

Brad Roeleven
Executive Planner
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2001

Dear Mr. Roeleven

Development Applications for 4 Uhrig Road, Lidcombe (DA/249/2021)

The subject Development Application (DA/249/2021) prepared by Meriton Property Services Pty Ltd have been referred to Transport for NSW (TfNSW), by City of Parramatta Council via the NSW Planning Portal on 20 August 2021, in accordance with Clause 7.3 of the *Auburn Local Environmental Plan 2010* (ALEP).

The subject application seeks approval for construction of a mixed use development containing retail tenancies, children centre, community centre and new residential apartments at the subject site.

Pursuant to Clause 7.3 of the ALEP, empowers TfNSW to assess and determine to provide concurrence to the DA, as the proposed development is located on land *in the Transport Investigation Area* as identified the Carter Street Precinct.

TfNSW has assessed the abovementioned development application in accordance with the requirements of Clause 7.3 (2) of the ALEP. In this regard, TfNSW has taken into account the likely effect of the development on:

- a) the practicability and cost of carrying out public transport projects on the land in the future, and
- b) without limiting paragraph (a), the structural integrity and safety of, and the ability to operate, public transport projects on the land in the future, and
- c) without limiting paragraph (a), the land acquisition costs and the costs of construction, operation and maintenance of public transport projects on the land in the future.

Concurrence granted subject to conditions

The above matters have been taken into consideration and TfNSW has decided to grant its concurrence to the development proposed in the DA on the condition that no construction (including excavation) and development should be carried out within the *Transport Investigation Area* as identified in the *Carter Street Precinct Map* under *Clause 7.3 of Part 7 – Carter Street Precinct* of the *Auburn Local Environmental Plan 2010*. The requested conditions of consent are listed in the attached **TAB A**.

Next Steps

If, at any point, the DA is amended prior to the consent authority's determination, please ensure that the amended DA and any new or amended supporting documents are provided to TfNSW for further assessment. Any amendments to the DA may alter the impacts of the proposed

development on the future infrastructure corridor assessed by TfNSW, so the concurrence may need to be amended (or refused).

TfNSW would be grateful if a copy of the Notice of Determination and any conditions of consent for the DA be forwarded to TfNSW should the consent authority determine to grant consent to the DA.

In the event that the proposed development is the subject of a Land and Environment Court appeal, the consent authority's attention is also drawn to Section 8.12 of the Environmental Planning and Assessment Act 1979 which requires the consent authority to give notice of that appeal to a concurrence authority.

TfNSW thank City of Parramatta Council for its assistance.

If you require further clarification regarding this matter, please don't hesitate to contact Billy Yung, A/Senior Manager Land Use Planning and Development via email at billy.yung@transport.nsw.gov.au.

Yours sincerely



14/9/2021

Mark Ozinga

A/Director Corridor and Network Protection
Customer Strategy and Technology

CD21/02965

TAB A – Requested Conditions of Consent on DA/249/2021

General Conditions

- The relocation of any TfNSW services or infrastructure must only be undertaken with prior consent from TfNSW and to TfNSW Requirements and Standards. The works must be designed and undertaken by Authorised Engineering Organisations (AEO) at the applicant's cost;
- All works/regulatory signage associated with the proposed development are to be at no cost to TfNSW;
- TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought; and
- All TfNSW and any future transport operator's costs associated with review of plans, designs and legal must be borne by the applicant.