON RETIREMENT VILLAGE STAGE 1 CAR PARKING MODIFICATION

Glenaeon Retirement Village Stage 1 was approved by the Sydney North Planning Panel on 1 May 2019. As part of this, Cardno assessed the development traffic impacts as documented in the Traffic Impact Assessment (TIA) dated 1 August 2018.

The approval for the Glenaeon Retirement Village at 207 Forest Way consisted of a total of 55 dwellings (Independent Living Units) across Buildings A, B & C. Building D, which was previously proposed as part of DA2018/1332, was removed as a requirement of conditional consent (Condition 3) which accounted for 5 dwellings. Although not the subject of this modification, the consent also includes the residential aged care facility on 199 Forest Way.

The approved parking provision was for a total of 69 car parking spaces within the basement under Building A and a further 12 spaces accessed from the internal roadway which was associated with the development of Building D and existing retained dwellings. Whilst the consent required the removal of Building D from the proposal there was no adjustment to the assessed or approved parking provision and layout.

Figure 1-1 Approved Site Layout



Source: PTW approved stamped plans annotated by Cardno

Building D (which is removed) had a total of 7 car parking spaces (consisting of standard resident and accessible space and visitor parking) of which 2 car spaces were within the immediate building envelope, 2 spaces at-grade immediately opposite Building D and a further 3 spaces provided in enclosed garages off the internal roadway. Removal of the 5 dwellings associated with Building D necessitates the removal of 7 on-site car spaces. This however results in the retention of the basement car park (unchanged) of 69 spaces and 5 garaged spaces accessed via the internal road (which are provided for the retained existing dwellings opposite).

Overall, the modification application is to ensure consistency with the development consent by removal of the 7 on-site car spaces that were associated with Building D. All other details of car parking associated with the approved development of Buildings A to C remain unchanged.

As a result, there is no tangible impact to traffic or parking as a result of this modification given the number of dwellings that were approved remains unchanged, and their parking provision similarly is unchanged.

Yours sincerely,



Hayden Calvey
Traffic Engineering Team Lead
for Cardno
Direct Line: +61 2 9024 7093
Email: hayden.calvey@cardno.com.au