

31 March 2014

Ms Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2000

Dear Ms Taylor

Re: Proposed Marina Development – 146 Newbridge Road, Moorebank (DA 846/2012)

I refer to your letter of 12 March 2014 requesting the additional information identified in the minutes of the Panel meeting of 16 October 2013 and in the Panel's letter of 1st November 2013. I apologise for the delay in this response and appreciate your understanding.

I also refer to Council's letter of 19 March 2014. As noted in that letter Council is currently assessing two development applications in respect of the bridge access lodged by the applicant on 4 February 2014.

I note that the Panel has requested Council provide:

- *the additional report referred to above;*
- *the Marina DA and all documents lodged in support of the DA including any additional documents provided to the Council following the Panel's meeting on 10 October 2013;*
- *any other material relied on by the Council for its assessment of the Marina DA.*

As previously advised, Council is unable to finalise the requested report until the development applications for the bridge access have been determined. This response is an interim response pending completion of the assessment of these applications.

I note the JRPP decision regarding the Marina application as per the minutes of the meeting of 10 October 2013 and its direction as follows:

Council is requested to provide an additional report which addresses the following concerns:

1. *The impacts of flooding regarding the safety of persons and structures, assessed against the relevant Acts and Regulations;*

2. *The issues raised by the objector's representative namely that the access essential to the function of the use is not part of the application and consequently has received no planning assessment.*
3. *The cumulative impacts of the proposed traffic arrangements in terms of ability to provide legal, functional access that will be compatible with the needs and capacity of future uses of the precinct and provide a satisfactory level of environmental amenity to future occupants of the precinct.*
4. *Report detailing the Director-General's requirements and how these have been met;*
5. *Report from the council on the concerns as expressed by the objector to the VPA;*
6. *Further analysis of the appropriateness of conditions in council's current report relating to access and flooding*

I also note the further detail regarding the information sought as outlined in the Panel's letter of 1st November. Accordingly, this response will discuss each of these items separately.

A report summarising the required additional information is attached.

Should you require any further information on this matter, please contact my office on 9821 9821.

Yours sincerely



Toni Averay
Acting Executive Director

Attachment: Response to JRPP questions regarding Moorebank Marina