



NSW GOVERNMENT
Department of Planning

Contact: Pilar Aberasturi
Phone: 02 9228 6391
Fax: 02 9228 6488
Email: pilar.aberasturi@planning.nsw.gov.au

Our ref: MP 08_0257
File: S09/00056-1

Mr Alistair Mein
McLachlan Lister Pty Limited
Project and Strategy Advisors
Level 1, 1 Hickson Road
THE ROCKS NSW 2000

Dear Mr Mein,

Director General's Requirements for Stage 1 Residential Development associated with Concept Plan MP 05_0086 (MP 08_0257) – 61 Mobbs Lane, Epping (Former Channel 7 site)

Thankyou for your request for Director-General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Pilar Aberasturi on 02 9228 6391 or via e-mail at pilar.aberasturi@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director

18/2/09
Strategic Sites and Urban Renewal

(as delegate for the Director General)

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

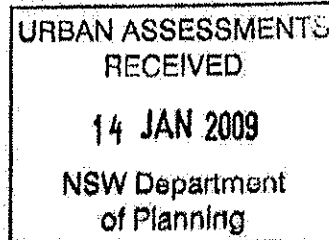
Application number	MP 08_0257
Project	Stage 1 - Residential development including construction of basement parking; three to six storey residential apartments; two storey townhouses with on-grade parking and landscaping.
Location	61 Mobbs Lane, Epping
Proponent	Sydney Broadcast Property Pty Ltd
Date issued	18/2/09
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none">1. Concept Plan The EA shall demonstrate consistency with the terms of approval of Concept Plan MP 05_0086 as described in Part A of Schedule 1 and subject to the modifications of approval as set out in Parts A and B of Schedule 2 of MP 05_0086, dated 22 August 2006 (including relevant modifications) and justification for any areas of inconsistency.2. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the Concept Plan MP 05_0086 and the locality and mitigate potential impacts relating to loss of solar access, acoustic privacy, visual privacy, view loss and wind impacts. The development is to achieve a high level of environmental and residential amenity.3. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain as per Concept Plan MP 05_0086.4. Landscaping and Public Domain Management The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain and address the provision of linkages with and between other public domain spaces. Any landscaping is to be provided in accordance with Concept Plan MP 05_0086.5. Transport and Accessibility (Construction and Operational) The EA shall provide details on transport and accessibility generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, pedestrian and bicycle linkages associated with the proposed works as per Concept Plan MP 05_0086.6. Ecologically Sustainable Development (ESD)<ul style="list-style-type: none">• The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.• Details of a BASIX compliance certificate to achieve satisfactory levels of thermal comfort, and satisfactory water and energy ratings for the proposed development.

	<p>7. Drainage The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, the potential effects of climate change, sea level rise and an increase in rainfall intensity, drainage infrastructure and incorporation of Water Sensitive Urban Design measures as per Concept Plan MP 05_0086.</p> <p>8. Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 as per Concept Plan MP 05_0086.</p> <p>9. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works as per Concept Plan MP 05_0086.</p> <p>10. Environmental and Construction Management Plan The EA shall provide an Environmental and Construction Management Overview for the proposed works and address the impact of the proposal upon:</p> <ul style="list-style-type: none"> • Noise and vibration impacts on and off site • Air quality impacts on the neighbourhood • Water quality management for the site • Waste and chemical management <p>11. Staging The EA shall include details regarding any proposed staging of the development as per Concept Plan MP05_0086.</p> <p>11. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<u>Plans and Documents</u>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground;

	<ul style="list-style-type: none"> any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> 1 copy of the EA, plans and documentation for the Test of Adequacy; 12 hard copies of the EA (once the EA has been determined adequate); 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.



13 January 2009

Michael Woodland
Director, Urban Assessments
Department of Planning
GPO Box 39
SYDNEY 2001

Reference: 08_0257

Attention: Pilar Aberasturi

Dear Mr Woodland,

**Re: Request for Director-General's Environmental Assessment Requirements – MP
08_0257 Stage 1, Residential Development, 61 Mobbs Lane, Epping.**

I refer to the proposal request for the Director-General's environmental assessment requirements concerning the Stage 1, residential development at 61 Mobbs Lane, Epping (MP 08_0257). Sydney Water provides the following environmental assessment requirements for the Department's consideration.

Sydney Water Requirements for Environmental Assessment

To provide the proponent with detailed servicing advice Sydney Water requires the environmental assessment to include the following:

1. *Integrated Water Management Plan* – The Integrated Water Management Plan should include any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design and, any water conservation measures.
2. *Assessment of infrastructure* – The developer needs to provide Sydney Water with information on water and wastewater services and, any augmentation to services that will be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes.

