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**Sent:** 4/02/2019 9:12:06 PM  
**Subject:** Att: Development Assessment Re: DA2018/1924 - Forestway Shopping Centre, Forest Way, FRENCHS FOREST  
**Attachments:** 20190130\_132200.jpg;

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Submission from the Owner-Residents of 48 Grace Avenue, Frenchs Forest

To the Assessing Officer

Issue 1: Traffic Management Safety Concerns

We strongly oppose the current Development Application (DA) for Forestway Shopping Centre in relation to traffic management. The current proposal sees the closure of the Russell Avenue carpark entry, making the Grace Avenue entry one of only two entrances to the main underground carpark. This proposal will dramatically increase the traffic on Grace Avenue resulting in not only more congestion but it also raises significant safety issues.

Grace Avenue is currently subject to heavy traffic flows and this traffic is already increasing due to the new Northern Beaches Hospital. Grace Avenue should be a quiet residential street as it is home to single dwellings which are not subject to rezoning under the Northern Beaches Hospital Precinct Plan.

The DA's attached Traffic Report forecasts that the Grace Avenue carpark entry will see more than a 400% increase in vehicle access. This will mean hundreds more vehicles using the roundabout at Russell Avenue and Grace Avenue. This is an already dangerous roundabout that is the source of frequent motor vehicle accidents. Two of these recent accidents have caused major damage to our property and, only by sheer luck, fortunately didn't kill or severely injure our babies or any pedestrians. Increasing traffic flows through this roundabout, as proposed in the DA, will significantly increase the likelihood of a fatal accident.

In addition to driver-safety issues, the DA raises significant pedestrian-safety issues. It is already near impossible for pedestrians to cross next to the Russell/Grace Avenue roundabout during peak hours. Increased traffic will mean Grace Avenue's many elderly residents, local school children and parents with prams (such as us) will rarely find a break in the traffic that will allow for safe passage.

We take this opportunity to implore Council to not allow Grace Avenue to be converted into a heavy-traffic, four-lane main street for the purpose of reducing congestion on the main roads. If Council insists on changing Grace Avenue in such a way, it must revisit options for rezoning Grace Avenue West.

In addition, if the final approved DA is to result in ANY notable increases in the traffic exiting at the Grace Avenue carpark entrance, we must insist that Council arrange for the removal of the Grevillea tree on the nature strip between the driveways of 48 and 50 Grace Avenue. Please see the attached photo. This tree greatly impedes the visibility from our South driveway in relation to seeing vehicles exiting right from the carpark to travel North along Grace Avenue.

We also request a 'No Stopping' zone for vehicles between the roundabout and the carpark entry on Grace Avenue. We request this as large trucks frequently park here which greatly

impedes the visibility for vehicles and pedestrians using or crossing at the Grace Avenue carpark entrance.

In summary, we strongly object to the DA's proposal to make the Grace Avenue carpark entrance the source of such major traffic flows as it directly comprises the safety of our family and the local community.

#### Issue 2: Noise generated from outdoor dining area

We strongly object to the plans for an outdoor dining area. The DA proposes an outdoor dining area across the road from our residence. It is proposed that this outdoor dining will operate to until 10pm.

This outdoor dining area has inadequate setbacks considering its close proximity to single dwelling family homes. Grace Avenue residents currently have the rare opportunity to enjoy their quiet bush-setting in the evenings, after the peak-hour traffic subsides. However, the noise generated from the proposed outdoor dining will greatly disturb our quiet home-life. An outdoor dining area only a few dozen metres from our bedrooms will be a disruption to our family's sleep including our two babies whom are in bed at 7pm.

We request that the DA either enclose the dining area or significantly increase the setbacks. Failingly this, we insist on being compensated with the installation of double glazed windows on our property.

It is kindly requested that this submission not be made public on the Council website.

Regards

Isaac and Kristen Bush  
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