

ENVIRONMENTAL ASSESSMENT REPORT

61 MOBBS LANE, EPPING



CONCEPT PLAN MODIFICATION AND STAGE 3 PROJECT APPROVAL

Meriton Property Services Pty Limited
Builders and Developers
Level 11, 528 Kent Street
SYDNEY NSW 2000

T: 9287 2888
F: 9287 2777

SEPTEMBER 2012



STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

Environmental Assessment prepared by

Name	Walter Gordon
Qualifications	BA, MURP, Assoc. Dip. Valuation
Address	Meriton Property Services Pty Limited Level 11, 528 Kent Street SYDNEY NSW 2000
In respect of	61 Mobbs Lane, Epping (Stage 3, Buildings 11, 12, 13/14 & 15/16)

Applicant & Land Details

Applicant	Meriton Property Services Pty Limited Level 11, 528 Kent Street SYDNEY NSW 2000
Subject Site	61 Mobbs Lane, Epping
Lot & DP	Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089.
Project Summary	Modification to Concept Plan and the development of 324 apartments within five buildings (MP11_0046)

Environmental Assessment

An Environmental Assessment is attached.

Declaration

I certify that I have prepared the contents of the Environmental Assessment in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulation and that, to the best of my knowledge, the information contained in this report is not false or misleading.

Signature
Name	Walter Gordon
Date	September 2012



CONTENTS

EXECUTIVE SUMMARY	i
1 INTRODUCTION	1
1.1 BACKGROUND	1
1.2 PART 3A – STATUTORY CONTEXT	1
1.3 PROPOSED DEVELOPMENT	2
1.4 DIRECTOR GENERAL REQUIREMENTS	3
2 SITE AND SURROUNDINGS	4
2.1 SITE DESCRIPTION	4
2.2 SURROUNDING DEVELOPMENT	5
3 DESCRIPTION OF DEVELOPMENT PROPOSAL	6
4 THE DIRECTOR GENERAL’S REQUIREMENTS	8
4.1 DIRECTOR GENERAL REQUIREMENTS – KEY ISSUES	8
4.2 DIRECTOR GENERAL REQUIREMENTS – GENERAL	10
4.3 DIRECTOR GENERAL REQUIREMENTS – PLANS AND DOCUMENTS	10
5 KEY ISSUES	12
5.1 RELEVANT EPI’S POLICIES AND GUIDELINES	12
5.2 CONCEPT PLAN	22
5.3 BUILT FORM AND HEIGHT	26
5.4 URBAN DESIGN	26
5.5 ENVIRONMENTAL AND RESIDENTIAL AMENITY	28
5.6 TRANSPORT AND ACCESSIBILITY (OPERATIONAL AND CONSTRUCTION)	30
5.7 SEPP 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT	30
5.8 ECOLOGICALLY SUSTAINABLE DEVELOPMENT	30
5.9 CONTRIBUTIONS	31
5.10 STAGING	31
5.11 HERITAGE AND ARCHAEOLOGICAL MANAGEMENT	32
5.12 CONTAMINATION ISSUES	32
5.13 LANDSCAPING AND PUBLIC DOMAIN	33
5.14 DRAINAGE AND GROUNDWATER	33
5.15 STATEMENT OF COMMITMENTS	34
5.16 ENVIRONMENTAL AND CONSTRUCTION MANAGEMENT PLAN	34
5.17 UTILITIES	34
5.18 CONSULTATION	34
6 CONCLUSION	35

FIGURES

Figure 1: Site location	3
Figure 2: Aerial view of site	5
Figure 3: Neighbourhood location	5
Figure 4: Zoning Map, SEPP	14
Figure 5: Zoning Map, PLEP	20

ANNEXURES

1. Director General's Requirements
2. Concept Plans
3. Survey Plan
4. Architectural Plans and Shadow Diagrams
5. Photomontages
6. Landscape Plan
7. State Environmental Planning Policy 65 Compliance
8. Solar Access Assessment
9. BASIX Certificate
10. Traffic and Parking Assessment
11. Accessibility Report
12. Acoustic Report
13. Environmental Sustainable Development Report
14. Waste Management Report
15. Geotechnical Report
16. Stormwater Management
17. Contamination
18. Utilities
19. Crime Risk Assessment Report
20. Erosion and Sedimentation Plan
21. Environmental and Construction Management Plan
22. Traffic Management Plan
23. Quantity Surveyors Report
24. Draft Statement of Commitments
25. Heritage and Aboriginal Management
26. Voluntary Planning Agreement



EXECUTIVE SUMMARY

This Environmental Assessment report accompanies a Section 75W Modification to Concept Plan MP05_0086 (MOD 2) & a new Project Application under Part 3A of the Environmental Planning and Assessment Act (EP&A), 1979. The purpose of this report is to primarily address the Director General's Requirements issued on the 21 April 2011 in relation to Stage 3 (that is Buildings 11, 12, 13/14, 15/16 and 17) (MP11_0048) at 61 Mobbs Lane, Epping for the provision of 324 apartments and 447 car parking spaces.

Subject Site

The subject site is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The overall site area is 89,190m² in extent and is situated approximately 1.4km from both Epping and Eastwood rail stations. The site has a frontage to Mobbs Lane of approximately 500m which is accessed via Midson Road to the east, and Marsden Road to the west.

The site is bounded to the south by Mobbs Lane, to the east by single houses fronting Edenlee Street, to the north by a branch of Ryde Horticultural TAFE, to the northwest rear yards of single houses and some dual occupancy, and to the west by Mobbs Lane Reserve which is open space bushland.

The Proposal

The proposal is twofold. Firstly to amend the Concept Plan and secondly, to present the final stage of the project, which is Stage 3, comprising five residential flat buildings.

Concept Plan Modification Proposal

This planning application proposes a Section 75W modification to the Concept Plan MP05_0086 to undertake the following:

- Delete the internal road in Stage 3 allowing for more open space (an additional 18.5 metres squared);
- Provide one combined underground parking for Buildings 11,12, 13/14 and 15/16; and
- Adjust the building footprint of Building 17 to allow for underground services.

The overall Concept Plan remains consistent with the key elements of the original approval and a detailed assessment is provided in the body of the report.

Stage 3 Proposal

The Project Approval, MP11_0048 is for the provision of detailed Architectural plans for Stage 3 comprising Buildings 11, 12, 13/14, 15/16 and 17 to provide a total of 324 apartments within five separate residential flat buildings. A detailed assessment is provided in the body of the report.

Key Issues

- The modified Concept Plan provides a more environmentally sensitive approach to the site. Overall more open space area is provided at ground level and one level of basement car parking is provided, rather than multiple levels. This reduction in basements ultimately means less material used and less maintenance thereby providing a more sustainable design for future residents.
- Further, the ground floor levels of Buildings 13/14 and 15/16 have been lowered as a result of the split podium associated with the underground car park. The impact of which is a reduction in building height above finished ground level.
- Overall, the key Concept Plan controls remain intact, specifically the total number of dwellings and the GFA provided.
- The architectural style of the apartments, have been designed with extensive articulation and modulation to provide an interesting built form. The apartments have well designed internal floor layouts which will provide a high level of amenity, with good acoustic and visual privacy for future residents.
- The proposal has been considered within its context, taking into account the existing site conditions, the provision of utilities to the site, transport access, parking provision, landscaping and the incorporation of Environmentally Sustainable Development standards (BASIX Certificates).
- The assessment concludes that the proposal is consistent with the objectives and controls of the Concept Plan, (MP05_0086) approved on the 22 August 2006 and, as modified on the 21 February 2011, the Environmental Planning & Assessment Act, and the relevant Director General Requirements as issued by the Department of Planning and Infrastructure.

Draft Statement of Commitments

The draft Statement of Commitments has been prepared as a requirement by the Director General.

The draft Statement of Commitments contains all the necessary mitigation measures to be implemented during the construction phase. Specifically, it focuses on Stormwater Management, Construction Impacts, Waste Generation and Collection, Use of Cranes, Staging of Development and an Environmental and Construction Management Plan. Refer **Annexure 24** within this report.

Conclusion

This Environmental Assessment concludes that the proposed development (Concept Plan and Stage 3 Buildings) are consistent with the requirements of the approved Concept Plan and relevant planning controls. The report addresses all the Director General's Requirements as outlined in section 4 of this report. The proposed development should therefore receive endorsement from the Department of Planning and Infrastructure thereby making a valuable contribution to the provision of housing in the area.

1 INTRODUCTION

1.1 BACKGROUND

On 21 April 2011, the Department of Planning and Infrastructure provided the applicant written confirmation that the proposed Stage 3 development is to be considered under Part 3A of the Environmental Planning and Assessment Act, 1979 (the Act).

On the same date, the Department of Planning provided a copy of the Director General's Environmental Assessment Requirements under Part 3A of the Act (Refer to **Annexure 1** for a copy of the Director Generals Requirements).

This Environmental Assessment Report accompanies a Project Application in accordance with the Act. The Project Application is accompanied with the relevant documentation listed under Stage 1 of the *"Draft Guidelines – Major Infrastructure and Other Projects under Part 3A of the Environmental Planning and Assessment Act"*, as detailed below.

1.2 PART 3A – STATUTORY CONTEXT

The *State Environmental Planning Policy (Major Projects) 2005* Schedule 3, identifies the Channel 7 Site, at 61 Mobbs Lane, Epping as a State Significant development. Clause 5(1) of Part 3A of the State Policy (SEPP) states that, *"Such development within the Channel 7 site that has a capital investment value of more than \$5 million"* will be considered under Part 3A.

