

From: "Stephen Pratt" <Stephenp@canterbury.nsw.gov.au>
To: "Necola Chisholm" <Necola.Chisholm@planning.nsw.gov.au>
Date: 6/03/2014 9:46 AM
Subject: Re: MP07_0106 Mod 5 Clemton Park Village

Necola,

As advised previously, Council's comments on this matter will be limited to the issue of the pedestrian link between the subject site and Bexley Road. I apologise for the delay but can now provide the following comments:

The Concept Plan Approval for the former Sunbeam site in Schedule 3, Clause 17 required the proponent to demonstrate that pedestrian links between the site and Bexley Road have been fully investigated, with additional links provided and existing links upgraded where possible.

The land on which this development is proposed (Lot 31), is the only feasible option through which to provide such a link. Council is supportive as a first option of a link to Council's reserve in Biara Street. This would run along the southern edge of the site adjoining the Sydney Water drainage canal, then cross the canal into the reserve. Any approval needs to make allowance for this link and should in our opinion be included as part of the conditions for this Section 75W application.

At this stage, preliminary plans have been received for this link by Australand (with the applicant's support in principle), but have not been fully assessed or supported by Council. Furthermore, Sydney Water approval is required due to the crossing of its infrastructure, which has not been sought or gained at this stage.

Given that there is some uncertainty about obtaining this link, Council wishes that provision for the other possible link through the site to connect it to Bexley Road, also be available if development of the site occurs.

This link is at the north-eastern corner of the site and connects to Council owned land at 79 Viking Street. It is generally shown on Plan SK-002 as part of the modification drawings, and this route be available should the first option not be feasible. Otherwise it would form part of the landscaped area of the development.

Hoping this information is of assistance.

Regards,

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>>> "Necola Chisholm" <Necola.Chisholm@planning.nsw.gov.au> 6/03/2014 9:30 AM >>>
Stephen,

Could you please advise if Council will be sending a submission for the above project. If a submission will be not sent, please advise via email so I can reference in the report.

kindest regards
Necola