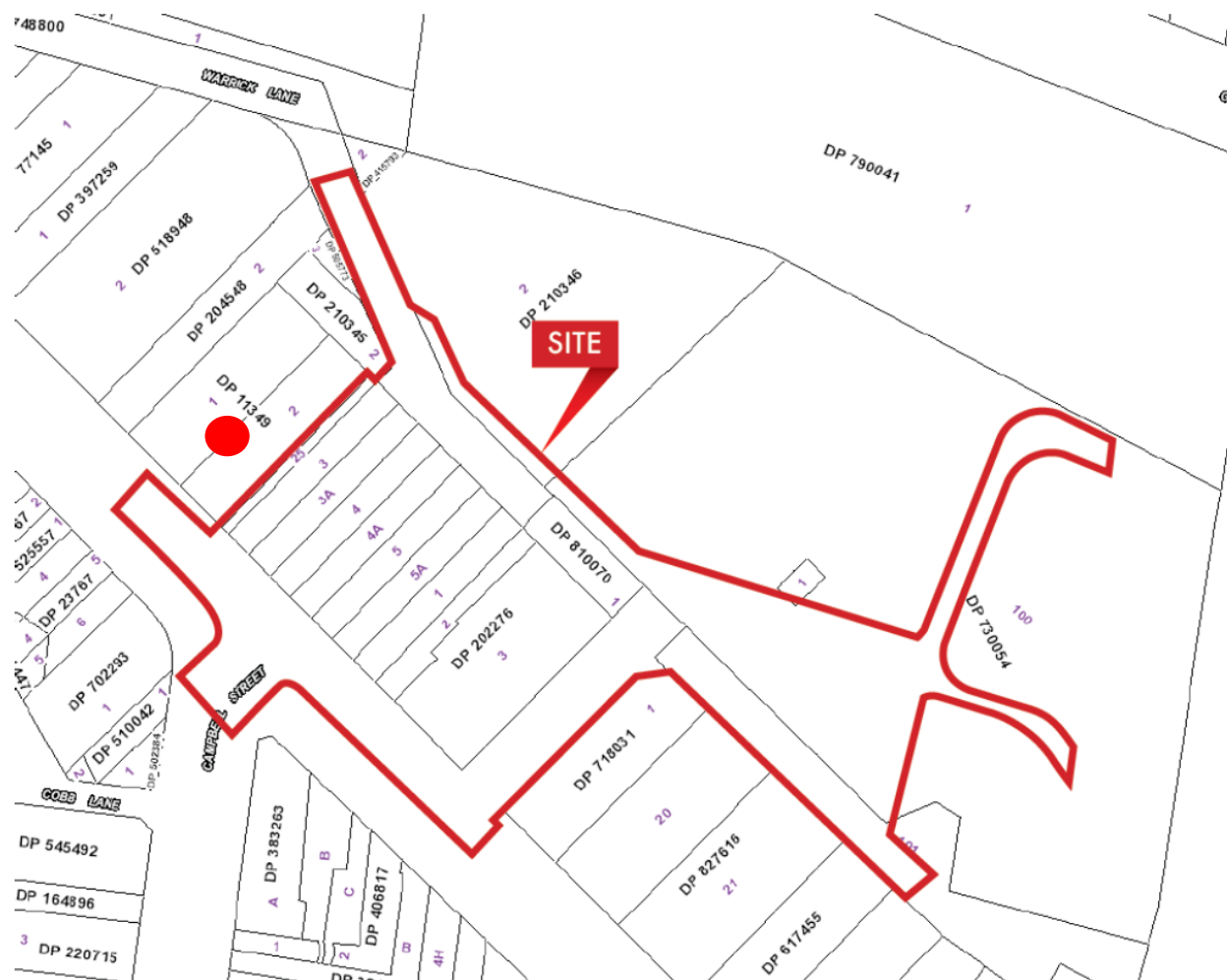


Summary of submitter's concerns and assessment planner's response

1 Location of submitter



Key:

The site the subject of this application is outlined in red.

● = Location of the submitter property at 77-79 Main Street, Blacktown.

