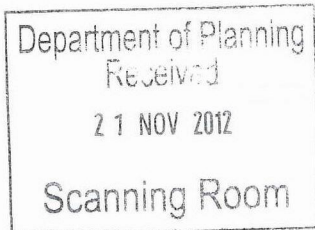




Director, Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Nava Sedghi



Your Reference: MP05_0086
MP08_0258
MP10_0107
MP10_0158
Our Reference: F2005/02607
NCA/20/2010
NCA/1/2011
Contact: Ashleigh Matta
Telephone: 9806 5637
Fax: 9806 5901

16 November 2012

Dear Ms Sedghi,

Major Project 05_0086, Major Project 08_0258, Major Project 10_0107, Major Project 10_0158 – 61 Mobbs Lane, Epping - Channel 7 Site (Epping Park)

I refer to the proposal seeking approval to modify the conditions relating to the timing of the installation of the traffic signals within the above four (4) Major Project Approvals.

Please be advised that Council considered this proposed modification at its recent council meeting and resolved to strongly oppose any modification that will delay the construction of these traffic signals.

Traffic and Parking

The application to modify the conditions relating to the timing of the traffic signals includes a report by GTA in support of the application. The report states that the site is currently occupied by 148 dwellings, provides information on the number of 1, 2, 3, 3+ bedroom apartments and states that the site includes 24 one-bedroom apartments. However, the suggested modification does not indicate what the mix of 1, 2, 3, and 3+ bedroom for future apartments would be. This mix will have a significant effect on traffic generation.

The report also states that the site is occupied by 148 apartments, but it does not say how many of these apartments are occupied by residents and how many are vacant. Furthermore, for the apartments that are occupied, the tenants may change in future, which could affect the measured traffic generation.

The report does not indicate the date, or the day of the week, or the hours. This is important because if the counts were done on a Friday or Monday, then they would

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 ٥٠٠٠. 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 부탁드립니다. 근무 시간은 월 ~ 금, 오전 8시 30분부터 오후 4시 30분까지입니다.

MALTESE

Jekk na tifhimx din-l-ittra, jekk jogħġbok ċempel lis-Servizz ta' l-Interpretu (131 450) u itlobhom 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.

be lower than a mid-week count. If they only did a count for 8am to 9am in the morning, they may miss the actual peak, which may be 7.30am to 8.30 am, for example. The report also repeatedly makes use of the afternoon peak period when the morning peak period has the higher traffic generation.

There is currently a significant amount of traffic generated by construction workers related to this site. Much of this parking occurs in Edenlee Street and Valley Road. The traffic counts undertaken for the report did not include this traffic. Time restricted parking has been installed on public streets within the development site without advising Council or obtaining through the Local Traffic Committee process. It is assumed that these restrictions are intended to relocate parking by construction workers to adjacent residential streets. Council is pursuing this matter further.

The report goes into excessive detail regarding the safety implications of deferring the installation of the traffic signals. It is considered a straightforward matter that deferring the traffic signals would have an adverse effect on safety.

Voluntary Planning Agreement

The works relating to the traffic signals and timing of the installation of the traffic signals are identified in the Voluntary Planning Agreement (VPA) which was signed and dated 16 March 2011. The VPA was required under Condition B5 of the approval for the Concept Plan (MP05_0086).

Item 4 of Schedule 1 (Development Contributions) requires signalisation and associated road works at the intersection of Marsden Road /Mobbs Lane where:

- an Occupation Certificate has been issued for a child care centre within the development, prior to the issuing of an Occupation Certificate for the 150th dwelling in the development.
- an Occupation Certificate has not been issued for a child care centre within the development, prior to the issuing of an Occupation certificate for the 225th dwelling in the development.

The traffic signals are a key deliverable under the planning agreement and any modifications to the conditions in MP05_0086, MP08_0258, MP10_0107 and MP10_0158 to delay the installation of the Traffic Signals would result in inconsistencies with Schedule 1 of the VPA.

The VPA was the subject of public exhibition and is registered to the property title. Any modification to this VPA would require Council's acquiescence to this request as well as re-exhibition and consideration of any public submissions received. Council does not agree to this change.

Council does not support the proposed changes and strongly encourages the applicant to adhere to the VPA agreed to in 2011 and install the traffic lights on the

corner of Mobbs Lane and Marsden Road, Carlingford prior to the issue of Occupation Certificate of the 225th dwelling.

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 Council's Development Assessment Officer, Ashleigh Matta on 9806 5637.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Lang', with a large, sweeping flourish underneath.

Dr. Robert Lang
Chief Executive Officer