

Our Reference: SYD21/00047

Council Reference: DA/2020/256 – (CNR-16845)

3 February 2021

Mr Henry Wong
Chief Executive Officer
Strathfield Council
PO Box 120
Strathfield NSW 2135

Attention: Miguel Rivera

Dear Mr Wong,

**MIXED USE DEVELOPMENT
2 PILGRIM AVENUE, STRATHFIELD**

Reference is made to Councils referral dated 13 January 2021, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Clauses 101 and 104 of the *State Environmental Planning Policy (Infrastructure) 2007* and concurrence under Section 138 of the *Roads Act 1993*. TfNSW notes that:

- Albert Road, at this location, is a regional classified road under the care and control of Council.
- Council is seeking advice to assist in its assessment under Clauses 101 and 104 of *State Environmental Planning Policy (Infrastructure) 2007* noting the site has frontage to Albert Road; and
- Concurrence from it is required in accordance with Section 138 of the *Roads Act 1993*.

Having regard for the above, TfNSW has reviewed the information provided and raises no objection to the DA and as such would provide concurrence to Council under Section 138 of the *Roads Act 1993* subject to Council being satisfied with the proposed access arrangements in terms of safety and efficiency and the inclusion of the following requirements in any determination issued:

1. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Albert Road boundary.
2. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150

P (02) 8265 6962 | W transport.nsw.gov.au | ABN 18 804 239 602

3. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
4. Current 'No Stopping' zone along the frontage of Albert Road shall remain unchanged.
5. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Albert Road.
6. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Albert Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

In addition to the above, TfNSW provides the following comment for Council's consideration in determining the application:

- The Statement of Environmental Effects (SEE) under section 5.3.1 states that the proposed development is consistent with the objectives of Strathfield Development Control Plan (DCP) 2005 and Strathfield DCP No 26. This is documented in Appendix J, which was not provided to TfNSW as part of the referral.

However, TfNSW notes that the Strathfield DCP indicates that access to sites 1 and 2 should be via Pilgrim Avenue. Noting that the subject DA is for site 1, TfNSW recommends that Council is satisfied that any future development of site 2 can achieve the DCP's objective of access via Pilgrim Avenue, which would support the safety and efficiency of the classified road network as site 2 has currently multiple accesses to the classified network.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner, on telephone 8849 2076 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150

P (02) 8265 6962 | **W** transport.nsw.gov.au | ABN 18 804 239 602