The Quantity Surveyor estimates the cost of construction for Stage 3 (Buildings 11, 12, 13/14 and 15/16) to be in excess of \$5 million (as per the definition of Capital Investment Value in the SEPP). Refer to **Appendix 23** for a full cost estimate. This application therefore falls within the Part 3A assessment path.

The overall Concept for the site is proposed to accommodate 17 residential Buildings and associated community areas. Stage 1 of this project is comprised of buildings 1, 2, 3, 4, 5, 7 and 8. Buildings 1, 2 and 3 have been approved by the Planning and Assessment Commission (PAC) as MP10_0107 on the 17 January 2011 for the construction of 28 townhouses. Buildings 4 and 5 have been approved as MP 08_9257 on the 15 September 2010 for the construction of 134 apartments. Buildings 7 and 8, MP10_0158 have been approved for the construction of 127 apartments on the 12 July 2011.

Stage 2 of the project comprises Buildings 6, 9, 10 and was approved by the PAC on the 28 May 2012. The total number of units for Stage 2 is 187 apartments.

This application is for Stage 3 of the project which is the final stage of the project and comprises a total of 324 apartments, bringing the total number of apartments to 800.

1.3 PROPOSED DEVELOPMENT

Concept Plan Modification Proposal

This application seeks a Section 75W modification to the Concept Plan for 61 Mobbs Lane, Epping Park. Specifically, the modification is to amend the Concept Plan, MP05_0086 MOD 2 as approved on the 22 August 2006 and as modified on 21 February 2011. This modification seeks the following changes;

- Delete the internal road in Stage 3 allowing for more open space (an additional 18.5 square metres);
- Provide one combined underground parking for Buildings 11,12, 13/14 and 15/16 which takes direct access off Road 1;
- As a result of the underground parking the podium is split in height, so that buildings 13/14 and 15/16 are on a lower ground level than originally calculated. This will have a beneficial visual impact as it will stagger the heights of the buildings without changing the storeys;
- Adjust the building footprint of Building 17 to allow for underground services.

Stage 3 Major Project Application

This Major Project Application for Stage 3 (Buildings 11, 12, 13/14, 15/16 and 17) of 61 Mobbs Lane, Epping proposes the construction of 324 apartments and a total of 447 car parking spaces (including car wash spaces and 47 visitor car spaces).

Specifically the following works are proposed:

- Building 11 is proposed to accommodate 7 x 1 bedroom apartments, 38 x 2 bedroom apartments, 2 x 3 bedroom apartments, providing a total of 47 apartments and 67 car parking spaces (including 1 car wash bay);
- Building 12 is proposed to accommodate 6 x 1 bedroom, 76 x two bedroom apartments, 1 x three bedroom apartments providing a total of 83 apartments and 112 car parking spaces (including 1 car wash bay);
- Building 13/14 is proposed to accommodate 61 x two bedroom apartments, 8 x three bedroom, providing a total of 69 apartments and 98 car parking spaces are provided (including 1 car wash bay);
- Building 15/16 is proposed to accommodate 6 x 1 bedroom apartments, 75 x 2 bedroom apartments and 3 x 1 bedroom apartments, providing a total of 84 apartments and 114 car parking spaces (including 1 car wash bay);
- Building 17 is proposed to accommodate 7 x 1 bedroom apartments, 34 x 2 bedroom apartments, providing a total of 41 apartments and 56 car parking spaces (including 1 car wash bay);
- Swimming pool; and

- Associated Landscaping.

1.4 DIRECTOR GENERAL REQUIREMENTS

Section 4 of this Environmental Assessment report contains a summary of how the Director General's Environmental Assessment Requirements have been addressed.

2 SITE AND SURROUNDINGS

2.1 SITE DESCRIPTION

The subject site is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent. The site has close to 500m frontage to Mobbs Lane which is accessed via Midson Road to the east, and Marsden Road to the west.

The site is legally comprised of several allotments described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089.1. Refer to the survey plan enclosed at **Annexure 3**.

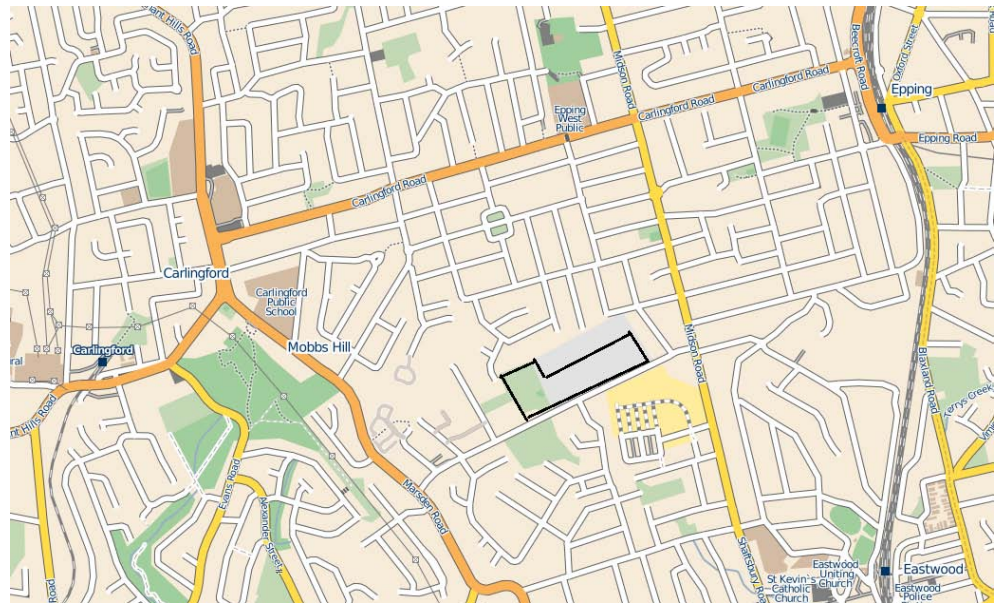


Figure 1: Site location within Epping - showing approximate boundary



Figure 2: Aerial view within Epping - showing approximate boundary

2.2 SURROUNDING DEVELOPMENT

The site is located approximately 5k from Macquarie Shopping Centre and approximately 3k from Eastwood Shopping Centre and Epping Shopping Centres. A full range of goods and services are available at these nodes of activity including rail, shopping centres, medical facilities and tertiary education opportunities.

To the immediate west of the site is a public recreation area, with a playground and walking trails. To the south of the site, is Mobbs Lane road and a large site currently under construction for residential purposes. To the east of the site are single detached houses fronting Eden Lee Street and to the north is a branch of the Ryde Horticultural TAFE.

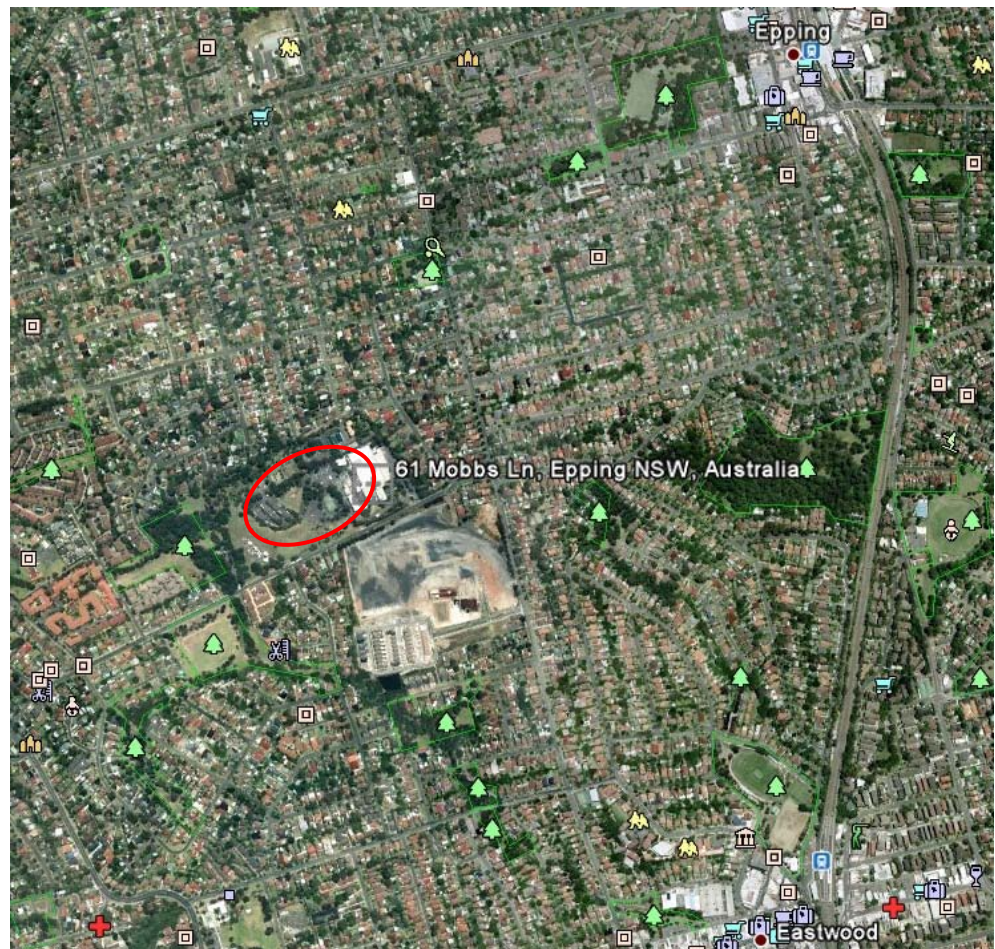


Figure 3: Aerial views of site showing neighbourhood location, in proximity to Epping and Eastwood Centres

3 DESCRIPTION OF DEVELOPMENT PROPOSAL

Concept Plan Modification Proposal

This development application proposes the modification of the Concept Plan MP05_0086 as outlined in Section 2 above and as referenced below.

