

18 December 2012

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Dear Andrew

West Keira - Crown Lane Alignment Modification

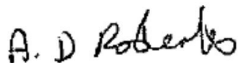
As part of the West Keira redevelopment, a modification proposal is being lodged that retains the current building at No 226 Crown Street. As a result the previously approved realignment of Crown Lane would no longer take place and Crown Lane would retain its existing alignment. As such all existing vehicle movements and servicing of properties along Crown Lane will be unaffected by the West Keira development and will continue to operate in their existing configuration. This alleviates the concerns previously raised by Wollongong Council in regards to the accessibility of large vehicles on Crown Lane and Crown Street.

It is improbable that the development would generate traffic on Crown Lane, however pedestrian movements from the southern section of Regent Street and Rawson Street may utilise Crown Lane to reach the main pedestrian access of the development on Keira Street. These pedestrian movements will be accommodated on the existing footpath on the northern side of Crown Lane. To improve the pedestrian facilities in the area, it is anticipated that the existing footpath and kerb on the northern side of the development will be restored to remove redundant vehicle laybacks and repair the footpaths that are currently in poor condition.

Whilst retaining the existing alignment of Crown Lane will reduce the pedestrian area, previously proposed, between the intersection with Crown Street and the development entrance, no adverse impacts are anticipated for pedestrian accessibility to Crown Lane and the existing minimum footpath widths along its northern side will be retained. Pedestrian amenity will however be reduced outside the development due to Crown Lane being located closer to the development entrance and thus resulting in vehicle movements occurring closer to the main pedestrian access of the development.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully



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