

Director, Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Caroline Owen

**61 MOBBS LANE, EPPING
RESIDENTIAL DEVELOPMENT**

Dear Sir

Reference is made to The Department of Planning's correspondence dated 27 September 2010 (Ref: MP10_0107), regarding the above mentioned Development Application referral to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 and Column 2 of Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. The Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 20 October 2010.

Below are the Committee's recommendation and RTA's requirements on the subject application:

1. The road works on Mobbs Lane including the right turn bay into Road One, the bus bay, pedestrian refuge and footpaths shall all be constructed in accordance with the current standards and shall be fully operation prior to the release of any Occupation Certificates associated with Stage 1 of the development.
2. The bus bay on Mobbs Lane should be designed and constructed to accommodate the largest bus proposed to use the bus bay.
3. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
4. Car parking provision to the Department of Planning and Council's satisfaction.
5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 - 2004 and AS 2890.2 - 2002 for heavy vehicle usage.



6. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to the Department of Planning for approval, which shows that the proposed development complies with this requirement.
7. Resident parking should be clearly signposted at entry to car parking areas.
8. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
9. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

In addition to the above advisory comments, the below conditions relating to the installation of traffic control signals shall be included in any development consent issued by the Department of Planning:

1. The proposed signals at the intersection of Marsden Road/Mobbs Lane shall be fully constructed and operational prior to the release of any Occupation Certificate by the Principle Certifying Authority for development on the subject site that exceeds a threshold of either 150 dwellings with a child care centre, or 225 dwellings without a child care centre. Regardless of the timing of any construction activities on-site for the residential and/or child care centre development on the subject site, the traffic signals shall be operational within 24 months after consent has been granted to this application.

Certified copies of the traffic signal and civil design plans at the Marsden Road/Mobbs Lane intersection shall be submitted to the RTA for consideration and approval prior to the release of the Construction Certificate by the Certifying authority for any part of the development that exceeds 150 dwellings with child care centre or 225 dwellings without child care centre and commencement of signal and associated civil intersection works.

2. Traffic Control Signal (TCS) plans shall be drawn by a suitably qualified person.
3. Traffic Control Signal plans shall be submitted to the RTA to allow the design approval process to begin.
4. Car parking provision to Council's satisfaction.
5. All driveway widths to Council's satisfaction.

Please refer further inquiries regarding this development application to Iona Cameron on 8849 2525 or facsimile 8849 2918.

Yours faithfully



Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee

22 October 2010