

Our Reference: RDC 11M144 SYD11/00054
 Your Reference: MPI0_0158
 Contact: Pahee Sellathurai
 Telephone: 8849 2219



**SYDNEY
 REGIONAL
 DEVELOPMENT
 ADVISORY
 COMMITTEE**

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

Attention: Caroline Owen

CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING CONSISTING OF 130 DWELLINGS WITH BASEMENT CAR PARK AT 61 MOBBS LANE, EPPING

Dear Sir/Madam,

Reference is made to your correspondence dated 10 January 2011 with regard to the abovementioned development application, which was referred to the Roads and Traffic Authority (RTA) in accordance with Clause 104 and Column 2 of Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this development application at its meeting held on 28 January 2011.

Below are the committee's recommendations and RTA comments for consideration in the determination of the development application:

1. The proposed 201 car parking spaces are well above the RTA requirements of 147 car parking spaces for this development. The proposed development is within 1.5 km of two train stations. Providing unrestrained car parking spaces will discourage the use of sustainable transport modes. The Department of Planning (DoP) should be satisfied with the car parking provision for this development.
2. It is noted that only one vehicular entry and exit is proposed to service both buildings 7 and 8. It is recommended to provide separate vehicular access points for buildings 7 and 8 to improve traffic safety and efficiency. Providing only one access point for both buildings will discourage the use of underground car park and will result in residence parking in the on-street visitor parking spaces.
3. It is noted that the dimensions of the parking spaces, aisle widths and ramp grades cannot be read from the plans submitted for the subject development application. The DoP should ensure that 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) are in accordance with AS 2890.1 - 2004 and AS 2890 - 2002 for heavy vehicles.

4. The circulation ramps should be to DoP's satisfaction and in accordance with AS 2890.1 - 2004.
5. The turning paths for waste collection vehicles entering the bin collection area have not been shown on the submitted plans. The access road off Road No 2 should be wide enough to ensure that they will accommodate the turning paths of the proposed maximum sized vehicle that will utilise the access when entering and exiting the subject site.
6. Consideration should be given to installing speed humps at regular intervals within the car park to improve safety.
7. The internal aisle ways are to be marked with pavement arrows to direct traffic movements in/out of the site and guide traffic circulation through the car park.
8. The minimum available headroom clearance is to be signposted at all entrances and clearance is to be a minimum of 2.2 metres (for cars and light vans, including all travel paths to and from parking spaces for people with disabilities) measured to the lowest projection of the roof (fire sprinkler, lighting, sign and ventilation), according to AS 2890.1 - 2004.
9. The proposed turning areas within the car park are to be kept clear of any obstacles, including parked cars, at all times.
10. All vehicles are to enter and leave the site in a forward direction.
11. The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS. In this regard a plan shall be submitted to the DoP for approval, which shows that the proposed development complies with this requirement.
12. The required sight lines to pedestrians and / or other vehicles in or around the entrances are not to be compromised by landscaping, signage, fencing or other materials.
13. Clear sight lines shall be provided at the property boundary line to ensure adequate visibility between vehicles leaving the car park and pedestrians along the frontage road footpath in accordance with Figure 3.3 of AS 2890.1 - 2004 for light vehicles and AS 2890.2 - 2002 for heavy vehicles.
14. The developer shall be responsible for all public utility adjustments/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
15. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

Any further enquires in relation to this matter can be directed to Pahee Sellathurai on 8849 2219.

Yours faithfully



Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee
28 January 2011

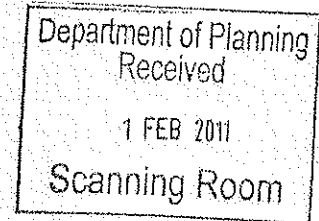


Transport
State Transit



28th January 2011

Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001



Attention: Caroline Owen

**Environmental Assessment – Residential Development - building 7 and 8 at 61
Mobbs Lane, Epping. (MP 10_018)**

I refer to your letter dated 10th January 2011 seeking comments in the Environmental Assessment for the construction of residential buildings 7 and 8, at 61 Mobbs Lane, Epping. State Transit appreciates this opportunity to provide input on the matter.

State Transit has reviewed the Environmental Assessment Report, and does not object to the proposal. However further detail is required, please see comments below:

1. In previous consultation State Transit requested an engineering plan outlining the approved road improvements and bus stop alterations on Mobbs Lane. State Transit has yet to receive a copy of this plan. Any changes to bus stops will require STA approval prior to construction, failure to do this may result in construction of a stop unsuitable for bus operations.
2. The Traffic Report makes mention of a "Bus Servicing Report" prepared by Masson Wilson Twiney in 2005. State Transit has not seen a copy of this report and we ask that a copy of the report be forwarded for review.
3. State Transit has yet to receive confirmation on the timing and construction detail for the traffic improvements proposed in the early works package. We ask that the Department of Planning provide this information. State Transit would also like to reiterate that these works should be undertaken prior to the construction of housing and commercial use on site.
4. State Transit will require in due course a copy and an opportunity to provide input into the construction traffic management plan.