2 Consideration of issues raised

Issue	Planning comment/response
Will either or both Harry House Walkway and the part of Warrick Lane behind 77-79 Main Street be closed to vehicle entry when the Development commences	Access to Harry House Walkway for rubbish pickup and goods deliveries will be maintained for the duration of the works. An access walkway approximately 1.2 m wide will be maintained in the location of the existing Harry House Walkway with a hoarding installed to provide separation from the construction

and the estimated time period to complete the Development work. That is, how long the closure would be?	site. Any required closures will be short-term and will be coordinated with the relevant property tenant. Vehicular access to Warrick Lane for the purpose of deliveries servicing the rear of Main Street properties is intended to be maintained for the duration of the works. Closures are not anticipated and any requirement for closure subsequently identified by the Contractor would be required to be agreed by the relevant property owners/tenants.
Will the closure be for a time period each day or for the whole day?	As per response above.
Will Harry House Walkway be closed to vehicle access after the Development is completed?	Access to Harry House Walkway for rubbish pickup and goods deliveries is intended to be maintained after the development is completed. The walkway will be closed to the general public who will use the newly provided laneways and plaza to access Warrick Lane.
Will Warrick Lane remain as currently used and permit vehicular access after the Development is completed?	Warrick Lane is intended to be provided for two way traffic per and will permit vehicular access after the development is completed.

3 The Applicant's formal response to the queries raised

A copy of the Applicant's formal response to the queries raised by the submitter is provided on the following pages. This response was made available to the submitter on 7 March 2019. To date, no response has been received from the submitter.



5 March 2019

DHB:RB\18-064

Ms Holly Palmer
Senior Project Planner
Blacktown City Council
62 Flushcombe Road
Blacktown NSW 2148

Dear Holly,

Re SPP-18-01553 - CONSTRUCTION OF A PUBLIC PLAZA, AN UNDERGROUND CAR PARK, TWO MIXED USE BUILDINGS, A NEW POCKET PARK, NEW STREETS AND ANCILLARY WORKS (INCLUDING DEMOLITION) MAIN STREET AND WARRICK LANE, BLACKTOWN

We write on behalf of the applicant for the above development application in response to the submission to the notification of the application received from representatives of the owner of 77-79 Main Street, Blacktown (**Attachment 1**).

77-79 Main Street adjoin the site to the west and are on the western side of Harry House Walkway.

Request:

a) *Will either or both Harry House Walkway and the part of Warrick Lane behind 77-79 Main Street be closed to vehicle entry when the Development commences and the estimated time period to complete the Development work i.e. How long the closure would be?*

Response:

Access to Harry House Walkway for rubbish pickup and goods deliveries will be maintained for the duration of the works. An access walkway approximately 1.2m wide will be maintained in the location of the existing Harry House Walkway with a hoarding installed to provide separation from the construction site. Any required closures will be short-term and will be coordinated with the relevant property tenant.

Vehicular access to Warrick Lane for the purpose of deliveries servicing the rear of Main Street properties is intended to be maintained for the duration of the works. Closures are not anticipated and any requirement for closure subsequently identified by the Contractor would be required to be agreed by the relevant property owners/tenants.

Request:

b) *Will the closure be for a time period each day or for the whole day?*

Response:

As per response to request a)

Request:

c) *Will Harry House Walkway be closed to vehicle access after the Development is completed?*

Response:

Access to Harry House Walkway for rubbish pickup and goods deliveries is intended to be maintained after the development is completed as per design drawings attached (**Attachment 2) Warrick Lane Project Site Plan** and **Attachment 3 - Dimensioned sketch of Harry House Walkway Design**). The walkway will be closed to the general public who will use the newly provided laneways and plaza (see **Attachment 2**) to access Warrick Lane.

Request:

d) *Will Warrick Lane remain as currently used and permit vehicular access after the development is complete*

Response:

Warrick Lane is intended to be provided as per the design at **Attachment 4** and will permit vehicular access after the development is completed.

Please do not hesitate to contact the undersigned if further information is required.