Sydney Water Servicing

As such Sydney Water will assess the impact of the proposed 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 whether amplification and/or changes are applicable. Sydney Water requests the Department continue to instruct developers to obtain a Section 73 Certificate from Sydney Water.

The developer must fund any adjustments needed to Sydney Water infrastructure as a result any development. The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Winner of 2006

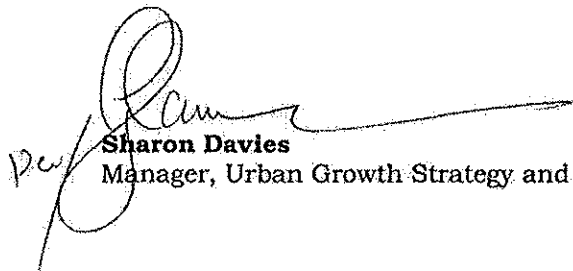
Starfisher **INDUSTRY**
WATER AWARD

Sydney Water Corporation ABN 49 776 225 038

115 - 123 Bathurst Street Sydney NSW 2000 Australia PO Box 53 Sydney South NSW 1235 Australia
Tel 13 20 92 Fax (02) 9350 4466 DX 14 Sydney www.sydneywater.com.au

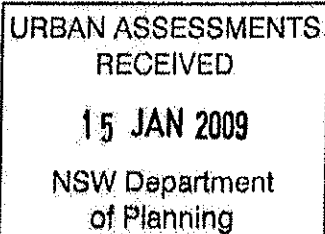
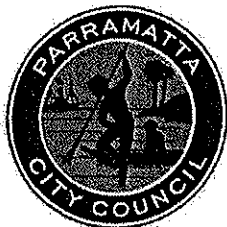
If you have any queries or require further information, please contact Luke Kennington of the Urban Growth Branch on 02 9350 6066 or e-mail luke.kennington@sydneywater.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sharon Davies', with a long horizontal flourish extending to the right. The signature is written over the printed name and title.

Sharon Davies

Manager, Urban Growth Strategy and Procurement



Your Reference: MP08_0257 & 8
Our Reference: F2005/02607
Contact: Neal McCarry
Telephone: 9806-5635
Fax: 9806-5913

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+ PUE-
can
current
15/1

Michael Woodland
Director Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

12 January 2009

Dear Michael

MP 08_0258 Early works package, child care centre and communal facilities - Mobbs Lane Epping

MP 08_0257 Stage 1 Residential Development - Mobbs Lane Epping

I refer to your letters dated 23 December 2008 seeking details of any key issues and assessment requirements for the abovementioned applications. These letters were not received by Council until 30 December 2008. On 2 January 2009 an email was sent to Pilar Aberasturi of your office, requesting additional time to comment. To date, no response has been received however it is requested that, as per Council's email, consideration be given to this submission despite your request for Council's reply by 6 January.

In response to the draft Director General's Requirements for inclusion in the applicants Environmental Assessment (EA), the following comments are made;

- 'Core' issue No 8. Contributions - It is understood that this matter has not yet been determined and is required to be before lodgement and consideration of detailed project applications can occur. It is noted that some of the works the subject of the draft contributions framework (namely the childcare centre, external road works and open space) are included in the application. Council, in its submission dated 3 December 2008 put forward its position in regard to the applicant's revised contributions framework. Clarification is sought as to whether any determination of this matter has been made by the Department. Council maintains the position that the revised contributions framework fails to deliver adequate public benefit. The support of the Department is requested to encourage the proponent to meet with Council to discuss this matter so that a resolution can be reached.
- Core Issue No. 9 - Contamination - The accompanying submission from JBA Planning indicates that a modification application has been made to allow the preparation of the required detailed contamination report to be submitted at the first stage of residential development rather than prior to lodgement of any application on the site. Given the

If you do not understand this letter, please ring the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 4.30pm, Mondays to Fridays.

ARABIC

إذا لم تستطع فهم هذه الرسالة، الرجاء الاتصال بخدمة الترجمة الهاتفية على رقم ١٣١ ٤٥٠ وأسألهم أن يتصلوا بالبلدية على رقم ٩٨٠٦ ٥٠٥٠. دوام ساعات العمل هي من الساعة ٨:٣٠ صباحاً إلى ٤:٣٠ بعد الظهر من الاثنين إلى الجمعة.