Should you require further information please contact Ian Brocklehurst on 9245 5665 or by e-mail Ian_Brocklehurst@sta.nsw.gov.au

Yours sincerely

Brian Mander
Manager, Traffic and Service Planning

3 February 2011

Michael Woodland
Director
Metropolitan Projects
Department of Planning
22-33 Bridge Street,
Sydney NSW 2000

**Re: MP 10_0158 Residential Development- Buildings 7 & 8 at 61 Mobbs Lane,
Epping (former Channel 7 site)**

Attention: Caroline Owen

Dear Mr Woodland,

Thank you for your letter of 10 January 2011 about the proposed construction of two residential flat buildings at 61 Mobbs Lane, Epping (former Channel 7 Site). Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The existing water system has capacity to service the proposed development. The proponent will need to design and construct an extension to the available 375 mm water main in Mobbs Lane.

The extension will need to be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Evidence of Code compliance should be attached with the extension design.

Wastewater

The existing wastewater system does not have capacity to service the proposed development. Another developer in the area will be constructing a 300 mm wastewater main along Valley Road that will provide additional capacity for future development within the precinct.

The completion of this main is currently being negotiated and finalised, and is expected to be available for connection by mid 2011. The proponent will need to design and construct an extension to the new 300 mm main to service the proposed development. Sydney Water will provide further detail on connection when the developer applies for a Section 73 Certificate.

The extension will need to be sized and configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). Evidence of Code compliance should be attached with the extension design.

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development.

The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Department to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the Environmental Planning and Assessment Act 1979
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Sonia Jacenko of the Urban Growth Branch on 02 8849 4004 or e-mail sonia.jacenko@sydneywater.com.au

Yours sincerely,



Adrian Miller
Manager of Urban Growth Strategy and Planning



PCU018762

Our reference:
Contact:

DOC11/3346
Rachel Lonie 9995 6837

Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39, Sydney NSW 2001

Department of Planning
Received
21 JAN 2011
Scanning Room

Attention: Caroline Owen

Environmental Assessment Exhibition – Major Projects MP10_0158 – Residential Development – Buildings 7 & 8 at 61 Mobbs Lane, Epping (Former Channel 7 site)

Dear Mr Woodland,

I refer to your correspondence to the Department of Environment, Climate Change and Water (DECCW) dated 10 January 2010 in regard to the above development matter.

DECCW advises that it has reviewed the Environmental Assessment Report and associated documents and has no comments to provide on this matter.

Should you have any questions in regard to this correspondence please contact Rachel Lonie on 9995 6837 or via email at rachel.lonie@environment.nsw.gov.au (Monday or Wednesday only).

Yours sincerely

S. Harrison 18/01/11

SUSAN HARRISON
A/Manager Planning and Aboriginal Heritage
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Department of **Environment and Climate Change** NSW



16 February 2011

Debrah Silver
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Ms Silver

Environmental Assessment Exhibition – MP 10_0158 Residential Development – Buildings 7 & 8 61 Mobbs Lane, Epping (Former Channel 7 site)

In response to the Public Notification to the above project, Integral Energy offers the following comments.

The estimated 130 units under this application are expected to be supplied with electricity initially sourced from the existing high voltage network. This supply will need to be of underground construction and would require the installation of a substation on the applicants site so that low voltage supplies can be made available to the apartment blocks.

The developer or their representative will need to submit an "Application for Connection of Load" to enable this connection of this load.

Full development of the former Channel 7 site will also require a number of new substation sites to be installed at suitable locations on site so that low voltage supplies can be made available to the various apartment blocks. This will require further assessment by Integral Energy when an "Application for Connection of Load" is submitted by the applicant to determine if electrical capacity is available and whether electrical headworks are required on the network.

Please note that Integral Energy is now the owner of 3 properties (41 – 45 Midson Road) which also fronts Mobbs Lane (Edenlee Street). This site will used to develop a future Zone Substation to supply the West Epping area. The traffic signal upgrade at Midson Road and Edenlee Street does not appear to impinge on this site, but any proposed road widening at this intersection would seriously impact Integral Energy's development if land size available at 41 – 45 Midson Road was reduced.

Yours faithfully



Matthew Webb
Manager Strategic Asset Management
Network Development
In reply please quote file no.: 2010/00451/001

Going further for you is what we do

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Integral Energy Australia ABN 59 253 130 878 www.integral.com.au



The power is in your hands