



Director, Urban Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Your Reference:  
Our Reference: F2005/02607  
Contact: Kate Lafferty  
Telephone: 9806 5393  
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Attention: Mark Brown

18 August 2009

Dear Mr. Brown

**MP08\_0257 – Early Works Package  
61 Mobbs Lane - Epping  
Channel 7 Site (Epping Park)**

I refer to the public exhibition of the above Major Project seeking Project Approval for the demolition of existing structures, tree removal, construction of final landforms, internal and external roads, reticulation of services and stormwater management works, landscaping of the public and private domain, child care facility, private communal facilities and subdivision.

Please be advised that with respect to this application, Council raises concern with respect to tree protection, open space and natural resources, catchment management and drainage, traffic, urban design, contamination and retaining walls. The details of these concerns are outlined below.

**TREE PROTECTION**

**Tree Retention**

Consideration must be given to the retention of trees located along the north eastern boundary as they provide a substantial screen to the adjoining properties and screen views to the site from Edenlee Avenue.

A blanket proposal for the removal of dead and declining trees is not supported as they play an important role in the ecology of a site. Selective tree removal should be carried out in consultation with the project arborist, site ecologist and Council. The selection of trees to be removed should be based on hazard and target area values.

The proposed removal of all exotic trees is not supported. It is recommended that the selection of trees proposed to be removed be carried out in consultation with the project arborist, site ecologist and Council.

### **Tree Protection**

A minimum AQF Level 5 arborist should be commissioned for the duration of works to consult on any unforeseen impacts to retained trees. The project arborist should prepare a Tree Protection Plan for the site detailing the protection measures, monitoring and maintenance of single trees, groups of trees and trees located within adjoining properties to be retained.

Tree protection measures as per arborist recommendations shall be installed prior to commencement of earthworks. The project arborist shall monitor the effectiveness of the tree protection measures and ensure that tree protection is maintained for the duration of works.

## **OPEN SPACE AND NATURAL RESOURCES**

### **Spatial Location of Open Space Facilities**

The private open space facilities and child care centre located in the south west corner of the site intrudes into the public accessible open space area. The buildings and tennis court obstruct any visual surveillance into the larger open space area from Mobbs Lane. This private facility, together with the detention pond, cut the usable open space into two smaller parcels reducing usability and cohesiveness.

### **Child Care Facility**

Increased screening needs to be provided between the Mobbs Lane reserve car park and the childcare facility with understorey vegetation to increase delineation.

The childcare centre playground is inappropriately located next to the proposed detention basin with potential health conflicts created by such impacts as mosquito population/odour etc.

### **Active Open Space**

There is no provision within the open space areas for publicly accessible active open space. Active open space provision is already lacking in this location within the Parramatta LGA. Council's Sport and Recreation Plan 2005 identifies this locality as lacking active sports facilities and recommended the establishment of a new local sports facility.

### **Public Usage and Facilities**

The creation of picnic facilities or exercise stations within the streetscape would unlikely be used by the general public as part of a walking circuit. These areas are small and located too close to private residents for the public to feel comfortable using them. Such facilities would better be located within the larger 'public' open space area adjacent to Mobbs Lane Reserve.

All pathways within this development should be a minimum of 2.5m wide.

Play equipment is to be maintained, designed and installed to Australian Standards.

The use of rubber or synthetic turf softfall under play equipment should be used to reduce regular mulch maintenance and replacement costs.

The Golden Rain Tree species should be replaced with other non-invasive species (as it is identified as a Noxious Weed by the NSW Dept of Primary Industries).

A public toilet for reserve users should be provided in the western portion of the site.

### **Detention Pond**

If the pond is retained in the current position it will need to be fenced particularly given its location near an unfenced children's playground.

There is an opportunity to provide recreational value to the wider community through the design of accessible paths to the perimeter of the detention pond, plantings, decks, picnic facilities, seating walls and possible island (bird sanctuary) to the centre.

### **Creek Restoration**

The restoration and rock armouring of the creek line in Mobbs Lane Reserve should be included within the approval and funded by the developer. This work will be needed to prevent erosion from the increased water flows into the creek created from the development. Rock armouring will also be needed to create a seamless connection between the proposed new creek line within the development and that within Mobbs Lane Reserve.