CHINESE

如您看不懂此信，請打電話給「電話翻譯服務台」(131 450)請他們聯絡市政廳(市政廳電話 9806 5050)。市政廳辦公時間：星期一至星期五，上午八點半至下午四點半。

CROATIAN

Ako ne razumijete ovo pismo, molimo nazovite Službu prevodilaca i tumača (Translating and Interpreting Service – na broj 131 450) i zamolite ih da nazovu Općinu (na 9806 5050). Radno vrijeme je od 8.30 ujutro do 4.30 popodne, od ponedjeljka do petka.

FRENCH

Si vous avez des difficultés à comprendre cette lettre, vous pouvez contacter le service d'interprètes par téléphone au 131 450 et leur demander de contacter la mairie (Council) au 9806 5050. Les bureaux de la mairie sont ouverts du lundi au vendredi de 8h30 à 16h30.

GERMAN

Wenn Sie diesen Brief nicht verstehen können, rufen Sie bitte den Telefon Dolmetscher Dienst (Telephone Interpreter Service) (131 450) an und lassen Sie sich vom Personal mit dem Gemeinderat (Council) in Verbindung setzen (9806 5050). Geschäftsstunden sind von 8:30 bis 16:30 Uhr, montags bis freitags.

GREEK

Αν δεν καταλαβαίνετε αυτό το γράμμα, σας παρακαλούμε να τηλεφωνήσετε την Τηλεφωνική Υπηρεσία Διερμηνέων (131 450) και να τους ζητήσετε να επικοινωνήσουν με το Δημοτικό Συμβούλιο (9806 5050). Τα γραφεία του είναι ανοιχτά από τις 8.30 πμ μέχρι τις 4.30 μμ, από Δευτέρα μέχρι και Παρασκευή.

HINDI

अगर आप इस पत्र को पढ़कर समझ नहीं पाते हैं तो टेलीफोन अनुवादक सेवा (फोन नंबर १३१ ४५०) को फोन कीजिए और उन्हें काउंसिल (फोन नंबर ९८०६ ५०००) से बात कराने के लिए कहिएगा। ऑफिस का समय प्रातः ८:३० से सायं ४:३० बजे प्रतिदिन सोमवार से शुक्रवार ।

ITALIAN

Se non comprendi questa lettera, telefona al Servizio traduzioni e interpreti al numero 131 450 chiedendo di essere messo in contatto con il Comune (telefono 9806 5050). Orario d'ufficio: ore 8.30-16.30, dal lunedì al venerdì.

KOREAN

만일 이 편지를 이해하지 못하시면, 전화 통역 서비스 (131 450)에 전화하여 카운슬(9806 5050)에 연락해 달라고 부탁하십시오. 근무 시간은 월~금, 오전 8시 30분부터 오후 4시 30분까지입니다.

MALTESE

Jekk na tifhimx din-l-ittra, jekk joghgbok čempel lis-Servizz ta' l-Interpretu (131 450) u iflobhom biex jikkuntatjaw lill-Kunsill (9806 5050). Il-hinijiet ta' l-Uffiċċju huma mit-8.30 a.m. sal-4.30 p.m., mit-Tnejn sal-Ġimgħa.

POLISH

Jeśli nie rozumiesz treści niniejszego pisma, zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service) pod numer 131 450 i poproś o telefoniczne skontaktowanie się w Twoim imieniu z Radą Miejską pod numerem 9806 5050. Godziny urzędowania: 08.30-16.30 od poniedziałku do piątku.

SPANISH

Si Ud. no entiende esta carta, por favor llame al Servicio Telefónico de Intérpretes (131 450) y pídale que llamen a la Municipalidad (Council) al 9806 5050. Las horas de oficina son de 8:30 am a 4:30 pm, de lunes a viernes.

TAGALOG

Kung hindi ninyo maunawaan ang liham na ito, tawagan lamang ang Telephone Interpreter Service (131 450) at makiusap na makipag-alam sila sa Konseho para sa inyong kapakanan (9806 5050). Oras ng trabaho 8.30 n.u. hanggang 4.30 n.h., Lunes hanggang Biyernes.

TURKISH

Bu mektubu anlayamazsanız, lütfen Telefonla Tercüme Servisi'ne (131 450) telefon ederek, Belediye ile (9806 5050) ilişkiye geçmelerini isteyiniz. Çalışma saatleri Pazartesi — Cuma günleri arasında saat sabah 8.30'dan öğleden sonra 4.30'a Kadardır.

VIETNAMESE

Nếu quý vị không hiểu thư này, xin điện thoại Telephone Interpreter Service (Dịch Vụ Thông Ngôn bằng Điện Thoại) ở số 131 450 và nhờ họ liên lạc với Council (Hội Đồng) số 9806 5050. Giờ Làm Việc từ 8 giờ 30 sáng đến 4 giờ 30 chiều, Thứ Hai đến Thứ Sáu.

