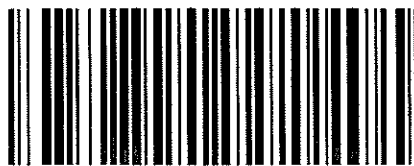


Our Reference:
Your Reference:
Contact:
Telephone

RDC 08M635 vol 4&5
MP08_0257 & MP08_0258
Edmond Platon
8849 2906

SRDAC



PCU015523

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

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

Department of Planning
Received
14 OCT 2010
Scanning Room

Attention: Mark Brown

**SECTION 75W MODIFICATION TO THE APPROVED CONCEPT PLAN -
61 MOBBS LANE, EPPING (FORMER CHANNEL 7 SITE) – MP05_0086 MOD2.**

Dear Sir,

I refer to the Department of Planning's (DoP) letter dated 2 September 2010 (DoP Reference No: MP05_0086 MOD2) with regard to the above-mentioned Section 75W application, which was referred to the Roads and Traffic Authority (RTA) for comment under Part 3A of the *Environmental Planning and Assessment Act, 1979* and Clause 104 - 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 application at its meeting on the 22 September 2010. Below are the Committee's recommendations and RTA's comments on the subject application:

1. Comments 1, 2, 5-14 of the SRDAC letter dated 14 August 2009 (attached), remain applicable to the proposed application.
2. 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 child care centre and for both scenarios. Regardless of the timing of any construction activities on-site for the residential and/or child care centre development on the subject site, the traffic signals shall be operational within 24 months after consent has been granted to this application.

Certified copies of the traffic signal and civil 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 child care centre or 225 dwellings without child care centre and commencement of signal and works. This comment replaces Comment 3 of the SRDAC letter dated 14 August 2009.

3. The RTA has agreed to waive the 10 year traffic signal operation maintenance cost for the intersection of Marsden Road/Mobbs Lane in this instance. This comment replaces Comment 4 of the SRDAC letter dated 14 August 2009.

Roads and Traffic Authority
ABN 64 480 155 255

27-31 Argyle Street,
Parramatta NSW 2150

PO Box 973 Parramatta CBD NSW 2124
DX 28555 Parramatta

T 131 782

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In accordance with Clause 104 (4) of State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of the DoP's determination on the proposal (conditions of consent if approved) is forwarded to the RTA at the same time it is sent to the developer.

Further enquiries on this matter can be directed to the nominated Assistant Planner, Edmond Platon on phone 8849 2906 or facsimile 8849 2918.

Yours sincerely,



James Hall
A/Chairman
Sydney Regional Development Advisory Committee

12 October 2010

encl: RTA letter dated 14 August 2009