### **Mobbs Lane Reserve**

The decomposed granite pathway illustrated as the main entry into Mobbs Lane Reserve should continue within the reserve linking the existing playground and also extending over the bridge at the creek crossing. This will form an essential link between the two open space areas. These works should be funded by the developer.

An additional pedestrian refuge should be investigated and located between Fred Spurway Park and Mobbs Lane Reserve. This should be funded by the developer and depicted on the approved plans.

The approval should include links to upgraded facilities within Mobbs Lane Reserve, such as additional pathways, earthwork terraces with picnic facilities leading up to Freeman Place, BBQ's, soft landscaping and additional picnic tables. These upgrades should be funded by the developer and will form a cohesive open space park benefiting the wider community.

It is unclear as to how the boundary with Mobbs Lane Reserve will be defined. In consideration of aesthetics and wider public access, it would be more appropriate to define with bollards to visually integrate as one open space area.

### **Bushland Restoration**

The restoration of the Endangered Ecological Community (EEC) located in the north western corner of the site should be subject to a Bush Regeneration Restoration Plan developed by a registered ecologist. Given the ecological importance of this area, play elements should not be located within the EEC.

The landscape plans fail to address the protection and restoration of the Endangered Ecological Community (EEC) that is within the site. The bushland in the north-western portion of the site has been mapped by the NSW NPWS; Native Vegetation of the Cumberland Plain, Western Sydney, Conservation and Planning Division, Hurstville, October 2002. The vegetation is listed as Turpentine – Ironbark Forest and is an Endangered Ecological Community under the NSW Threatened Species Conservation Act 1995.

To ensure the protection and restoration of the EEC on this site the following steps should be undertaken:

- The forest area of the site listed as 'woodland' in the landscape plans should be subject to a Bushland Restoration Plan prepared by a registered ecologist.
- All landscape works within or adjacent to the EEC should be undertaken by a qualified bushland regenerator.
- To protect the genetic integrity of the remnant EEC, all plantings in or adjacent to the EEC should be done with plant stock grown from locally sourced seed.
- All built elements should be kept to a minimum within the EEC. The exercise location in the middle of the EEC should be removed from the landscape plan.
- Plant species used within the site should strengthen and compliment the EEC. The following species listed within the landscape plan should not be used:  
Koelreuteria paniculata (Golden Rain Tree)  
Pennisetum alopecuroides (Nafray Fountain Grass)

All indigenous native trees used within the development should be grown in advance from local provenance seed.

## **CATCHMENT MANAGEMENT & DRAINAGE**

### **Proposed OSD system**

The on-site stormwater drainage (OSD) system is based upon a volume of 94 cum/ha. This calculated volume rate is approximately 4 times less than the Council detention volume for the Terry's creek catchment area. Concern is raised that the proposed OSD volume rate will be insufficient for this development, particularly when considering the increase in impervious area upon the subject site.

### **Catchment Management**

There is insufficient information submitted for Council's Catchment Management section to adequately comment upon the development. The following points are a preliminary outline of some matters that would need to be addressed as part of the final design. The following needs to be provided:

1. All hydrological and hydraulic modelling and design up to and including the peak 1 in 100yr ARI events for the pre and post development need to be submitted to Council for review. All modelling and design needs to address the adequate and safe movement of overland flow from the total catchment without any adverse impact to this site and to downstream properties.

2. Sufficient details demonstrating that the proposed development does not adversely impact on downstream properties.
3. Sufficient details to demonstrate adequate compliance with Council's On-Site Detention requirements (see comments within OSD section above).
4. Detailed calculations indicating parameters used in the design of the wetlands, detention basin, raingardens, grass swale and GPTs. All stormwater site discharge needs to comply with Council's water quality requirements.
5. An electronic copy of the XP Rafts, MUSIC, DRAINS models need to be submitted to Council for review.
6. Detailed overland flow calculations and design finished surface levels providing evidence that proposed roads, swales and paths have been designed with adequate capacity to convey flows and comply with appropriate safe velocity depth requirements for all storms events up to and including the peak 1 in 100 year ARI flows without any adverse impact to vehicular and pedestrian traffic.
7. Documented details showing that all proposed stormwater pipe drainage has been designed for the peak 1 in 20 year ARI design event. Details are to include hydraulic grade line analysis, longitudinal drainage pipe line sections showing pipe sizes, pipe types, invert levels, grades and minimum pipe cover including stormwater pit inlet types.
8. Evidence to Council that the proposed location of the childcare centre adjacent to the wetland will meet all regulatory safety requirements during normal operation and during extreme storm events. The proposed childcare centre should be located away from any water bodies, drainage structures or overland flow paths.
9. Details of proposed spill way to downstream of Mobbs Lane needs to be submitted to Council to ensure that overflow from the wetland is not creating any impact within Mobbs Lane and further downstream.