National Relay Number: 133 677

Callers who are deaf or have a hearing impairment or speech/communication impairment may call through the National Relay Service using modem or textphone (TTY) by dialling 133 677 and quoting Parramatta City Council's Customer Service Number, 9806 5050.

sensitive nature of some of the works proposed in the early works package, namely the childcare centre and communal facilities, it would be prudent for this to be prepared prior to these works being carried out. Additionally, it is stated in the JBA submission (under heading 3.0) that the early works package includes site grading works including remediation if required. Given that the applicant is seeking to delay preparation of the submission of this report this appears incongruous. Accordingly, it is suggested that the draft DG Requirements be amended to include a requirement for the detailed contamination report to be prepared prior to lodgement of the project application for these works. Alternately, should the DoP be of a mind to grant approval to the modification sought, that only demolition works be permitted to be carried out prior to preparation of a detailed site contamination/remediation investigation.

- From the documentation supplied it appears that the childcare centre car park & 'private communal facilities' are located in areas previously identified as publicly accessible open space. It is requested that a key issue be added for inclusion within the EA to demonstrate that the required level (3.1ha) of landscaped public open space is being provided.
- In regard to landscaping, it is requested that the EA also detail how the areas of publicly accessible open space are managed in the long term. It is requested that issues such as maintenance, access, security and dispute resolution be included in the EA in regard to open space.
- Condition No. B6 of the concept plan approval requires the final location of the proposed child care centre to be determined through the Planning Agreement and agreed to by the Director General prior to the execution of the Planning Agreement/Contributions framework. As mentioned previously, this matter remains, to Council's knowledge, outstanding.
- In relation to childcare it is requested that a demand analysis accompany the EA including the current demand requirements for children in the 0-2 years cohort and what commitment there is to satisfy any unmet demand in this development.
- Under Key Issues heading 'Public Domain' reference is made to 'Union Square and the waterfront' It is assumed this is a typographical error. However, Council would request a high level of detail be provided so as to ensure adequate attention has been given to the interface between public and private areas. In this regard, attention is drawn specifically to condition No B9 (2) of the concept plan approval which requires areas of publicly accessible open space to be welcoming, accessible and inclusive.

- Your letter states that the proponent for this application is 'Fraser's Broadway Pty Ltd' however in the subsequent documentation it is stated that the proponent is Sydney Broadcast Property Pty Ltd. Could you please clarify who the current proponent for the site is?
- Additionally, please note that the new Chief Executive Officer of Parramatta Council is Dr Robert Lang. It would be appreciated if your records could be updated and all future correspondence be directed to Dr Lang.

In summary, it would be appreciated if consideration could be given to the concerns raised above and clarification of some of these matters is sought. If you have any queries regarding this letter, please contact Neal McCarry on 9806-5635.

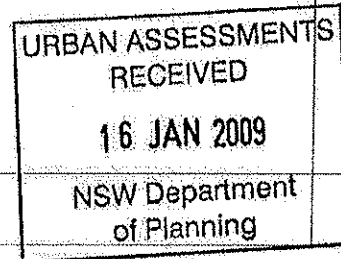
Yours sincerely



Sue Weatherly
Group Manager
Outcomes and Development

Your Reference:
Our Reference:
Contact:
Telephone

MP 08_0257
RDC 08M635 Vol 2
Andrew Popoff
8849 2180



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

Attention: Pilar Aberasturi

DIRECTOR GENERAL'S REQUIREMENTS: STAGE 1 (RESIDENTIAL DEVELOPMENT) AT 61 MOBBS LANE, EPPING.

Dear Sir / Madam,

I refer to your letter of 23 December 2008 (Ref: MP 08_0257) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works.

Note: The key intersections to be examined / modelled have previously been identified as part of the approved Concept Plan (MP 05_0086).
2. Evidence indicating that the requirements in the attached RTA letter (Ref: RDC 2005-1851c) dated 16 April 2008 will be complied with as part of this application MP 08_0257 and MP 08_258.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); and the

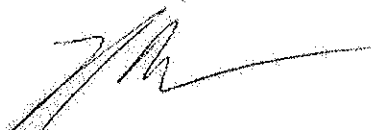
Roads and Traffic Authority AON 61 480 155 255

provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

7. The RTA will require in due course the provision of a traffic management plan for all construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements, traffic control measures and public / pedestrian safety.

Further enquiries on this matter can be directed to the nominated Land Use and Transport Planner – Andrew Popoff on phone 8849 2180 or facsimile (02) 8849 2918.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DM' with a long horizontal stroke extending to the right.