This modification seeks the following changes:

- Delete the internal road in Stage 3 allowing for more open space;
- Provide one combined underground parking for Buildings 11, 12, 13/14 and 15/16 which takes direct access off Road 1;
- Adjust the building footprint of Building 17 to allow for underground services.

Stage 3 Major Project Application

This major project application proposes the construction of 324 apartments as outlined below.

ELEMENT – BUILDING 11	PROPOSED DEVELOPMENT
Total number of apartments	47 apartments
Unit Mix	7 x 1 bedroom apartments 38 x 2 bedroom apartments 2 x 3 bedroom apartments
Gross Floor Area (excluding basement)	4210m ²
Building Height (storeys)	6 storeys
Car Parking	67 car spaces (including 1 car wash bay)
ELEMENT – BUILDING 12	PROPOSED DEVELOPMENT
Total number of units	83 apartments
Unit Mix	6 x 1 bedroom apartments 76 x 2 bedroom apartments (small) 1 x 3 bedroom apartments
Gross Floor Area (excluding basement)	7348m ²
Building Height (storeys)	6 storeys
Car Parking	122 car spaces (including 1 car wash bay)

ELEMENT – BUILDING 13/14	PROPOSED DEVELOPMENT
Total number of units	69 apartments
Unit Mix	61 x 2 bedroom apartments 8 x 3 bedroom apartments
Gross Floor Area (excluding basement)	7330m ²
Building Height (storeys)	Three and four storeys on the 'wings' of the building and five and six storeys at the core of the building
Car parking	98 car spaces (including 1 car wash bay)
ELEMENT – BUILDING 15/16	PROPOSED DEVELOPMENT
Total number of units	84 apartments
Unit Mix	6 x 1 bedroom apartments 75 x 2 bedroom apartments 1 x 3 bedroom apartments
Gross Floor Area (including basement)	7720m ²
Building Height (storeys)	two storeys on the 'wings' of the building and five and six storeys at the core of the building
Car Parking	114 car spaces (including 1 car wash bay)
ELEMENT – BUILDING 17	PROPOSED DEVELOPMENT
Total number of units	41 apartments
Unit Mix	7 x 1 bedroom apartments 34 x 2 bedroom apartments
Gross Floor Area (including basement)	3800m ²
Building Height (storeys)	Three and four storeys
Car Parking	56 car spaces (including 1 car wash bay)

Full Architectural Plans including a detailed Cover Sheet is provided in **Annexure 4**.

4 THE DIRECTOR GENERAL'S REQUIREMENTS

The Director General requirements state that the Environmental Assessment (EA) must include the following:

4.1 DIRECTOR GENERAL REQUIREMENTS – KEY ISSUES

NO.	REQUIREMENTS	COMMENT
1.	<p>Relevant EPI's policies and Guidelines to be addressed including:</p> <ul style="list-style-type: none"> ▪ Objects of the EP&A Act 1979; ▪ SEPP (Major Projects) 2005; ▪ SEPP 55 (Remediation of Land); ▪ SEPP 65 (Design Quality); ▪ SEPP (BASIX) 2004; ▪ Parramatta LEP, 2001; ▪ Draft Parramatta LEP, 2010; ▪ SEPP (Infrastructure) 2007; ▪ Metropolitan Plan for Sydney, 2036; ▪ Draft West Central Sub Regional Strategy; ▪ Extent of non- compliances. 	Refer to 5.1 of the EA Report.
2.	<p>Concept Plan:</p> <ul style="list-style-type: none"> ▪ Consistency with Concept Plan; ▪ Compliance Table/cumulative tally. 	Refer to Annexure 2 and Section 5.2 of the EA Report.
3.	<p>Built Form and Height:</p> <ul style="list-style-type: none"> ▪ Address height, bulk and scale within the locality; ▪ Address height, bulk and scale re Concept Plan; ▪ Building envelope/height views. 	Refer to Annexure 2 for the Concept Plan, Annexure 4 for the Architectural Plans and Section 5.3 of the EA Report.
4.	<p>Urban Design:</p> <ul style="list-style-type: none"> ▪ Facade; ▪ Massing; ▪ Setbacks; ▪ Building articulation; ▪ Use of appropriate colour; ▪ Materials/finishes; ▪ Landscaping; ▪ CPTED; ▪ Public domain. 	Refer to Architectural Plans in Annexure 4, Photomontages in Annexure 5 and 5.4 of the EA Report.
5.	<p>Environmental and Residential Amenity:</p> <ul style="list-style-type: none"> ▪ Solar access; ▪ Acoustic privacy; ▪ Visual privacy; ▪ View loss; ▪ Environmental and residential amenity; ▪ Separation distances between buildings; ▪ Consideration be given to Adaptable housing; ▪ Consideration be given to accessibility for people with disabilities. 	Refer to Architectural Plans in Annexure 4, Photomontages in Annexure 5, SEPP 65 issues in Annexure 7, Solar Access Report in Annexure 8, and Annexure 12 for Acoustic report. Section 5.5 of the EA Report.

NO.	REQUIREMENTS	COMMENT
6.	<p>Transport and Accessibility Impacts (Construction & Operational):</p> <ul style="list-style-type: none"> ▪ Details on transport and accessibility generation; ▪ Access; ▪ Loading Areas; ▪ Car Parking arrangements; ▪ Pedestrian and bicycle linkages; ▪ Proposed accesses; ▪ Parking Provision; ▪ Compliance with Australian Standards; ▪ Details of service vehicle movements (vehicle type and likely arrival and departure times). 	Refer to Annexure 10 for Traffic and Parking Assessment Report and Annexure 22 for Construction and Traffic Management Plan and Acoustic and Vibration Report in Annexure 12. Refer to Section 5.6 of the EA Report.
7.	<p>SEPP 65 – Design Quality of Residential Flat Development:</p> <ul style="list-style-type: none"> ▪ Address design principles of SEPP 65; ▪ Address Residential Flat Design Code. 	Refer to SEPP 65 Compliance Table in Annexure 7 and Design Principles Letter in Annexure 4.
8.	<p>Ecologically Sustainable Development (ESD):</p> <ul style="list-style-type: none"> ▪ Detail how ESD principles are incorporated into the design, construction and ongoing phases of the development; ▪ Demonstrate how the development has been assessed against a suitably accredited rating scheme; ▪ Details of a BASIX compliance certificate. 	Refer to Annexure 13 for ESD Report and 5.8 of the EA Report.
9.	<p>Contributions:</p> <ul style="list-style-type: none"> ▪ Address provisions of public benefit, services and infrastructure having regard to Councils Section 94 Contribution Plan; ▪ Provide details of any Voluntary Planning Agreements of other legally binding instruments. 	Refer to Annexure 26 for a copy of the VPA, and refer to 5.9 of the EA Report.
10.	<p>Staging:</p> <ul style="list-style-type: none"> ▪ Details regarding staging of the development. 	Refer to Annexure 24 and Section 5.10 of the EA Report.
11.	<p>Contamination/Acid Sulphate Soils:</p> <ul style="list-style-type: none"> ▪ Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. 	Refer to Annexure 15.
12.	<p>Landscaping and Public Domain:</p> <ul style="list-style-type: none"> ▪ Provide details on landscaping and the interface between the public domain 	Refer to Annexure 6.
13.	<p>Drainage and Groundwater:</p> <ul style="list-style-type: none"> ▪ Address drainage and flooding issues; including stormwater, drainage, infrastructure and WSUD. 	Refer to Annexure 16.
14.	<p>Statement of Commitments:</p> <ul style="list-style-type: none"> ▪ A draft statement detailing measures for environmental management, mitigation measures and monitoring of the project. 	Refer to Annexure 24.
15.	<p>Environmental and Construction Management Plan:</p> <ul style="list-style-type: none"> ▪ Address impacts of noise and vibration on and off site; ▪ Air quality impacts on the neighbourhood; ▪ Water quality management for the site; ▪ Waste and chemical management. 	Refer to Annexure 21.
16.	<p>Utilities:</p> <ul style="list-style-type: none"> ▪ Address existing capacity and requirements of the development for the provision of utilities. 	Refer to Annexure 18.
17.	<p>Consultation:</p> <ul style="list-style-type: none"> ▪ Undertake the appropriate and justified level of consultation in accordance with the Departments "Major Project Community Consultation Guidelines October 2007". 	Refer to 5.17 of the EA Report.

4.2 DIRECTOR GENERAL REQUIREMENTS – GENERAL

NO.	REQUIREMENTS	COMMENT
1.	Executive summary.	Refer to page i of EA Report.
2.	Site Analysis Plan including: <ul style="list-style-type: none"> ▪ site plans; ▪ aerial photographs; ▪ description of existing and surrounding environment. 	Refer to Section 2 of EA Report and Annexure 4.
3.	Description of proposed development.	Refer to Section 3 of EA Report.
4.	Assessment of "key issues".	Refer to Section 5 of EA Report.
5.	Assessment of potential impacts and draft Statement of Commitments: <ul style="list-style-type: none"> ▪ outlining environmental management; ▪ mitigation; ▪ monitoring measures. 	Refer to Annexure 24.
6.	Plans and documents outlined in table below.	Refer to 4.3 below.
7.	Signed statement from the author of the EA certifying that the information is complete and neither false nor misleading.	Refer to 'Statement of Validity'.
8.	Quantity Surveyors Certificate of Cost.	Refer to Annexure 23.
9.	A conclusion justifying the project, taking into consideration the: <ul style="list-style-type: none"> ▪ environmental impacts of the proposal; ▪ suitability of the site; ▪ whether or not the project is in the public interest. 	Refer to Section 6 of EA Report.

4.3 DIRECTOR GENERAL REQUIREMENTS – PLANS AND DOCUMENTS

The Director General's Requirements states that the following plans, architectural drawings, diagrams and relevant documentation shall be submitted:

NO.	REQUIREMENTS	COMMENT
1.	An existing site survey plan: <ul style="list-style-type: none"> ▪ drawn at an appropriate scale; ▪ location of the land, boundary measurements, area and north point; ▪ existing levels of the land; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space; ▪ All levels at AHD. 	Refer to Annexure 3.
2.	A Site Analysis Plan, to include: <ul style="list-style-type: none"> ▪ existing natural elements of the site; ▪ existing vegetation; ▪ footpath crossings and alignments; ▪ existing pedestrian and vehicular access points; ▪ boundaries; ▪ orientation; ▪ view corridors; ▪ all structures on neighbouring properties relevant to the application. 	Refer to Annexure 4.

NO.	REQUIREMENTS	COMMENT
3.	<p>A locality/context plan, to include:</p> <ul style="list-style-type: none"> ▪ at an appropriate scale; ▪ significant features such as parks, community facilities, open space, heritage items; ▪ the location of existing buildings, shopping and employment areas; ▪ traffic and road patterns, pedestrian routes and public transport nodes. 	Refer to Figures 1, 2 and 3 in EA Report.
4.	<p>Architectural drawings, to include:</p> <ul style="list-style-type: none"> ▪ location of any existing building envelopes or structures on the land relation to the boundaries of the land and any development on adjoining land; ▪ detailed floor plans and elevations; ▪ elevation plans showing details of external building materials and colours proposed; ▪ fenestrations, balconies and other features; ▪ accessibility requirements of the BCA and the Disability Discrimination Act; ▪ the AHD of the proposed development in relation to the land; ▪ the level of the lowest floor, unbuilt area and the ground; ▪ any changes made to the level of the land by excavation, filling or otherwise. 	Refer to Annexure 4.
5.	<p>Geotechnical and Structural Report</p> <ul style="list-style-type: none"> ▪ assesses the risk of geotechnical failure on the site ▪ Identifies design solutions and works to be carried out to ensure the stability of the land, structures and safety of persons. 	Refer to Annexure 15.
6.	Stormwater Concept Plan	Refer to Annexure 16.
7.	<p>Erosion and Sediment Control Plan</p> <ul style="list-style-type: none"> ▪ nature and location of all erosion and sedimentation control measures to be utilised on the site. 	Refer to Annexure 20.
8.	<p>View Analysis</p> <ul style="list-style-type: none"> ▪ photomontages to demonstrate proposed building envelope, siting, bulk and scale. 	Refer to Annexure 4.
9.	<p>Landscape Plan</p> <ul style="list-style-type: none"> ▪ illustrating open space areas; ▪ screen planting along common boundaries ▪ tree protection measure on and off the site. 	Refer to Annexure 6.
10.	<p>Shadow Diagrams</p> <ul style="list-style-type: none"> ▪ solar access to the site and adjacent properties at summer solstice, winter solstice and the equinox. 	Refer to Annexure 4.
11.	<p>Construction Management Plan and Traffic Management Plan</p> <ul style="list-style-type: none"> ▪ addressing the management of traffic (including operations) during the construction stages of the development. 	Refer to Annexure 22.

5 KEY ISSUES

The following key issues raised by the Director General are addressed below.

5.1 RELEVANT EPI'S POLICIES AND GUIDELINES

The following planning controls, policies and guidelines are relevant to the subject site:

- Objects of the Environmental Planning and Assessment Act 1979;
- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy 55 – Remediation of Land;
- State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings;
- State Environmental Planning Policy (BASIX);
- Parramatta City Council Local Environmental Plan 2001;
- Draft Parramatta Local Environmental Plan 2010;
- State Environmental Planning Policy (Infrastructure 2007);
- Metropolitan Plan for Sydney 2036;
- West Central Sub-Regional Strategy;
- An outline of non-compliances against relevant environmental planning instrument, plans and guidelines.

The following paragraphs contain an assessment of the proposed development under each of the above planning instruments.

5.1.1 Objects of the Environmental Planning and Assessment Act 1979

The Objects of the EP&A Act, 1970 are noted and responded to below.

(a) to encourage:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*

Response: The site is to be developed in accordance with the approved Concept Plan (MP05_0086) and the proposed Modification which has carefully considered the interface between the urban and natural environment in order to promote the social and economic welfare of the local Epping community.

(ii) the promotion and co-ordination of the orderly and economic use and development of land,

Response: Medium density housing is being provided on land zoned for units. Housing on the land is considered to be the highest and best use of the land. This Stage is the final part of developing the site which continues to be constructed in an orderly coordinated approach.

(iii) the protection, provision and co-ordination of communication and utility services,

Response: Utilities services will be implemented for Stage 3 which is a continuation from Stage 1 and 2.

(iv) the provision of land for public purposes,

Response: In accordance with the approved Concept Plan (MP05_0086), as modified on the 21 February 2011, portions of the site have been clearly identified as 'publically accessible'. The Concept Plan modification increases the amount of open space areas.

(v) the provision and co-ordination of community services and facilities, and

Response: Substantial portions of the site have been identified as "publicly accessible". Further the site provides for a Child Care Centre which will be available to the broader community. In addition, each phase has a swimming pool and there is a central tennis court, gymnasium and café area. The proposed Modification proposes no change to the community services and facilities.

(vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and

Response: A large portion of the site to the west is retained in its natural state to ensure that the environment is maintained for the protection and conservation of the existing habitat. There is no proposed change to this area in accordance with the Modification.

(vii) ecologically sustainable development, and

Response: Independent Environmental Consultants, Cundall have prepared a thorough Environmental Sustainable Development Report for the current stage which has informed the design process. A copy of the report is enclosed in **Annexure 13**. In addition, the proposed buildings are fully compliant with the requirements of BASIX and will, thereby, ensure that the apartments in the building are energy efficient. Refer to **Annexure 9** for a copy of the BASIX Certificate.

(viii) the provision and maintenance of affordable housing, and

Response: The site was previously operated as the Channel 7 television station which provided no housing. The current proposal will provide a total of 800 apartments for the entire site, significantly providing choice into the local housing market. Further, a range of unit sizes are proposed to provide more choice and affordability to the local market.

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

Response: Consideration of the proposed development will be referred to State Government agencies as well as Parramatta City Council.

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

Response: The proposed development will be subject to a high level of opportunity for public comment during the notification period.

5.1.2 State Environmental Planning Policy (Major Projects SEPP) 2005

This SEPP identifies the zoning of the site to be General Residential and Public Recreation. Refer to the Zoning Map in Figure 4 below. In addition the SEPP established height controls.

An extract of the Zoning Map from the SEPP (Major Projects), 2005 is shown below.

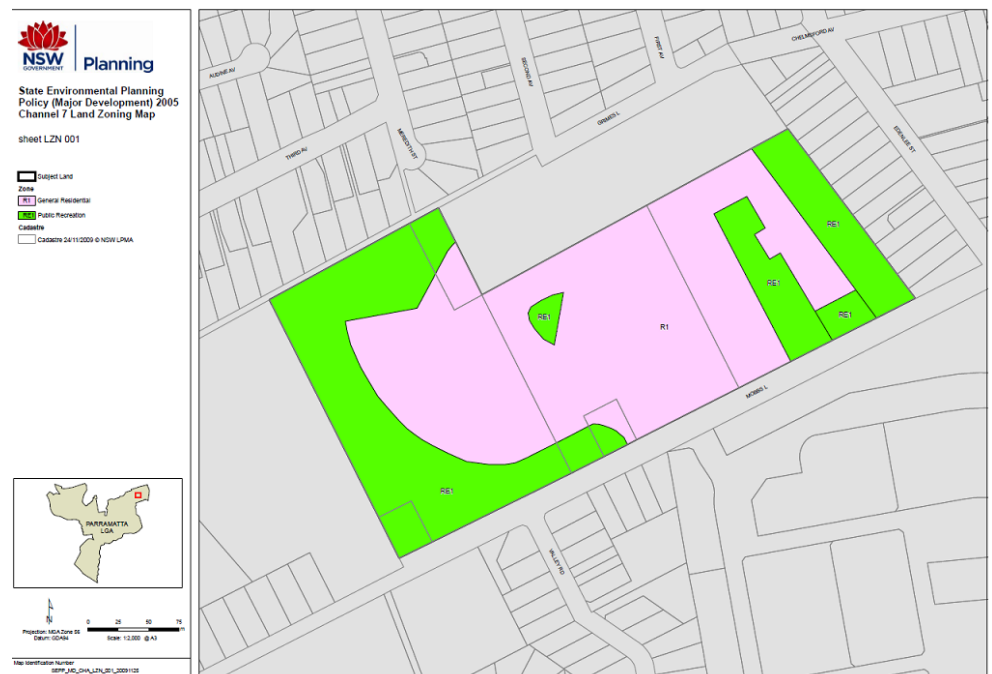


Figure 4: Zoning Map (Major Projects) SEPP

The land uses associated with the project have been designed with reference to the above zonings.

5.1.3 State Environmental Planning Policy No.55 – Remediation of Land

SEPP 55 provides controls and guidelines for the remediation of contaminated land. In particular, this policy aims to promote the remediation of contaminated land for the purposes of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 specifies that a consent authority must not consent to the carrying out of any development on land unless it has considered whether land is contaminated and if the land is contaminated, if it is satisfied that the land is suitable for the proposed development. A Soil and Groundwater, Phase III: Risk Assessment Report prepared by CETEC is attached in **Annexure 15** and refers to the entire site. The findings conclude that the site is suitable for residential development.

5.1.4 State Environmental Planning Policy 65 – Design Quality Residential Flat Buildings

SEPP 65 aims to provide guidelines which result in the improvement of the design quality of residential flat development in New South Wales. The policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

The “Residential Flat Design Code” of SEPP 65 establishes a range of guidelines pertaining to the local context, site design and building design (including building configuration, amenity, form, and performance). The proposal has been designed in accordance with the relevant guidelines.

The proposal has been able to meet the key principles of the SEPP, specifically Stage 3 overall has been able to achieve 65% for ventilation, 72.2% for access to solar and, only 5% of the apartments are south facing. On all three of these measures the Stage exceeds the SEPP guidelines. A detailed assessment is available in **Annexures 7 and 8**.

5.1.5 State Environmental Planning Policy (BASIX)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the subject site and requires the submission of a BASIX Certificate. A thorough assessment has been undertaken by Efficient Living, Refer to **Annexure 9** for a copy of the assessment.

5.1.5 Concept Plan Approval

On the 22 August 2006 the Minister of the Department of Planning approved the Concept Plan (MP05_0086) for 650 dwellings and on the 21 February 2011 the Concept Plan was amended to allow for 800 dwellings.

The entire site based on the approved Concept Plan (MP05_0086) dated the 22 August 2006 and modified by the Concept Plan on the 21 February 2011.

The modified Concept Plan was approved for the following:

- *“Increase the number of dwellings from 650 to 800 and amend the dwelling mix;*
- *Delete total envelope area and 73 dwellings per hectare requirements;*
- *Replace the definition of Gross Floor Area;*
- *Inclusion of a 120m² neighbourhood shop;*
- *Increase the number of car parking spaces on site; and*
- *Increase the total common open space on site by an additional 4, 265m².”*

The proposed Modification remains entirely consistent with the Approved Concept Plan identified below:

APPROVED CONCEPT PLAN	PROPOSED MODIFICATION	CONSISTENCY
Up to 800 dwellings.	Total number of 800 dwellings proposed.	✓
Up to 80,000m ² maximum gross floor area, representing 0.89:1 over the entire site.	The gross floor area is, 79,970 representing less than 0.89:1 over the entire site.	✓
A maximum height of 6 storeys and height distribution in accordance with the Preferred Project Report, May 2006.	The height of the buildings has been designed in accordance with the approved Concept Plan and does not exceed 6 storeys.	✓
Must provide a minimum of 5% one bedroom dwellings.	A minimum of 5% one bedroom dwellings are provided and therefore complies with the minimum requirement. Overall 9% one bedroom dwellings are provided.	✓
Must not exceed 15% provision of 3 bedroom + study dwellings.	A total of 2 % of 3 bedroom plus study dwellings are provided, and therefore does not exceed 15%.	✓
Landscaped public open space (no less than 3.1 hectares) and private open space.	The total amount of landscaped public open space is 41,275 m ² and is greater than the required 3.1 hectares. Refer to Concept Plan in Annexure 2 .	✓
Associated Services and Landscaping.	Associated Services and Landscaping are provided.	✓
Land use distribution, building heights, densities, dwelling mixes and types.	Land Use distribution, buildings heights and dwellings mixes and types is in accordance with the intent of the Concept Plan.	✓
Strata and Torrens Title subdivision.	Staged Strata and Torrens Title will form part of separate applications.	✓
The development of a neighborhood shop to be co-located with the communal buildings with a maximum GFA of 120m ² .	The neighborhood shop has been approved as part of Stage 2 and is an integral part of the development.	✓

*businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; **Residential flat buildings**; Roads; Secondary dwellings; Semi-detached dwellings, Seniors housing; Shop top housing.*

Prohibited

Any development not specified above”.

Public Recreation Zone RE1

The Zone RE1 Public Recreation Objectives and permitted uses are as follows:

“Objectives of zone

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

Permissible Uses

The permissible uses are outlined below.

Permitted without consent

Environmental protection works; Flood mitigation works.

Permitted with consent

Boat sheds; Charter and tourism boating facilities; Child care centres; Community facilities; Entertainment facilities; Environmental facilities; Food and drink premises Information and education facilities; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities.

Prohibited

Pubs; any development not specified above.”

A review of the objectives of both the General Residential Zone R1 and the Public Recreation RE1 Objectives are considered below.

GENERAL RESIDENTIAL ZONE R1	COMMENT
<i>To provide for the housing needs of the community</i>	The total development will provide 800 dwellings to the local Epping area. Stage 3 will deliver 324 dwellings. This is a substantial contribution to meeting the housing needs of the local community.

GENERAL RESIDENTIAL ZONE R1	COMMENT
<i>To provide for a variety of housing types and densities</i>	A range of 1, 2 and 3 bedroom apartments is proposed of various sizes, layouts, outlooks and private open space, to provide choice and to accommodate people's needs at various stages in the lifecycle.
<i>To enable other land uses that provides facilities or services to meet the day to day needs of residents.</i>	The total development, in addition to providing 800 dwellings will provide 3 swimming pools, gymnasium, tennis court, cafe and active recreational spaces. Stage 3 per se will provide a swimming pool, an active recreation space, 'park' and access to natural bush land, which connects through to a larger network of passive open space beyond the site.
PUBLIC RECREATION ZONE RE1	COMMENT
<i>To enable land to be used for public open space or recreational purposes.</i>	The areas of recreational use identified in the zoning map have been largely retained. In particular within Stage 3 the large natural bush area to the west of the site has been fully retained and undisturbed. Further, there are a number of areas within the broader site which are identified as 'publically accessible'. The site provides 31,018m ² of 'publically accessible' open space. Refer to Annexure 2 for a copy of the Open Space Plan which clearly identifies these spaces. A major portion of which falls within Stage 3.
<i>To provide a range of recreational settings and activities and compatible land uses.</i>	The site has a large natural bushland area as mentioned above, to the west of the site. In addition swimming pools, a gymnasium, tennis court, cafe and active recreational spaces are provided. Stage 3 per se will provide a swimming pool, an active recreation space, a 'park' and access to natural bush. Care has been taken to ensure that all these amenities are accessible by foot or bicycle within the site to encourage an active lifestyle for future residents.
<i>To protect and enhance the natural environment for recreational purposes.</i>	The natural environment, specifically the bushland to the west of the site has been protected and no building work has intruded into this space. A range of access paths within the site and Stage 3 have been designed so that this area may be easily accessed by residents on foot or by bicycle so that they can enjoy this space, which also links into a broader network of local bush walks.

It is clear from the above that the proposal is able to meet the objectives of the zone.

5.1.7 Parramatta Development Control Plan, (PDCP) 2011

The PDCP, 2011 refers to controls pertaining to ventilation, solar access, building separation, which is cross referenced in SEPP 65. All of these DCP controls are addressed via a comprehensive assessment of the SEPP 65 Guidelines against this project in *Annexure 7*.

Adaptable Units

10% of units are to be 'adaptable' in accordance with the Parramatta Development Control Plan, 2005. The Stage 3 proposes 10% of units to be adaptable and therefore complies with the DCP. A total of 324 dwellings are proposed for Stage 3, therefore 32 of which are to be "Adaptable Units". Refer to Cover Sheet of Architectural Plans in *Annexure 4* for details.

Access and Parking

The number of residential car spaces provided for Stage 3 is summarised in the following table and a full assessment is contained in the Traffic and Parking Report in *Annexure 10*.

	BUILDING 11	BUILDING 12	BUILDING 13/14	BUILDING 15/16	BUILDING 17
1 Bed	5	6	0	6	7
1 Bed + Study	2	0	0	0	0
2 Bed	40	84	62	85	37
2 Bed Adaptable	6	9	7	6	4
2 Bed + Study	0	0	6	1	0
3 Bed	3	2	12	5	0
Car Wash	1	1	1	1	1
Visitors	10	10	10	10	7
Total	67	112	98	114	56

Car parking for buildings 11, 12, 13/14, 15/16 are to be accommodated in one basement car park providing a total of 391 car parking spaces. Building 17 will have its own basement car park and will accommodate a total of 56 car parking spaces. Overall the total number of car parking spaces provided is 447.

