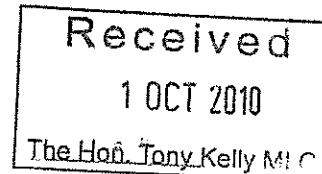




Office of the Mayor

Our Reference: F2004/08722  
Related Record: D01497266  
Contact Person: Mr Rod Pickles  
Hours: 8.30am – 5.00pm  
Telephone: 9847 6731  
Fax: 9847 6999

30 September 2010



Mr Tony Kelly  
Minister for Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Minister

**MP 05 0086 MOD 2 – Channel 7, Epping – Modification to Concept Plan and State Significant Site Listing**

I refer to the above concept plan application, which is before the Department of Planning.

I advise that at its Ordinary Meeting on 15 September 2010, Council passed a motion of urgency objecting to the development at 61 Mobbs Lane, Epping on the grounds that it would exacerbate adverse traffic movements within the local road network and the Epping town centre.

Council's officers have advised me that the publicly available traffic analysis prepared for the applicant is limited in scope and appears not to have considered potential impacts of commuter trips to areas such as Epping, Parramatta CBD, Macquarie Park or even access to the nearby M2 Motorway. Council considers that an area wide detailed traffic analysis is required to determine the impacts along major approach/departure routes, in particular the effect on traffic conditions at critical junctions such as Carlingford Road/ Midson Road and Carlingford Road/Becroft Road.

Council notes that as part of Council's recent Housing Strategy, Council initially proposed to provide a total of 840 dwellings around the Carlingford area. This number of dwellings is less than the combined number of dwellings (1041) that would be provided at 61 Mobbs Lane, Epping and the adjoining brick pit site for AV Jennings.

Based on RTA traffic generation guidelines the proposed 800 dwellings (plus the child care centre) will generate approximately 449 vehicle trips per peak hour. When the cumulative traffic impacts in the area, in particular the AV Jennings development at the former Boral brick pit site are taken into consideration, significant traffic will be generated. This traffic will have an adverse impact on traffic conditions on primary and secondary access routes which are unlikely to be resolved at current developer contribution rates or current levels of State Government (especially RTA) transport infrastructure spending.

I bring to your attention that the RTA recently expressed concerns on the impact on State arterial roads that would arise from Council's Housing Strategy in Carlingford and consequently the RTA requested Council to develop measures and a funding mechanism for works required to address road network capacity problems along Pennant Hills Road and Carlingford Road. In addition, Council was requested to prepare a Traffic Management and Accessibility Plan (TMAP) supported by micro-simulation modelling in order to properly ascertain the cumulative regional traffic impacts associated with housing strategy developments around Carlingford.

Given the magnitude of the proposed development and the potential to stimulate further similar developments in area, a TMAP should be developed as part of the modification of the Concept Plan. The TMAP process will provide an opportunity to identify a package of traffic and transport infrastructure measures required to support future developments in the area including identification of regional and local intersection improvements, vehicular access options for development sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development. Council requests that a copy of the TMAP be provided to Hornsby and Parramatta Councils for independent assessment prior to the Department of Planning finalising its assessment of the application.

I also advise that at its Ordinary Meeting, Council expressed its dissatisfaction at not being directly notified about the lodgement of the Concept Plan modification. Council considers it discourteous that the Department of Planning did not notify Council of the application having regard to the direct impact that the development will have on the residents of Hornsby Shire. In addition, Council considers the very short timeframe in which the community is able to study and make comment on an application of this significance is inappropriate. I request that you consider extending the public exhibition period and increase the circulation of residents directly notified of the proposed development.

I would also like to take this opportunity to remind the NSW Government of Council's strong objection to the Part 3A process that removes councils as the consent authority for development applications that directly impact local communities, in this case Parramatta City Council. Council considers Part 3A constitutes an attack on local communities and the democratic process of local government.

I urge you to give close consideration to Council's submission and to reject any recommendation from the Department of Planning which does not have due regard to the concerns expressed in this submission. Should your officers require any further information, I have arranged for Mr Rod Pickles, Manager Assessments to be of assistance. Mr Pickles can be contacted on 9847 6731 or [rpickles@hornsby.nsw.gov.au](mailto:rpickles@hornsby.nsw.gov.au).

Yours sincerely



MICHAEL HUTCHENCE  
Acting Mayor

cc: Lord Mayor, Councillor John Chedid  
Parramatta City Council