

18 September 2024

2240175

Mr Michael Doyle
Senior Planning Officer
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Michael,

Addendum to Coalcliff Eco-Tourist Facilities (PDA-69123209) Request for more information

This letter has been prepared by Ethos Urban on behalf of Urban Property Group to provide the additional information as requested by the Department of Planning, Housing and Infrastructure (DPHI) under Pre-Development Application PDA-69123209, to enable the request for Secretary's Environment Assessment Requirements (SEARs) relating to the provision of Eco-Tourist Facilities, Environmental Facilities and Environmental Protection Works at Lot 100 DP 715376, Lawrence Hargrave Drive, Coalcliff.

Further to the Request for Additional Information received on 24th April 2024 and subsequently on 9th and 18th September 2024, this letter seeks to provide further clarification regarding the anticipated works to the Wodi Wodi Walking Track across the proposed development site.

Eastern portion of the lot:

There are no works proposed to the Wodi Wodi Walking Track to the east of the railway line. The supporting preliminary plan demonstrates that the pedestrian access point off Lawrence Hargrave Drive into the eastern portion of the site, is located in alignment with the walking track, but the scheme itself does not propose any works across the road. Works on Lawrence Hargrave Drive would be limited to pedestrian footpath works (under Section 138 of Roads Act 1993) on the eastern side of Lawrence Hargrave Drive.

Western portion of the lot:

The intention is to extend the existing Wodi Wodi Walking Track, by formalising a new pedestrian pathway connecting to the westernmost point of the site. The exact location of the proposed pathway (both on public and private land) is yet to be determined, as it will be subject to a comprehensive constraints analysis of both portions of land, that will be undertaken as the design develops during the preparation of the EIS. The analysis will ensure the optimal alignment and design for the proposed pathway extension, with regard to the identified constraints.

The length of the path on public land would not be overly significant (approximately 50-70m in length), and as such, the area of physical disturbance to public land would be minimal and certainly consistent with work already undertaken to formalise the existing Wodi Wodi Walking Track.

However, the benefit will be significant, as it will create a new and extended pathway option for the public, over private land, through to proposed new publicly accessible environmental facilities, including a viewing deck (the location of which will be determined) in an otherwise publicly inaccessible area. We anticipate the work on public land to extend the path would be roughly in the vicinity of the area circled yellow at **Attachment A**, provided on the overleaf.

Notwithstanding the above, the provision of this pathway extension is included as an intention at this stage, and would be subject to the consultation and approval by the National Parks and Wildlife Service in the first instance (who control that land), which will be undertaken during the design process and through the preparation of the EIS.

We trust that the above responses will enable the Department to progress the SEARs request. As you can imagine, the proponent is eager to obtain the SEARs in order to understand the various studies required to commence detailed investigations.

As such, we are hopeful DPHI now has all the information it requires, however if you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Balazs', with a stylized flourish at the end.

Jordan Balazs

Senior Urbanist

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0493862268

Attachment A:

