

The General Manager,
Northern Beaches Council,
Civic Centre
725 Pittwater Rd
Dee Why NSW 2099

26 March 2019

Dear Sir/Madam

75 PRINCE CHARLES ROAD, FRENCHS FOREST – DA2018/1078
PROPOSED SENIORS LIVING DEVELOPMENT – 4.55 MODIFICATION SUBMISSION

On behalf of our Client Khosrow Atail we are submitting the attached Clause 4.55 Modification of the consent for this Seniors Living Development, and in particular for the deletion of Conditions requiring the construction of a pedestrian refuge island in Blackbutts Road, and referred to in Consent Clause 9, part of Clause 14 and Clause 20.

This submission is accompanied by our traffic engineer's considerations against the need for a traffic island and an outline Statement of Environmental Effects by our Planner Charles Hill. In summary the reasons for the modifications are:

- there is existing safe access to nearby bus stops which have a greater number of bus routes; and
- safe access to Forestway Shopping Centre, which is 800m walking distance from the development site compared to 1.4km. Forestway Shopping Centre is a larger centre with a greater number of services and outlets.

The proposed amendments to the consent are being sought as the need to provide a traffic island in Blackbutts Road is unnecessary for the function and needs of the proposed development and for pedestrian safety.

The need for the Traffic Island has not been properly explained in reference to the cost imposition on this development, which has safer and more suitable existing access to bus stops and shops.

2 ENVIRONMENTAL IMPACT

The proposed amendments will have nil impact on the current consent and on the surrounding area. We note in particular that the amendments will not result in:

- any increase in gross floor area; and
- any increase in height or building bulk; and
- any impact on neighbouring properties; and
- there is no change to the function and operation of the seniors living development or any reduction to the residents' amenity;

The accompanying summary Statement of Environmental Effects discusses this in more detail.

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Yours faithfully



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