5.1.8 The Infrastructure State Environmental Policy (Infrastructure), 2007

The aim of the Infrastructure SEPP is to facilitate the effective delivery of infrastructure across the State. The proposed development is considered a traffic generating development by virtue of Schedule 3 of the SEPP, which requires referral to the Roads Maritime Services (RMS) for residential flat buildings that meet specified criteria. This Major Project Application will be referred to the RMS as part of the referral process.

5.1.9 The Metropolitan Plan for Sydney, 2036

At the time of preparing this report, the Metropolitan Plan for Sydney 2036 applies.

The Metropolitan Plan for Sydney 2036 anticipates that Sydney will grow by 1.7 million to almost 6 million people by 2036. As a result, Sydney will need 770,000 additional homes by 2036 — a 46 per cent increase on the current 1.68 million homes (December 2010).

The table below provides an assessment of the proposed development against the main relevant objectives and actions contained within the Strategy.

OBJECTIVE / ACTION	COMMENT
<i>C2.1: Focus Residential Development Around Centres, Town centres, Villages and Neighbourhood centres.</i>	The subject site is located approximately 1.5 – 2km to the centres of Eastwood, Epping and Carlingford which satisfies this objective.
<i>C2.3: Provide a Mix of Housing.</i>	A mix of apartments provides one, two and three bedroom units which will appeal to the full range of socio-economic groups in the area.
<i>C4.1: Improve the Affordability of Housing.</i>	One of the most effective ways of making housing more affordable is by increasing supply. This is particularly relevant in recent times. The remaining 324 units will increase the supply to improve housing affordability.
<i>C5.1: Improve the design quality of new development.</i>	The built form will achieve a high level of design quality to the development. The apartments have been designed in accordance with the Concept Plan controls and SEPP 65 to achieve the desired height, floor space and landscape setting. The layout of the apartments enhances the residential amenity with appropriately sized internal living areas, which flow onto generous usable balconies and courtyards. Accordingly, the proposal is considered to be complementary to this objective of the Strategy.

5.1.10 West Central Sub Regional Strategy

Sub regional planning is an important aspect of the planning and implementation of the 2036 *Metropolitan Strategy, City of Cities: A Plan for Sydney's Future*. The sub regional strategies act as a broad framework for the long term development of the area, guiding government investment and linking local and state planning issues.

The subject site falls within the portion of Sydney identified in the plan as the 'West Central' sub region. The key Actions of the strategy include:

- *"C1 Ensure Adequate supply of land and sites for residential development;*
- *C2 Plan for a housing mix near jobs, transport and services;*
- *C3 Renew Local Centres;*

- *C4 Improve housing affordability."*

The Metropolitan Strategy established a target of 95,500 additional homes within the West Central Sub-region to accommodate the needs of the existing and future population. (Reference page 82 of the Metropolitan Strategy, 2036).

The proposed Stage 3 development will contribute to the Metropolitan Strategy and actions C2 and C4 above, via the delivery of an additional 324 dwellings in the West Central sub region.

5.1.11 Non compliances with relevant environmental planning instruments etc

Any non-compliance with relevant environmental planning instruments, plans and guidelines have been noted throughout the Environmental Assessment Report and provided with justification.

5.2 CONCEPT PLAN

On the 22 August 2006, the Minister approved a Concept Plan (MP 05_0086) for residential development, landscaped open space, and associated facilities (consistent with the provision of the SEPP listing). On the 21 February 2011, a modification for 800 dwellings was approved.

5.2.1 Concept Plan Modification

The proposed modification to the approved Concept Plan proposes the following elements:

- Delete the internal road in Stage 3 to create more open space.
- Provide one combined underground parking for Buildings 11, 12, 13/14 and 15/16 which takes direct access off Road 1.
- Amend the building footprint of Building 17 to allow for underground services.
- Reduce building heights above finished ground level by stepping the basement podium down the site.

The proposed modification to the Concept Plan and Major Project Application are considered against the relevant conditions of the approved concept plan in the table below:

CONCEPT APPROVAL (MP05_0086)	COMPLIANCE
(1) <i>"Up to 800 dwellings."</i>	Stage 3 proposes an additional 324 apartments. Therefore the total number of apartments proposed for the site is 800 units, which is consistent with the Concept Plan. A Schedule of the total unit numbers is contained in the Cover Sheet of the Architectural Plans in Annexure 4 .

CONCEPT APPROVAL (MP05_0086)	COMPLIANCE
(2) "Up to 80,000m ² maximum gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site."	Stage 3 has a total gross floor area 34,208m ² . The total GFA for the entire site is 79,970 which is consistent with the original Concept Plan. A Schedule of the gross floor area contained in the Cover Sheet of the Architectural Plans in Annexure 4 .
(5) "A maximum height of 6 storeys and height distribution in accordance with figure 8.9 of the preferred project report dated May 2006, as amended by the "Preferred Project Report" dated December 2010, prepared by Architectus (note 7 storey buildings are not permitted on this site)."	Building heights do not exceed 6 storeys (Refer to the plans in Annexure 4).
(6) "The development must provide a minimum of 5% one bedroom dwellings."	9 % of one bedroom dwellings is proposed and therefore complies. Refer to the schedule in Annexure 4 .
(7) "The development must not exceed 15% provision of 3 bedroom + study dwellings."	2% of 3 bedroom units are proposed and therefore complies. Refer to Annexure 4 .
(8) "Landscaped public open space (no less than 3.1 hectares) and private open space."	Landscaped open space comprises 41,275 ha, The common open space comprises 10,257m ² and the "publically accessibly open space" comprises 31,018m ² . Refer to amended concept plan in Annexure 2 and Landscape Plan in Annexure 6 .
(9) "Associated services and infrastructure."	Most services and infrastructure have already been provided on site in accordance with the approved Early Works Application.
(10) "Land use distribution, building heights, densities, dwelling mixes and types."	Land use distribution, building heights, density, mix, and types are in accordance with the Approved Concept Plan.
(11) "Strata and Torrens tile subdivision."	Stage 3 is suitable for future strata/community titles of individual units.
(12) "Inclusion of a 120m ² neighbourhood shop."	The neighbourhood shop was included in Stage 2 and has been approved.

5.2.2 Concept Plan Approval (MP05_0086) – Condition B12

Condition B12 of the Concept Plan Approval (MP05_0086), states the following:

"The proponent will implement all the recommendations set out within "The Parklands, 61 Mobbs Lane Epping – Preferred Project Report – Appendices" produced by Architectus (May 2006) in any future applications for development on the subject site to the satisfaction of the Department, in consultation with Council, and any other agencies where appropriate. Each Report may require updating as determined by the Department or Council."

In response to the above condition, each of the Appendices contained in the May 2006 Preferred Project Report have been updated and are summarised below.

Appendix A – Precedent Study

The Precedent Study – provides comparative study of the development on the entire site and compares this to similar residential projects in the Sydney metropolitan area. The Stage 3 project application is in accordance with the approved Concept Plan, as modified on the 21 February 2011. The infill examples as of 2006 are still relevant today and no change to this report is required.

Appendix B – Traffic and Transport

A Traffic and Transport report was prepared by Mason Wilson Twiney in November 2005 and updated by letter dated the 9 May 2006 for the original approval of 650 dwellings. Mason Wilson Twiney updated the report as part of the modifications to the Concept Plan approved on the 21 February 2011 that permits 800 units. A separate Traffic Report for the Buildings in this Project Application is contained in **Annexure 10**.

Appendix C – Landscaping Technical Report

Landscape details to the areas immediately surrounding each proposed building in this Project Application are consistent with the concept plan as modified. Refer to **Annexures 2 and 6**.

Appendix D – Water Management and Servicing Report

The stormwater management is in accordance with the Early Works Project Approval (MP08-0258), and incorporates kerb and guttering on the internal roads, and a bio retention pond, which can be used for recreation/open space. Refer to **Annexure 16**.

Appendix E – Ecology

A Flora Assessment and Tree Survey prepared by Anne Clements and Associates addressed the environmental setting of the site (including the climate, geology, soil landscape etc) of the site. The report identifies flora, fauna and conservation of various species. The recommendations of this report have been carried out throughout the earlier stages of developing the land and will continue for Stage 3. Therefore, no further change is required.

Appendix F – Retail

The Assessment of Neighbourhood Centre Framework prepared by Patrick Partners, November 2005 provided an overview of the retail facilities within the suburb of Epping and those located within close proximity to Mobbs Lane and Midson Road. The report concludes that there to be a range of shopping facilities to support the development at 61 Mobbs Lane, Epping Park. No retail is proposed with Stage 3, and therefore the report does not require any amendment.

Appendix G – Views

Annexure G contains photographs of the existing site, (pre construction) with the indicative built form overlaid. Within each Project Approval and the current Project Application, perspectives of each building and surrounds have been provided as an update. Refer to **Annexure 5** for the photomontages. No further changes are required.

Appendix H – Heritage and Aboriginal Archaeology

A detailed Heritage Assessment of the site was undertaken by Graham Brooks and Associates in December 2005. The report concludes that the proposed development is consistent with the historical development of the site and would be compatible with the surrounding areas. Refer to a copy of the report as contained in **Annexure 25**. No further change is required.

