

Statement of Modification:

Application No. Mod2022/0341 - PAN-235876

Address: 973 Pittwater Road COLLAROY

To meet the conditions/objectives of minimising traffic hazards (vehicles having to queue on Pittwater road) and allowing two (2) vehicles to simultaneously enter and exit the property to/from Pittwater Road (in a forward direction) cannot be achieved by closing the Southern crossing and widening the Northern crossing. This is because an existing power pole in the front of the property does not allow the Northern crossing to be widened enough for simultaneous vehicle access.

The requested Development Modification, as communicated with TfNSW, still allows for (at least 3) car parking spaces within the garage as a result of the works and continues to have a dedicated turning bay, within the front setback of the site, to be used for the sole purpose of manoeuvring vehicles within the site to turn and exit the property, to Pittwater Rd., in a forward direction.

Hence the proposed modification is to NOT reinstate a conventional kerb & gutter on the Southern vehicular crossing (actually making no modification from the existing kerb & gutter situation) and to leave both crossings from Pittwater Rd to # 973 open. This will allow simultaneous entry and exit with the southern access to be used as a crossing to enter #973 in a safe forward direction and the northern crossing to access Pittwater Rd as an exit in a forward direction.

Per the included email exchange with TfNSW, this modification from the original directive and approved development conditions, TfNSW would be supportive of the current access arrangements being retained as part of the alterations and additions proposed to the existing dwelling.

The proposed modification, to the approved development, will not negatively impact either of the adjoining properties. If anything, leaving the Southern access point as it currently exists, will continue to aid vehicles exiting 971 Pittwater Rd (the adjoining property on the southern side) with a wider adjoining driveway for a safer exit from that property.



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