In addition to the above the applicant will need to ensure that the proposed stormwater drainage works comply with all flood and stormwater matters as outlined in the following Parramatta City Council documents:

- (a) Local Floodplain Risk Management Policy
- (b) Current Design and Development Guidelines.
- (c) Local Development Control Plan (DCP) requirements.

It is requested that the above information be submitted to Council's Catchment Management Unit for their consideration and further comment before the development is approved.

#### **Geotechnical Monitoring**

According to the Geotechnical Investigation Report prepared by Douglas Partners, neighbouring properties will not be affected by the vibration caused by proposed excavation works.

Excavation works associated with the proposed development must be overseen and monitored by a qualified and practicing geotechnical engineer. A geotechnical monitoring program must be produced to ensure that all geotechnical matters are regularly assessed during the earthworks to prevent adverse effects resulting from the excavation.

The geotechnical monitoring program for the earth works must be in accordance with the recommendations of the Geotechnical Report.

### **Dilapidation Reports**

Dilapidation surveys must be conducted, and dilapidation reports prepared by a professional engineer of all structures on land whose title boundary abuts the site, and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration and shall be submitted to the Council. These properties must include all adjoining properties, including the public roadway adjacent.

The dilapidation reports must be completed and submitted to Council prior to the commencement of any development work.

A second dilapidation report, recording any structural damage to properties mentioned above must be carried out at the completion of the works and be submitted to Council.

## **TRAFFIC**

### **Mobbs Lane & Marsden Road intersection proposed traffic signals**

#### **Drawing No. 7587-PA-21**

The final design plans should be approved by the RTA. All associated fees, supply & installation of appropriate signage are to be paid for by the applicant at no cost to Council and RTA.

The proposed length of the right-turn bay on Marsden Road can only accommodate 3 vehicles and may need to be extended. It is suggested that the RTA investigate the possible extension of the right-turn bay on Marsden Road into Mobbs Lane.

The length of the shared pedestrian and cycle path along the northern side of Mobbs Lane may need to be extended further to the east.

#### **Drawing No. 7587-PA-22 to 25**

Road design details are to be submitted to Council for approval, including detailed design of the proposed pedestrian refuge island according to RTA requirements & Technical Direction.

On-street parallel parking bays should comply with AS 2890.5 On-Street Parking.

All parking signs associated with the development improvement works should be submitted to Council for approval through Council's Traffic Committee prior to final occupation.

**Proposed Child Care Centre Facility (59 Children)**

The proposed separate pedestrian access to & from the site to Mobbs Lane as shown on the plan should be 1m wide minimum.

The parking bay dimensions and aisle width should comply with the minimum requirements of AS 2890.1-2004.

**Bus Stop Locations**

It is recommended that new bus stop locations and relocations of bus stops are to be discussed with the appropriate bus operators in consultation with Council's Traffic & Transport Services. It is also recommended that bus shelters are to be discussed with Council's City Services (Built Assets) for consideration prior to construction.

**Timing of Improvement Works**

The timing of the external improvement works is noted. However, the timing of the proposed installation of the traffic signals at the intersection of Marsden Road & Mobbs Lane should be referred to the RTA for approval. The traffic lights should be installed and operational before any residential works commence.

**Driveway Design**

It is recommended that a longitudinal section plan of the grade changes or irregularity should be checked so that the minimum ground clearance of 120mm is achieved (refer to Appendix C of AS2890.1-2004).