A preliminary Aboriginal Heritage Assessment was undertaken by Archaeological and Heritage Management Solutions (AHMS) Pty Ltd on the 9 December 2008. Further research was undertaken on the site and documented in a report entitled, "Aboriginal Heritage Impact Assessment of the former Channel, 7 Site, Mobbs Lane, Epping for Sydney Broadcast Property Pty Ltd, dated April 2012. An addendum to the report was undertaken in November 2010 entitled, "Sub-Surface Testing at the former Channel 7 Site, Mobbs Lane, Epping".

The report concludes that *"given that there is a very low density of Aboriginal Objects in partially disturbed contexts in the study area, no further aboriginal heritage works are required"*. (page 30).

Refer to a copy of the reports as contained in **Annexure 25**. No further change is required.

Appendix I – Overshadowing

Shadow diagrams have been updated for Stage 3 and are contained in **Annexure 4**.

Appendix J – Contamination

A Limited Phase 1 Environmental Site Assessment Report prepared by Golder Associates, June 2003 is enclosed in Appendix J. The report presented findings applicable to the closing of the site and the long term management of the site. The report is still applicable to the site. No further changes are required.

Subsequent to the above, CETEC were engaged in conducted a Phase III: Risk Assessment pertaining to Soil and Groundwater, November 2008. The report concludes that the majority of contaminants were below detection limits.

CETEC were further engaged to undertake a soil assessment of the entire site. Findings of their investigations have been presented in a report/letter dated the 12 July 2011. The investigation covered 6 key areas of the site and the report concluded that the site is suitable for proposed residential, child care, retail and open space uses. A copy of the report is enclosed in **Annexure 17**.

Appendix K - Council Residential Development Strategy Review Brochure

This brochure relates to the future Housing Options for Parramatta and was on public exhibition from the 24 October – 19 December 2005. The information therein was used to inform residents of the Parramatta LEP and DCP, both of which have now been adopted.

Appendix L – Economics

An Economic Multipliers and Employment Generation Report prepared by HillPDA, was prepared on the 14 November 2005. The conclusions of the report are still relevant, but have no bearing on the built form of the current Project Applications and other Project Approvals.

Appendix M – Consultations

This schedule identified the various independent stakeholders who were consulted during the original consultation process. In addition consultation was undertaken during the preparation of the “Early Works Package” (MP 08_0258) by Elton Consulting on behalf of the applicant. Since this time, the Department of Planning has since referred individual Project Applications to the relevant State Government agencies, Parramatta City Council. Applications are also placed on the Internet and in relevant newspapers for public comment.

5.3 BUILT FORM AND HEIGHT

The proposed development has been designed in accordance with the Concept Plan, (MP 05_0086), and as modified on the 21 February 2011, in terms of the built form and height of the proposed residential flat buildings.

The built form remains broadly the same as originally approved. Buildings 13/14, 15/16 and 17 has been shifted northwards to allow for greater useable open space to the south, which also creates a greater setback from Mobbs Road, thereby increasing visual and acoustic privacy. The increased setback also allows for the orderly provision of utilities and services which run adjacent to the buildings.

The heights of the building designs are consistent with the original approval. The only change is to Building 15/16, which has become lower on the ‘wings’. These elements of the building are proposed to be 2 storeys in height, whereas they are currently approved for 3/ 4 storeys in height. Therefore the overall impact is reduced, creating greater openness in the built form.

Refer to Comparison of Concept Plan in **Annexure 2** which shows an overlay of the existing and proposed Concept Plan building footprints.

5.4 URBAN DESIGN

The urban design features of the site were established with the original Concept Approval. Amendments proposed to the concept plan building footprints and removal of the internal road between Buildings 11 to 16 will vastly improve “openness” of landscaped areas, increases pedestrian links and the overall

character of the finished living environment. The additional open space added to the site is 18.5 square metres.

5.4.1 Facade

Each building has been designed to provide a well articulated façade with projecting balconies and regular placement of windows. The buildings have been designed to reflect a contemporary urbane aesthetic, with the use of clean lines and distinctive roof lines.

5.4.2 Massing

Proposed building massing is of an appropriate scale consistent with that envisaged by the original Concept Plan Approval.

5.4.3 Setbacks

Setbacks of buildings of the proposed amended Concept Plan and Major Project Application are consistent with the SEPP 65 Residential Flat Design Code. Refer to **Annexure 7**.

5.4.4 Building Articulation

The buildings will contain a mix of materials and finishes to express articulation and interest on the facades. The use of painted masonry and separate material elements will express verticality and the balconies and fencing will provide horizontal emphasis.

Refer to **Annexure 4** for a review of the Architectural Plans and a copy of the Materials and Finishes proposed. **Annexure 5** provides photomontages which include details showing the building articulation.

5.4.5 Use of Appropriate Colours

Building colours have been selected by responding to the natural hues and tones within the locality. Highlight colours are used to distinguish the building's features and provide an identity. The proposed development has been designed to incorporate and display a contemporary and modern palette of colours and materials. The proposed paint colours include the following:

- Boycott (Dulux p15.a7);
- Linseed (Dulux p15.b3);
- Balsa Stone (Dulux 15.d3);
- Bare (Dulux p16.a5); and
- Precious Champagne Kinetic Satin (971_3639k).

The buildings will contain a careful balance of materials incorporating masonry, glass, metal and cladding. Refer to **Annexure 5** for a copy of the proposed Materials and Finishes palette.

5.4.6 Landscaping

Each building is placed within a landscaped setting. Care has been taken to ensure that the appropriate trees, shrubs and paving have been provided which complement the proposed buildings and the broader site. Refer to **Annexure 6** for the Landscape Plan for Stage 3 buildings.

5.4.7 Safety by Design

The Department of Planning has produced guidelines entitled *Crime Prevention and the Assessment of Development Applications*. These guidelines are designed to help in identifying crime risk and minimising opportunities for crime. The location of the buildings has considered the level of surveillance, access, space management and a sense of territorial management.

The sitting and design of the proposed building ensures that no hiding places will result on the site. The apartments have good casual surveillance of the street and all surrounding communal areas on the site. A report is enclosed in **Annexure 19**.

5.4.8 Public Domain

Stage 3 does not principally change the public domain areas of the entire site. The removal of the internal road between Buildings 11, 12, 13/14 and 15/16 has created the opportunity to maximise pedestrian access in a landscaped setting that links into the publicly accessible areas of the site. This is evident on the landscape plans in **Annexure 6**.

5.5 ENVIRONMENTAL AND RESIDENTIAL AMENITY

The proposed development has been designed to provide for a high level of amenity for the future residents. The apartments have been designed to provide generous internal residential space and access to balconies or courtyards to provide private recreational space. There is a range of apartment styles provided, specifically 1, 2 and 3 bedroom apartments of various sizes and aspects to provide a variety of experiences to apartment living. (Refer to the Cover Page contained in **Annexure 4** which list the variety of dwelling types.)

5.5.1 Solar Access

The buildings have been designed to maximise solar access to each apartments and to minimise overshadowing of buildings within the site and on adjoining sites. Shadow diagrams are enclosed with the Architectural Plans in **Annexure 4**. A comprehensive report has been undertaken by SLR Solar Access Consultants, who specifically analysed the buildings in terms of compliance with SEPP 65, as follows:

Living rooms and private open spaces for at least 70 % in a development should receive a minimum of three hours of direct sunlight between 9.00 am and 3.00 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.

Internal building layouts have been built in accordance with the Concept Plan and in accordance with the SEPP 65 guidelines. Overall, Stage 3 has been able to achieve 72.2% and exceeds the guideline. Refer to **Annexure 8** for a copy of the report which provides a detailed analysis of each building.

5.5.2 Acoustic Privacy

All apartments will be built in accordance with the acoustic requirements of the Building Code of Australia. The location of Buildings 11, 12 13/14, 15/16 and 17 are not located near a railway line or other noise generating land uses. Proposed acoustical treatments are contained in the report at **Annexure 12**.

5.5.3 Visual Privacy

Visual privacy between units is ensured via the location of screens placed strategically on balconies where required. Building setbacks comply with the Concept Plan and respect visual privacy. In most situations, walls with no windows of an adjoining building face a balcony of another building to maximise privacy. Refer to **Annexure 5** for the Photomontages which illustrate this point and the Building Separation Plan in **Annexure 7**.

5.5.4 View Loss

Location of buildings and associated views have been provided in accordance with the approved Concept Plan as modified, (MP 05_0086), refer to **Annexure 2**, Concept Plan.

5.5.5 Building Separation

Building separation has been provided in accordance with the approved Concept Plan as modified, (MP 05_0086), refer to **Annexure 2**, and SEPP 65 Guidelines. Refer to **Annexure 7** for building separation diagrams.

5.5.6 Adaptable Housing / Accessibility

10% of apartments are adaptable in accordance with the Metropolitan Strategy numerical requirements. The design features of an adaptable apartment include level living areas throughout, wider doorways and hallways, larger bathrooms designed to maximise circulation area and safety, increased laundry circulation space, kitchen designs to maximise circulation area with power outlets within easy reach and wider car parking bays to allow for ease of access.

5.6 TRANSPORT AND ACCESSIBILITY (OPERATIONAL AND CONSTRUCTION)

5.6.1 Operational

A traffic and parking study has been prepared by GTA traffic consultants and is enclosed in **Annexure 10**. The car parking rates have been provided as per the Stage 2 approval. Consideration has been given to matters relating to transport and accessibility generation, access, loading area, car parking arrangements, pedestrian and bicycle linkages.