Yours faithfully

BBC Consulting Planners



Dan Brindle

Director

Email dan.brindle@bbcplanners.com.au



Attachment 1 – Submission

Principal
EDWARD LO
BSc. M. Phil. Dip Law, Public Notary

Solicitors
TING LI **SIMON CHAN**
BAppFin LLB *BCom LLB*

WINNIE YEUNG
BSc, JD

E. LO & CO.

LAWYERS & NOTARY

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under the Professional
Standards Legislation

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All correspondence

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Chatswood 2057

Email: eloco@bigpond.com.au

24 January 2019

The General Manager
Blacktown City Council
62 Flushcombe Road
Blacktown NSW 2148

Dear Sir/Madam

RE : NOTICE OF PROPOSED DEVELOPMENT
APPLICATION NO: SPP-18-01553

We act for Sun Wei Holdings Pty Ltd, registered proprietor of 77-79 Main Street, Blacktown (Folios 1 & 2/11349, 2/210345, and 3/505773).

A letter dated 14 January 2019 to our client with respect to the above proposed development from the Senior Project Planner, Ms Holly Palmer, was referred to us.

We are instructed that access to 79 Main Street, Blacktown, for rubbish pick up and goods deliveries has been at the side of the property via Harry House Walkway while access to 77 Main Road, Blacktown for these purposes is at the rear of the property via Warrick Lane.

While our client is not objecting to the proposed development, closure of either or both Harry House Walkway and Warrick Lane during the construction period and/or after completion of the development would adversely affect the access to the properties.

Our client requests the following information:

- a) Will either or both Harry House Walkway and the part of Warrick Lane behind 77-79 Main Street be closed to vehicle entry when the Development commences and the estimated time period to complete the Development work i.e. How long the closure would be?
- b) Will the closure be for a time period each day or for the whole day?
- c) Will Harry House Walkway be closed to vehicle access after the Development is completed?
- d) Will Warrick Lane remains as currently used and permit vehicular access after the Development is completed?

Yours faithfully
E. Lo & Co.


E. Lo.



Attachment 2 – Warrick Lane Project Site Plan

[illegible]

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Nominated Architects
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Client

BLACKTOWN CITY COUNCIL



Blacktown
City Council

Project No.	218006
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Project

WARRICK LANE ENABLING
WORKS PROJECT

Drawing Title

PRECINCT SITE PLAN

Document Control Status:

Design Development

B1 DRAWING SHEET		Drawn:	ML
Co-ordinated:	AS	Scale:	1 : 500 @ B1
Project Architect:	ML	Date:	18/02/19
Project Director:	AS	Revision:	3

Drawing Number: A-1101

North: 

