Canterbury Bankstown Council 53 Homer Street

Via NSW Planning Porta Earlwood NSW 2206

Attn: Chakib Lawand 25 July 2022

**Addition to Statement of Environmental Effects PAN 231732 – Request for Modification to Crossover**

Dear Mr Lawand,

I refer to your email of today requesting additional information on the crossover widening.

The modification request PAN 231732 is to correct an error in the original plans, specifically that the driveway is being widened and the crossover drawn on the original plans was accidentally not widened. I note Council already has the amended plan.

The reason for the crossover widening is for safety – more explanation is provided in the Table on page 2.

Regarding impacts there are no adverse impacts arising from this request. Positive impacts are increase in safety to us, and increased safety to pedestrians and vehicles passing by outside our property.

I hope this satisfies the need for additional documentation and that the approval can now proceed. As the planning portal does not always send notifications, please contact me via email (c999@hotmail.com) to alert me, should anything further be required.

Sincerely

Mrs Clare Cross

**UPDATED SEE TABLE OF IMPACTS – 53 HOMER STREET EARLWOOD NSW 2206**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Impact | Impact Identification | Response |
| ORIGINAL SEE | Access & Traffic & car-parking | Analysis of plans and supporting details. Visual inspection of the property. | The subject land is an established residential lot and currently has pedestrian and vehicular access via Homer Street. Parking for the existing dwelling is currently provided on the driveway and although there is an existing garage, the wooden floorboards make it unusable for parking. The proposal would improve the parking condition of the existing dwelling and is will not likely result in any significant increase in traffic given the size of the proposal is minor. Construction works, and the delivery of building supplies may temporarily increase traffic and parking requirements, but this will only be short term |
| ADDITION TO SEE | Access (crossover) | Analysis of plans and supporting details. Visual inspection of the property. | 1. The current crossover is narrow and necessitates a tight turn into the property from Homer Street, which is a very busy road for cars, buses, trucks, and is a key route for emergency vehicles. It is also busy with pedestrians passing by. On numerous occasions an accident has been narrowly avoided because of the necessity to slow down almost to a stop, to turn correctly onto the crossover into the driveway. It is hard to focus on aligning with the narrow crossover, vehicles travelling at speed behind, and pedestrians all at the same time.  Combined with the already approved ‘crossover ledge/mini ramp’ (in keeping with neighbours’ crossovers), the wider crossover will mean less risk of accidents as we can focus much better on pedestrians and nearby vehicles instead of focussing on trying to turn sharply over the crossover, and also when turning into the driveway it won’t be necessary to almost stop the car to get over the crossover, so the risk of accidents from behind will be lower.  2. Also, it is usually necessary to back out of the property which is dangerous to passing pedestrians and vehicles, particularly as there is a fence and hedge on one neighbour’s side. There is no alternative than to reverse very close to the hedge side, as we have to align the car with the narrow crossover. This limits the line of sight. We have narrowly missed pedestrians who wrongly assume we can see them, and we have created traffic problems and danger, by having to reverse slowly over the crossover into the traffic.  Widening the crossover enables a reversing car to move to the middle/ other side of the driveway (which is the side of the crossover being widened) giving better visibility of pedestrians and oncoming vehicles and enabling us to travel at a normal reversing speed while being safe and not impeding traffic. |

*NB Please consider this an addition to the (already approved) SEE submitted with the original plans for the driveway replacement at 53 Homer St Earlwood NSW 2206, on page 18.*