

Summary of adjoining owner's concerns and Council response

1 Location of submitter



2 Consideration of issues raised

Issue	Planning comment/response
Changes to the Kangaroo Avenue road alignment being contrary to the Precinct Plan	Council's development engineers have confirmed that it is not possible to construct Kangaroo Avenue as envisaged by the Precinct Plan due to the topography of the site and the associated level changes. A variation to the Precinct Plan road layout whereby the rest of Kangaroo Drive out to Archbold Road is to be deleted and the existing Kangaroo Avenue will remain as a cul-de-sac is therefore considered unavoidable in this circumstance. However, Council does not accept any one way-in one way-out cul-de-sac roads. The applicant therefore has to provide an emergency access private road looping through the applicant's adjoining land out to Honeycomb Avenue that is benefits Council and the public in times of an emergency. This is detailed in Section 8.4 of the report, subject to conditions.
Confirmation sought regarding Council's acceptance of	The applicant will have to confirm that the existing cul-de-sac of Kangaroo Avenue has been designed and constructed to full Council

Issue	Planning comment/response
Kangaroo Avenue as a future permanent public road on the shortened cul-de-sac alignment instead of continuing through to Archbold Road	engineering standards as a permanent cul-de-sac. However, this is subject to conditions including the provision of emergency access by the applicant and approval of this application being granted by the Sydney Central City Planning Panel.
Confirmation sought from Sydney Water and Endeavour Energy that they have no objection to the shortened cul-de-sac alignment. Frasers property have bonds outstanding with these service authorities based on the road continuing through to Archbold road and being dedicated as a public road	Whilst external referrals were made to these service authorities asking for their advice on this issue, the responses received were related to the subject application and not to their agreements with neighbours. This is not a matter to be addressed for this application regardless. This is a civil matter that will need to be resolved between the service authorities and the submitter after this consent has been issued as a variation to the Precinct Plan road layout needs to be approved first. The submitter can then use Council's approval for Kangaroo Avenue's varied alignment to have the bonds released from the relevant service authorities.