Cox Architecture Pty Ltd ACN 002 535 991



Attachment 3 – Dimensioned sketch of Harry House Walkway Design



Attachment 4 – Warrick Lane Pavement, Signage and Line marking Plan Sheets



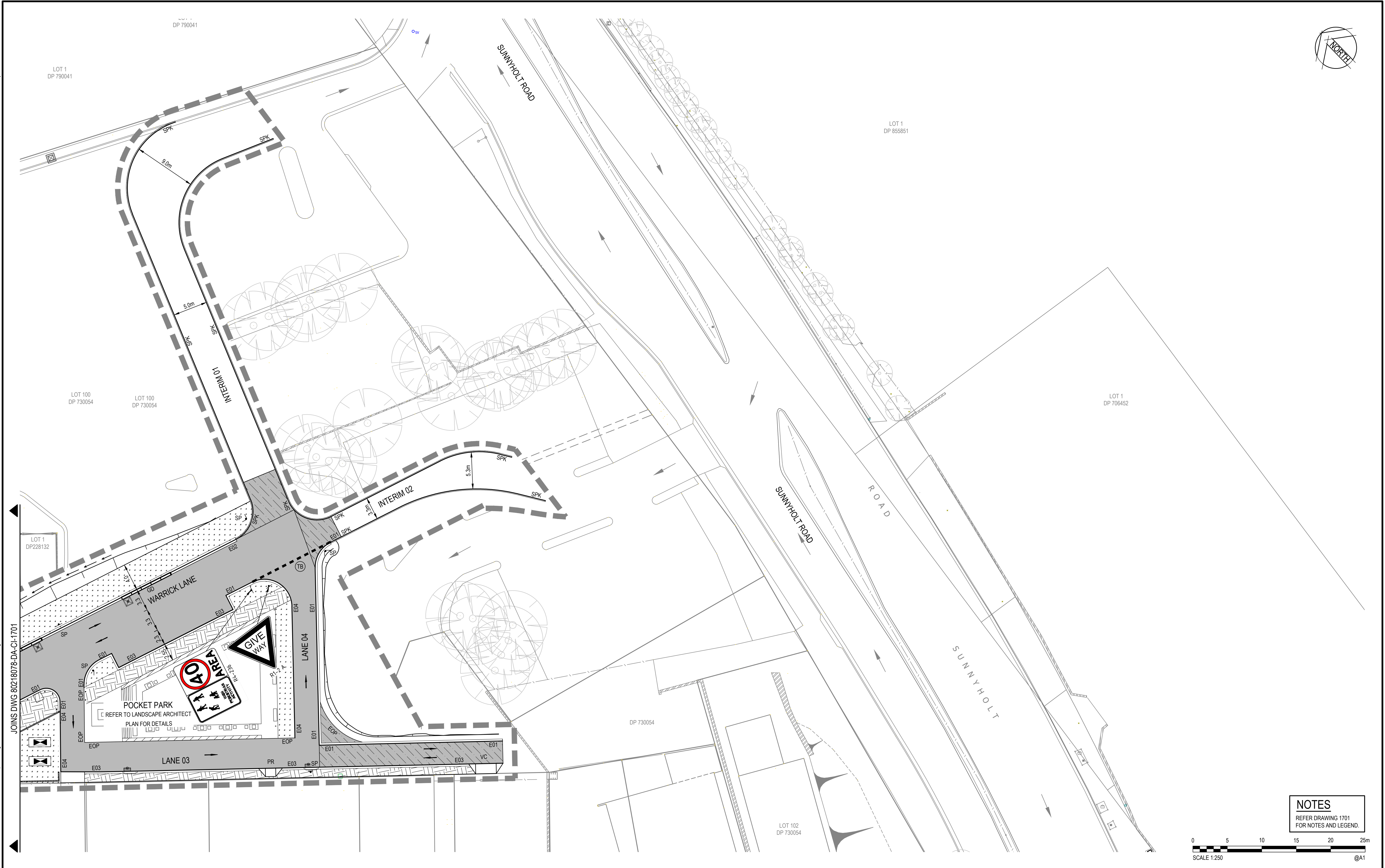
Blacktown City Council

Drawn	Date
MCD	18.02.19
Checked	Date
ARM	18.02.19
Designed	Date
MS	18.02.19
Verified	Date
ARM	18.02.19
Approved	
ARM	18.02.19

Status				FOR TENDER ONLY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES							
Datum		Scale		Size			
AHD		1:250		A1			
Drawing Number						Revision	
80218078-02-CI-1701						10	

DATE PLOTTED: 18 February 2019 4:20 PM BY: MARY DOZA

JOINS DWG 80218078-DA-CI-1701
XREFs: XR-80218078-CI-LOGO; XR-80218078-CI-PAVEMENT HATCH; XR-80218078-CI-PROPOSED DRAINAGE PLAN; XR-80218078-CI-DESIGN; XR-80218078-CI-LANDSCAPE PLAN; XR-80218078-CI-SURVEY; XR-80218078-CI-ROAD CL
CAD File: \\apac\apac\202 Data\Projects\80218078-DA-CI-1701-1702.dwg



Rev.	Date	Description	Des.	Verif.	Appd.
10	18.02.19	ISSUED FOR DRAFT TENDER - 100% ISSUE	MS	ARM	ARM
9	16.01.19	REISSUED FOR DEVELOPMENT APPLICATION APPROVAL	MS	ARM	ARM



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Drawn	Date	Client
MCD	18.02.19	BLACKTOWN CITY COUNCIL
Checked	Date	Project
ARM	18.02.19	WARRICK LANE PRECINCT ENABLING WORKS PROJECT
Designed	Date	CARPARK, MAIN PLAZA, POCKET PARK & FLANKING BLDGS
MS	18.02.19	DRAFT TENDER - 100% ISSUE
Verified	Date	Title
ARM	18.02.19	PAVEMENT, SIGNAGE AND LINEMARKING
Approved	Date	PLAN SHEET 2
ARM	18.02.19	

Client	BLACKTOWN CITY COUNCIL
Project	WARRICK LANE PRECINCT ENABLING WORKS PROJECT CARPARK, MAIN PLAZA, POCKET PARK & FLANKING BLDGS DRAFT TENDER - 100% ISSUE
Title	PAVEMENT, SIGNAGE AND LINEMARKING PLAN SHEET 2