The Traffic report concludes that the transport services available at Epping will be able to accommodate the proposed trips as the traffic generation will not be significantly greater than that envisaged under the originally approved Concept Plan. Further than the difference between the two is as a result of the Car Parking rates established via the Stage 2 approval.

Residents will have good access to a high frequency bus and rail services. There is appropriate resident and visitor car parking provided on site, and pedestrians and cyclists will be suitably encouraged and facilitated.

5.6.2 Construction

Details of service vehicle movements during construction (including vehicle type, and likely arrival and departure times) are addressed in the Environmental and Construction **Annexure 21**. Further details pertaining to the acoustic and vibration impacts during construction are addressed in the Acoustic Report prepared by Acoustic Logic and contained in **Annexure 12**.

5.7 SEPP 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

The design principles of SEPP 65 and the guidelines of the Residential Flat Design Code have been fully assessed and can be found in the tables contained in **Annexure 7**.

5.8 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposed development has been designed to contain various passive and active environmentally sustainable development initiatives to meet the requirements of BASIX.

5.8.1 Design / Construction / Operation

A detailed report has been prepared by Cundall Pty Ltd, which assesses the development in accordance with building form, energy consumption and renewable energy, indoor environmental quality, environmental site management, sustainable building materials, groundwater and storm water management, water consumption, air and noise pollution and waste management. Refer to **Annexure 13** for the full report.

5.8.2 Rating System

There is no rating tool that assesses ESD requirements for residential apartments other than BASIX.

5.8.3 Basix

The buildings have been designed to ensure that all apartments achieve maximum energy efficiency. BASIX analyses the buildings in terms of water, thermal comfort and energy usage. The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as taps, showerheads, toilets, dishwasher, clothes washing machine and dryers.

Thermal comfort targets are established by heating and cooling rates. The buildings thermal physics is measured using BERS thermal performance assessment tools. This identifies the expected level of energy consumption needed to heat and cool each dwelling per annum expressed in MJ (mega joules) per square metre of floor area. Each unit has individual heating and cooling rates and a weighted average heating and cooling load for the whole development.

The energy usage of the development is calculated based on the efficiency of fixed appliances that will be used. This includes the air conditioning system, hot water system, lighting, exhaust fans and the cook top, oven, and clothes drying facilities. Overall the Stage 3 development complies with the requirements of BASIX. Refer to **Annexure 9** for copies of the Certificates.

5.9 CONTRIBUTIONS

A Voluntary Planning Agreement has been approved by Parramatta Council for the entire Mobbs Lane site. The current Stage 3 application does not generate additional Section 94 Contributions. Refer to **Annexure 26** for a copy of the final Voluntary Planning Agreement.

5.10 STAGING

The site has been developed in a number of construction stages from east to west. The sequence of constructing buildings within each stage may vary due to market and site constraints. The stages of the development that have currently been undertaken are as follows:

STAGE	ACTIVITY	STATUS
Demolition	Demolition of existing buildings and sub structures on the site.	Completed in October 2010
Early Works Package	Construction of final landform across the site. Internal and external roads. Reticulation of services across the site. Landscaping of communal open space. Child Care facility.	Works currently under way and varies across the site.
Stage 1 Residential (Building 4 and 5)	134 apartments constructed.	Completed.

STAGE	ACTIVITY	STATUS
Stage 1 Residential (Building 1, 2 and 3)	28 Townhouses.	Under construction.
Stage 1 Residential (Building 7 and 8)	127 apartments.	Under construction.
Stage 2 (Buildings 6, 9 and 10)	187 apartments.	Under construction.
Stage 3	324 apartments.	Approval required.

Figure 6 below shows an aerial perspective of construction currently taking place on the site.



Figure 6: Subject site, currently under construction

5.11 HERITAGE AND ARCHAEOLOGICAL MANAGEMENT

Detailed reports of the European Heritage and Aboriginal Archaeology of the site have been assessed at the original Concept Approval Stage (MP 05_0086), dated the 22 August 2006. These reports state that there are no aboriginal sites identified within the development site. A copy of the report is enclosed in **Annexure 25**.

Similarly, detailed Heritage studies concluded that the proposed development was consistent with the historical development of the site and would be compatible with the surrounding areas. Refer to copies of the reports contained in **Annexure 25**.

5.12 CONTAMINATION ISSUES

SEPP 55 was addressed in detail with the approval of the Early Works Project Approval (MP08_0258). **Annexure 17** contains the report relating to relevant details.

The Soil and Groundwater Phase III and Risk Assessment report prepared by CETEC, November 2008, Project No. CN081101 was approved as part of the Early

Works Package and concluded that the land would be suitable for residential development. This report is enclosed in **Annexure 17**.

In addition CETEC undertook further investigation of the site and have prepared a final report dated 12 July 2011. A full copy of the report is enclosed in **Annexure 17** and provides additional information on areas investigated and findings. This later report concluded that the site remains suitable for residential development.

5.13 LANDSCAPING AND PUBLIC DOMAIN

A key component of Stage 3 is the deletion of the internal road to make way for a significant contribution towards landscaping between buildings and user-friendly landscaped areas that will enhance the amenity of residents and visitors. This can be seen in **Annexure 6** of this report.

The landscaped area around Buildings 11, 12, 13/14, 15/16 and 17 provides for tree planting, paved areas, ground floor lawns and the planting of shrubs. Care has been taken to landscape the area between buildings, and to provide for street trees in the front of the buildings. The landscaping will contribute positively to the residential ambience of the entire development. The landscaped spaces will enhance the amenity of the apartments and provide valuable recreation places for future residents.

5.14 DRAINAGE AND GROUNDWATER

5.14.1 Drainage

A Stormwater Management Strategy, Servicing Strategy and Civil Works Report, prepared by Worley Parsons, dated 26 April 2009 was approved by the Department of Planning, for the Early Works Stage of the project (14 2010). To date, works on site have been undertaken in accordance with this approval.

The Early Works Package included the construction and approval of the following:

- All internal roads;
- All stormwater management infrastructure;
- All servicing infrastructure;
- All resident facilities;
- The Child Care Centre;
- Road re-alignment works in Mobbs Lane;
- Flood Management;
- The servicing strategy;
- Internal civil works; and
- External civil works.

A modification to the overall Stormwater Drainage Plan, MP08_0258 MOD 1 to the stormwater system, by introducing kerbs and guttering and a dry water

quality/detention basin was approved on the 22 November 2010. A copy of the kerb and guttering plan is enclosed in **Annexure 16**.

Stormwater Plans prepared by Meriton are enclosed in **Annexure 16**. The plans identify that water is collected from gutters and downpipes and stored in the tanks. The water is then recycled and used for gardening and car washing. In addition a report prepared by Martens entitled, "Concept Stormwater Quality Assessment" July 2010 is enclosed, as it provides information on the geology of the site and the catchments. Note that since that report was prepared the building footprints have been re-designed. The base information however remains relevant.

5.14.2 Groundwater

An assessment of groundwater is contained in **Annexure 15** and forms part of the Early Works Approval. Construction is ongoing and has been in accordance with the approved Geo-technical Reports.

5.15 STATEMENT OF COMMITMENTS

A draft Statement of Commitments is enclosed in **Annexure 24**.

5.16 ENVIRONMENTAL AND CONSTRUCTION MANAGEMENT PLAN

An Environmental and Construction Management Overview was approved as part of the Early Works Major Project Application. An Environmental and Construction Management Plan for Stage 3 has been prepared and is enclosed in **Annexure 21**.

5.17 UTILITIES

All relevant utility services are currently or being provided on site in accordance with relevant approvals for all stages. Refer to **Annexure 18** for details of proposed location of sewer, water, electrical, communication and gas infrastructure for the whole site.

5.18 CONSULTATION

A thorough consultation process was undertaken by the Applicant prior to lodging the Environmental Assessment report and plans for the original concept plan. Consultation included public meetings, postal notification and a website to submit comments.

The Stage 3 application will now go through the process of being referred to Parramatta City Council, a notification being placed in local newspapers, a listing on the Department of Planning and Infrastructure's Development Register website, and sent to relevant State Government agencies for comment.

6 CONCLUSION

At the time of preparing this Environmental Assessment Report the Channel 7 Site, at 61 Mobbs Lane Epping was identified as a State Significant development in accordance with the *State Environmental Planning Policy (Major Projects) 2005* Schedule 3.

The Environmental and Assessment Report has adequately addressed the matters outlined in the Director General Requirements received on the 21 April 2011.

This Environmental Assessment Report has demonstrated that the development is an appropriate residential development in terms of the height, bulk and scale of the proposal, and is consistent with the Concept Plan, (MP.No.05_0086) approved on the 22 August 2006, and as modified on the 21 February 2011, and the Early Works Package, (MP. No. 08_0258) approved 14 July 2010.

The key aspect of the final stage is the deletion of the internal road, the provision of 324 new apartments, 447 car parking spaces (including car wash bays), a swimming pool and community open space in a landscaped setting. This will provide a significant boost to the amenity for residents and visitors.

The apartments have been designed with a high level of residential amenity through their spacious design, orientation, and natural ventilation to contribute to providing a mix of housing choices within the broader Epping Park precinct.

Occupants of the development will enjoy immediate access to architecturally designed quality residential apartments with local community services, good public transport, and recreational and retail services within the broader Epping area. This stage supports and reinforces the design intentions of the development to create a lively, sustainable, and pleasant place to live.