



MERITON
MERITON PROPERTY SERVICES
PTY LIMITED

HEAD OFFICE

Level 11, 528 Kent Street
Sydney NSW 2000
Tel: (02) 9287 2888
Fax: (02) 9287 2653

11 October 2012.

Mr Cameron Sargeant
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Cameron

**SECTION 75W APPLICATION- 61 MOBBS LANE, EPPING, TIMING TO TRAFFIC LIGHTS,
RE: EARLY WORKS APPROVAL, MP 08_0258 AND PROJECT APPROVAL MP 10_0158,
BUILDINGS 1, 2 AND 3**

Introduction

Pursuant to Section 75w (1)(a) of the Environment Planning and Assessment Act, 1979, a 'modification of approval' is sought to vary Condition C40 (a) of the Early Works Approval, MP08_0258 and Condition B3 of Building Approvals 1, 2 and 3, MP10_0107. Both these Conditions pertain to the timing of the provision of Traffic Lights at the corner of Marsden Road and Mobbs Lane.

Purpose of Modifications

Recent independent Traffic Studies by GTA Consultants provided a snap shot of actual car movements of residents within the development and reassessed the number of cars that would act as the trigger for the provision of the Traffic Lights. GTA concluded that the trigger for traffic signalisation should be set at the following rate:

"Occupation of the childcare centre and 324 dwellings, or occupation of 447 dwellings with no childcare centre" Refer to **Annexure 1** for a full copy of the Traffic Report.

On the 8 October 2012, we notified the NSW Department of Planning and Infrastructure by email of the above results and recommended that the current applicable modifications with the Department, pertaining to the Major Project No. 05_0086, Concept Plan, Condition B4.4 and Major Project 10_0158, Buildings 7 and 8, Condition B2 be amended to reflect the above wording.

Further, in order to ensure consistency between approvals it is proposed that the Early Works Approval and Approval for Buildings 1, 2 and 3 be amended to be consistent with the above wording as follows.

Early Works – Condition C40(a)

Condition C40(a) currently reads as follows:

"C40 RTA Requirments

- (a) *The proposed signals at the intersection of Marsden Road/Mobbs Lane shall be fully constructed and operational prior to the release of any Occupation Certificates by the Certifying Authority for part of the development that exceeds 150 dwellings with a child care centre or 225 dwelling without a child care centre.*

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 by the Certifying Authority for any part of the development that exceeds 150 dwellings with a child care centre and commencement of road/signal works."

The above condition is to be amended as follows:

- (a) ~~The proposed signals at the intersection of Marsden Road/Mobbs Lane shall be fully constructed and operational prior to the release of any Occupation Certificates by the Certifying Authority for part of the development that exceeds 150 dwellings with a child care centre or 225 dwellings without a child care centre.~~

The proposed signals at the intersection of Marsden Road/Mobbs Lane shall be constructed and operational prior to the release of the Final Occupation Certificate by the Certifying Authority for Occupation of the childcare centre and 324 dwellings, or occupation of 447 dwellings with no childcare centre.

~~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 by the Certifying Authority for any part of the development that exceeds 150 dwellings with a child care centre and commencement of road/signal works~~

Condition B3 of Major Project 10_0107, Approval for Buildings 1, 2 and 3

Condition B3 currently reads as follows:

"B3 Traffic Signal works to Marsden Road/Mobbs Lane Intersection

"Certified copies of the civil/traffic signal design plans at the Marsden Road/Mobbs Lane intersection approved by MP08_0258, drawn by suitably qualified person, 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 a child care centre of 225 dwellings without a child care centre and commencement of road/signal works.

The approval road signals at the intersection of Marsden Road/Mobbs Lane shall be fully constructed and operational prior to the release of any Occupation Certificates by the Certifying Authority for part of the development that exceeds 150 dwellings with a child care centre of 225 dwellings without a child care centre."

The above condition is to be amended as follows:

- (a) ~~Certified copies of the civil/traffic signal design plans at the Marsden Road/Mobbs Lane intersection approved by MP08_0258, drawn by suitably qualified person, 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 a child care centre of 225 dwellings without a child care centre and commencement of road/signal works~~

~~The approval road signals at the intersection of Marsden Road/Mobbs Lane shall be fully constructed and operational prior to the release of any Occupation Certificates by the Certifying~~

~~Authority for part of the development that exceeds 150 dwellings with a child care centre of 225 dwellings without a child care centre~~

The proposed signals at the intersection of Marsden Road/Mobbs Lane shall be constructed and operational prior to the release of the Final Occupation Certificate by the Certifying Authority for Occupation of the childcare centre and 324 dwellings, or occupation of 447 dwellings with no childcare centre.

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.

Conclusion

These modifications will ensure that the timing of the provision of the Traffic Lights is based on factual data, rather than projected data as was the case when the figures were originally devised. Further, it will ensure that there is consistency between the Early Works Approval, MP 08_0258 and Project Approval for Buildings 1, 2 and 3, MP 10_0107 and the previously submitted Concept Plan, MP 05_0086 and Project Approval MP 10_0158 for Buildings 7 and 8.

Should you have any queries do not hesitate to contact me in the first instance.

Yours faithfully

MERITON GROUP



WALTER GORDON

Manager Planning and Development