

19th December 2016

Mr. Bruce Coleman
Housing Land Release
Department of Planning & Environment
PO Box 39
Sydney NSW 2001

Re: Changes to Planning Controls in Ropes Creek – Exhibition Period 18.11.16 – 19.12.16

Frasers Property Australia P/L generally support the exhibited documents and make the following comments.

Archbold Road

Alignment - The Archbold Road alignment should be flexible and adjust to future development layouts working with Council to provide more regular shaped lots.

The road alignment may be better located parallel to Ropes Creek which may also act as a potential Asset Protection Zone or parallel to the transmission easement providing larger development footprints.

We acknowledge the traffic flow must be suitable and intersection points for Lenore Drive, Eastern Creek Drive and potentially the extension of Honeycomb Drive must be accommodated in accordance with previously approved plans.

Width - The AECOM Draft DCP dated 16.11.16 nominates the road width being 23mtrs adopting Blacktown Sydney Council SEPP for Eastern Creek Collector Road width being ideal for the future layout and traffic flow.

Access – Subdivision objective 3.2 nominates access from secondary roads and not Archbold Road be adopted. Access must be flexible from Archbold Road. The road reserve width of 23mtrs is the same as Honeycomb Drive collector road within the Eastern Creek Precinct. Access to lots from Honeycomb Drive is permitted. Introducing secondary roads for access which will significantly reduce the useable land and the DoP potential future returns.

Connection – Although the AECOM transport report deals directly with the road located within the Ropes Creek Precinct, when does the DoP consider the balance of Archbold Rd being completed to the M4 and GWH inclusive of the proposed on/off Eastern ramps and also completing the connection on private landowners land requiring approx. 140mtr on Jacfin land and approx. 800mtrs shared between Sargent's Pies and Tha Quarry.

Services

Stormwater – There is little detail on stormwater requirements and recommend for the adoption of 'end of line' stormwater treatment train for stormwater detention and water quality rather than basins placed within each lot. The end of line treatment train is a superior treatment system which can be maintained and managed more efficiently than a system based on policing and accessing private land to ensure systems are being maintained adequately. Future details could have these ideally located within the riparian zone and act as an environmental benefit to the area.



Water and Sewer – Funding for water and sewer should be carried out in accordance with Sydney Waters policy for funding infrastructure to service growth dated November 2015. The developer may manage and coordinate water and sewer however the funding should be carried out in accordance with the current policy.

Electrical – Eastern Creek Zone Substation is the closest zone substation and pending capacity, should be able to accommodate future loads or if at capacity introduce another transformer within the zone substation being a cost effective option than introducing new zone substations. The Northern Eastern Creek Zone Substation has ample capacity but is a longer route and will be required to cross Jacfin and Tha Quarry land.

The DoP should negotiate now with Endeavour Energy to have existing spare conduits within Lenore Drive placed aside to accommodate future supply feeder cables.

Planning Issues

Siting and Setback – If a development was located on the corner of Lenore Drive and Archbold Rd, both having 10mtr setback requirements, would Archbold Rd be considered the secondary road only requiring 3mtr setback. Please confirm.

Cut and Fill – 3.5(b) indicates no cut and fill or batter are permitted within the 10mtr setback of drainage detention basin or wetland area. Constructing wetland and detention basin generally include batters at 1:3.

Asset Protection Zones – In accordance with Planning for Bushfires 2006, Asset Protection Zones are generally adopted in residential zones with only minor reference to industrial property if there's a residence for a caretaker. The Planning for Bushfire Protection should be considered on a case by case basis with the use of hardstand areas and loading dock area positioned to act as an APZ.

Please contact the undersigned if you wish to discuss the above matters further.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Robinson", with a long horizontal line extending to the right.

Michael Robinson
ACQUISITION MANAGER
Commercial & Industrial Division