

Your Reference:
Our Reference:
Contact:
Telephone:

DA2010/113/tw
10M1794 - SYD10/00667
Edmond Platon
8849 2906



The General Manager
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

Attention: Thomas Watt

**PROPOSED RESIDENTIAL FLAT DEVELOPMENT AT
8 – 12 MARLBOROUGH ROAD, HOMEBUSH WEST**

Dear Sir/Madam,

I refer to Council's letter dated 17 August 2010 (Council Ref: DA2010/113/tw) with regard to the above-mentioned development application, which was referred to the Roads and Traffic Authority (RTA) as an 'Integrated Development' under the Environmental Planning and Assessment Act, 1979 and in accordance with Clause 104 of State Environmental Planning Policy (Infrastructure) 2007.

In this instance, the RTA advises that this development application is not an 'Integrated Development' as Council is both the consent authority for the development and the approval authority for Marlborough Road (refer to Section 91(3) of the *Environmental Planning and Assessment Act, 1979*). Consequently, the RTA cannot accept the payment of a fee for the assessment of this development application. As a result, the \$250 fee previously forwarded for this development is duly returned to Council for refund to the developer.

An access driveway is proposed on Marlborough Road which requires RTA concurrence under Section 138(2) of the Roads Act 1993.

The RTA does not support the location of the proposed driveway as it is located within the left turn lane on the Marlborough Road approach to the Parramatta Road intersection. In addition, road safety concerns are raised with vehicles exiting the driveway and merging across three lanes of traffic over a short distance to access the loop road under Centenary Drive.

To mitigate these safety concerns, the RTA requests that the driveway be relocated to the southern boundary of the subject site.

The RTA will grant concurrence to an access driveway on Marlborough Road under Section 138 of the Roads Act, subject to Councils approval of the DA and the following requirements being incorporated into the development consent:

1. The proposed development shall have one common driveway on Marlborough Road at the southern boundary of the subject site.

The design and construction of the proposed access driveway shall be in accordance with AS2890.1 – 2004 and the RTA's requirements.

Details of further requirements of the proposed driveway and kerb and gutter can be obtained from the RTA's Project Services Manager, Traffic Projects Section, Parramatta (ph: 02 8849 2144).

The driveway shall have a minimum width of at least 6.0 meters at the property boundary and splays at kerb.

A certified copy of the design plans shall be submitted to the RTA for consideration and approval prior to the release of any new construction certificate(s) for the development by Council or commencement of any works.

The RTA fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of the works.

Any redundant driveways along Marlborough Road will need to be removed with kerb and gutter reinstated to RTA's requirements.

2. All vehicles shall be able to enter and exit the site in a forward direction.
3. If any excavation works are to occur adjacent to the Marlborough Road, the RTA requires the submission of civil design plans which provide details on the level of excavation and a Geotechnical Report to the RTA for approval prior to the commencement of excavation on the site.
4. All costs associated with the proposed development shall be at not cost to the RTA.

In addition to the above the RTA provides the following advisory comments to Council for its consideration in the determination of the development application:

5. Council shall ensure that post development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development application discharge.

Should there be changes to the RTA's drainage system then detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Traffic Authority
PO Box 973
Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

6. The proposed development should be designed such that road traffic noise from Parramatta Road, Marlborough Road and Centenary Drive is mitigated by durable materials and comply with the requirements of Clause 102 – (Impact of road noise or vibration on non-road development) of State Environmental Planning Policy (Infrastructure) 2007.
7. Further information shall be provided to the satisfaction of Council detailing how resident and visitor vehicles will be able to enter the car park when the security roller door is closed.
8. Further information to the satisfaction of Council shall be provided detailing how garbage will be collected and moving vans will be accommodated.
9. The provision of off-street car parking and bicycle storage shall be provided to the satisfaction of Council.
10. The layout of the proposed car parking areas, associated with the subject development (including, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, loading bay dimensions and parking bay dimensions) should be in accordance with AS2890.1 - 2004 and AS2890.2 – 2002 for large vehicles.
11. A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a Construction Certificate.
12. All demolition and construction vehicles and activities are to be contained wholly within the site as a work zone permit will not be approved on Marlborough Road.
13. A Road Occupancy Licence should be obtained from the RTA for any works that may impact on traffic flows on Marlborough Road.

Any inquiries in relation to this matter can be directed to Edmond Platon, Assistant Planner, on telephone (02) 8849 2313 or facsimile (02) 8849 2918.

Yours faithfully,



James Hall
Senior Land Use Planner
Transport Planning Section, Sydney Region

17 November 2010
encl - Cheque