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13th October 2017

Ruba Osman
Inner West Council
2-14 Fisher Street
Petersham NSW 2049

BY HAND

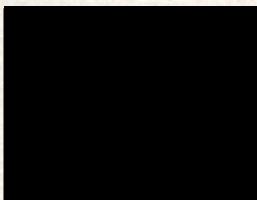
Dear Ruba

**Re: DA 2017 00185 728 – 750 Princes Highway, Tempe, 2044
Amendment**

Attached for your assessment is a letter from Sutherland & Associates Planning dated 12 October 2017 together with amended documentation as per the attached Document Register.

Please do not hesitate to contact the undersigned if you require any further information or clarification.

Yours faithfully
JOHN R BROGAN & ASSOCIATES PTY LTD



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1 x A1

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RCO : dm : 39744

12 October 2017

Ruba Osman
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Dear Ruba,

RE: Development Application DA201700185 728-750 Princes Highway, Tempe

We refer to development application DA201700185 for the partial demolition and adaptive reuse of an existing heritage item, construction of adjoining two storey warehouse building with one level of basement car parking, use of the site as a 'Bunnings Warehouse', associated signage and boundary adjustments to provide for road widening to achieve a dedicated right turn lane from the Princes Highway into the site as well as a slip lane from the Princes Highway to Smith Street at 728-750 Princes Highway, Tempe.

Discussions have been held with the RMS since lodgement of the development application in relation to the proposed signalisation of the new dedicated right turn lane from the Princes Highway into the site. The RMS have subsequently advised in a letter dated 29 August 2017 that the volume of traffic which would utilise the proposed intersection does not meet their Warrants and therefore they do not support the signalisation of this intersection. The RMS have recommended removal of the signalisation and the submission of a Road Safety Audit to support the proposed right turn lane without signalisation.

In response to this, the proposal is hereby formally amended pursuant to Clause 55 of the *Environmental Planning & Assessment Regulation 2000* to remove the signalisation of the right turn lane. This amendment does not require any other change to the originally proposed development.

The following additional or amended documentation accompanies this letter:

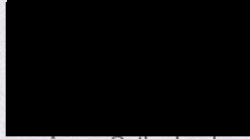
| Appendix | Documentation |
|------------|---|
| Appendix A | Amended architectural set prepared by JRB Brogan and Associates |
| Appendix B | Amended road design prepared by AT&L |
| Appendix C | Revised Traffic Impact Assessment prepared by TTPA |
| Appendix D | Road Safety Audit prepared by Traffic Solutions Pty Ltd |

It is requested that the amended proposal is immediately referred to the RMS in accordance with the requirements of Clause 55(3)(a) of the *Environmental Planning & Assessment Regulation 2000*.

We trust that the above discussion and amended details have are acceptable to Council and we look forward to receipt of the concurrence of the RMS and determination of the application.

Should you have any questions concerning the above, please contact Aaron Sutherland on either (02) 9894 2474 or 0410 452 371, or alternatively at aaron@sutherlandplanning.com.au

Yours faithfully,



Aaron Sutherland

Sutherland & Associates Planning Pty Ltd