

To: Angela Kenna – Panel Secretariat, Sydney East Joint Regional Planning Panel

CC: Silvio Falato – Group Manager Planning & Environment

From: Thomas Watt – Planning Officer, Strathfield Council

Date: 19 November 2010

Re: 8-12 Marlborough Road, Homebush West
JRPP Ref: 2010SYE056

File Ref: Council Ref: DA2010-113

I refer to the above development application due to be considered by the Sydney East Joint Regional Planning Panel on 23 November 2010.

Since the application was submitted to the JRPP, two (2) outstanding matters concerning the proposed development have now been addressed. These matters include:

1. Roads and Traffic Authority (RTA) General Terms of Approval: correspondence was received on 18 November 2010 by the RTA in response to Council's request for their General Terms of Approval under Section 91 of the Environmental Planning and Assessment Act, 1979 (copy attached).

The RTA has advised that the proposed development is not integrated development for the purposes of the Act, however has exercised its concurrence role under Section 138 of the Roads Act, 1993. In this role, the RTA has granted concurrence subject to the relocation of the proposed driveway to the southern boundary of the site. It should be noted that while the suggestion is somewhat simplistic, the alteration would most likely require a redesign of the proposed development; and

2. Drainage Easement: Council's consulting Development Engineer has now confirmed that the outstanding information regarding the drainage easement that is proposed to service the site has been cited and is acceptable. Therefore, subject to the imposition of conditions of consent in the event of approval, the stormwater drainage design is acceptable and it is recommended that the Reason for Refusal (No. 8) be deleted.

It is recommended that the above matters be considered prior to the determination of the application.

THOMAS WATT
PLANNING OFFICER