**Construction Traffic Implications**

The Transport Report indicated that "during the construction works the Seven Network operations will have vacated the site and as such 159 and 123 vehicles per hour in the AM and PM peak respectively will be removed from Mobbs Lane. In this respect, the volumes of truck traffic would be relatively low (and lower than the current Seven Network operations) and would not have any significant impact on existing traffic conditions". This statement is noted, however it is requested that a Construction Traffic Management Plan is submitted to Council along with a Traffic Control Plan according to RTA Guidelines before construction commences.

**General Design Points**

A separate entry & exit driveway as shown on the plans (with 300mm clearance both sides between kerbs) to be provided and constructed according to AS 2890.1- 2004 and Council's specification.

The driveway width at the concrete layback should comply with Council's Standard Drawings DS8 for Standard Vehicular Crossing or DS9 for Heavy Duty Vehicular Crossing.

Traffic facilities to be installed, such as wheel stops, bollards, kerbs, signposting, pavement markings, lighting and speed humps, shall comply with AS2890.1-2004.

Clear sight lines shall be provided at the property boundary line to ensure adequate visibility between vehicles leaving the carpark and pedestrians along the frontage road footpath (in accordance with Figure 3.3 of AS 2890.1-2004). The required sight

lines to pedestrians or other vehicles in or around the site should not be compromised by the landscaping, signage fences, walls or display materials.

#### **Road Occupancy Permit**

Footpath or road construction and/or restoration during construction of the development shall require a Road Occupancy Permit from Council. The applicant shall submit an application for a Road Occupancy Permit through Council's Traffic & Transport Services and a Road Opening Permit through Council's Restoration Engineer, prior to carrying out the construction/restoration works.

### **URBAN DESIGN**

#### **Connection with Surrounding Area**

It is noted that the street layout is substantially disconnected from the surrounding existing streets, having just 2 entrances from Mobbs Lane. Whilst there is potential for pedestrian connections to cross the site via park connections, these will not be as inviting or as well used by the general public as proper well overlooked streets carrying light traffic and pedestrians could be. The park entrance adjacent to Mobb's Lane Reserve should be better designed to be inviting to the public.

A further opportunity to link the new development with the surrounds is lost by locating the childcare centre in the parkland corner of the site. This is the primary public use, generated by the development and would be better located near the main entrance and the formal park called the 'Town Square'. Also in its current location, the child care centre reduces the park address to the main street Mobb's Lane, which will further discourage people from neighbouring streets feeling welcome to use the park. It is not clear from this submission whether the Town Square will in fact be addressed by any public and/or commercial uses and these are to be encouraged if town square is to have any authenticity or purpose. The shared community facility could also be located with the childcare centre and the 'town square' to create a hub of activity in the site.

#### **Public Amenity**

Safe neighbourhoods depend on safe streets. For streets to feel safe both day and night they need to be well overlooked and well lit. The extent of surveillance of the streets is not always ideal and no street lighting is shown. It is stated that public space lighting will be installed but not the type or the quantity. Both the diagram 'Typical Street Section' page 16 and the street elevation for building 7 show the apartments are raised from the street and that direct overlooking is reduced by the combination of the setback, raised floor level, solid balustrade and dense screen planting, not facilitating much passive surveillance at all. Lighting should be provided to all streets and pedestrian paths to high pedestrian levels.

### **CONTAMINATION**

It is noted that 150m<sup>3</sup> of contaminated soil will be removed from the site and other areas of the site will undergo testing during excavation. All remediation works should be carried out in accordance with State Environmental Planning Policy 55 - Remediation of Land and the Environment Protection Agency NSW Guidelines.



Independent validation is also required to ensure the site has been suitably remediated for residential development before any construction works commence.

#### **RETAINING WALLS**

Details of any proposed retaining walls have not been provided with the application. As such, an assessment cannot be carried out on the visual appearance of such walls.

Council appreciates the opportunity to comment on the above application and looks forward to further consultation on this matter.

Should you wish to discuss any of the above matters, please contact Kate Lafferty on 9806 5393 or Maya Sarwary on 9806 5578.

Yours sincerely



Mark Leotta  
**Service Manager**  
**Development Assessment Services**