Doug Moore
Senior Land Use Planner
Transport Planning, Sydney Region

12 January 2009

RDC 2005-1851c

Andrew Popoff

→ AW
M
16/1

McLachlan Lister Pty Limited
Level 1
1 Hickson Road
The Rocks NSW 2000

Attention: Alistair Mein

**THE PARKLANDS (CHANNEL SEVEN) CONCEPT PLAN (MPA NO. 05_0086)
- FINAL CONCEPT DESIGNS FOR MARSDEN ROAD / MOBBS LANE AND
MIDSON ROAD / MOBBS LANE INTERSECTIONS.**

Dear Alistair,

I refer to your letter dated 26 March 2008 which included revised concept designs (Ref: 5316-05-01; Figure 1, 2, 3, 4 and 5; Dated: 26/03/2008) that were submitted to the Roads and Traffic Authority (RTA) for "in principle" approval in order to address several outstanding design issues.

Reference is also made to your earlier correspondence dated 10 October 2007 which related to the timing for the installation of the proposed traffic signals at Marsden Road / Mobbs Lane.

The RTA has reviewed the submitted concept designs and provides "in principle" approval subject to the following:

1. The design of the proposed traffic control signals and associated civil works at the intersection of Marsden Road / Mobbs Lane shall be in accordance with the RTA's Road Design Guide and other Australian Codes of Practice. The certified copies of the design plans shall be submitted to the RTA for consideration and approval prior to the release of the construction certificate (*for the first stage of development*) by the Certifying Authority and commencement of road / signal works.

Revised Traffic Signal design plans for the intersection of Midson Road / Eastwood Avenue / Mobbs Lane must also be submitted to the RTA for formal acceptance prior to the commencement of road / signal works.

The RTA fees for administration, plan checking, civil / signal works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. If required, please note that the Works Authorisation Deed (WAD) will need to be executed prior to the RTA's assessment of the detailed civil design plans.

2. 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.
3. As part of the detailed design that the interface between new pavement and existing pavement is not to be in the wheel tracks of vehicles (ie: this may mean that extra pavement has to be removed so the interface is in the middle of a lane).
4. That the pedestrian crossing across the northern Marsden Road (leg) is not installed up front. However, the ducting, wiring, etc is done to facilitate future installation when required.
5. The proposed right turn bay from Marsden Road into Mobbs Lane should have the chevron linemarked area deleted in order to maximise the storage of this right turn bay.
6. As the narrowing of the footway along the western side of Marsden Road may somewhat restrict sight distances for vehicles leaving these properties, it is recommended that a "Driveways Ahead" sign be installed along Marsden Road for northbound traffic prior to the Illarangi Street intersection.
7. If the property at No 278 Marsden Road is still a vacant lot when the traffic signal / civil works occur at the Marsden Road / Mobbs Lane intersection, then the existing driveway crossing for this property should be relocated to the northern side of this lot when the SA kerb is reconstructed.

In addition, the following comments are provided with regard to the timing of the installation of the traffic signals at Marsden Road / Mobbs Lane:

8. The early provision of traffic signals at this intersection will improve the safety of a number of (Right-Through – from right) accidents that have occurred in the past. In addition, the early provision of traffic signals at this intersection would also facilitate the safe movement of construction related vehicles at this intersection.

Therefore, the certified copies of the civil / traffic signal 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 (*for the first stage of development*) by the Certifying Authority and commencement of road / signal works.

9. As stated previously, the Occupation Certificate (*for the first stage*) of the proposed development shall not be released until the traffic control signals at the intersection of Marsden Road / Mobbs Lane is fully constructed and operational.
10. As the traffic signals will be required to be operational prior to the nominated trigger points as stated in your correspondence:
 - The occupation of the childcare centre plus 150 dwellings, or
 - The occupation of 225 dwellings with no childcare centre.

The RTA would be willing to "halve" the total 10 year traffic signal operational / maintenance costs that you would be required to pay (which equates to \$35,860).

(Note: The total 10 year operational / maintenance cost is \$71,720 – per new signal site).

Note: The turn movements for buses (ie: left-in and left-out of the site) as depicted on Figure 3 show them encroaching over the right turn bays within Mobbs Lane. This issue will need to be addressed to the satisfaction of Council.

Any inquiries in relation to this matter can be directed to the RTA's Land Use & Transport Planner, Andrew Popoff on telephone 8849 2180 or facsimile 8849 2918.

Yours sincerely,

Ken Moon
Land Use Planning & Assessment Manager
Transport Planning, Sydney Region

16 April 2008

