

Approved Concept Plan MP 05_0086**A1. Development Description**

- (1) Up to ~~650~~ **800** dwellings;
- (2) Up to 80,000m² maximum gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site ~~and including any terraces and balconies to be calculated as part of floor area or gross floor area~~ **with gross floor area as defined in the Standard Instrument definition**);
- ~~(3) Up to 96,000m² total envelope area (including any terraces and balconies to be calculated as part of floor area or and all building inefficiencies comprising, but not limited to, building entrances, foyers, lobbies, stair and lift voids, underground services and car parking, plant and machinery, and communal recreation areas);~~
- (4) ~~No more than 73 dwellings per hectare on land;~~

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- (12) The development of a neighbourhood shop to be co-located with the child care centre with a maximum GFA of 150m².**

B5. Planning Agreements *for development up to 650 dwellings*

~~A planning agreement and/or development contributions framework shall be prepared. and executed within three months of the determination date in Part A of Schedule 1 of Concept Plan No. 05_0086, or as otherwise determined by the Director General.~~

The planning agreement and/or development contributions framework shall nominate the proponent, Council and other agencies (as relevant) as the affected parties and will be agreed to by the Department, in consultation with Council and other agencies where appropriate.

The planning agreement and/or development contributions framework shall address (but not be limited to) the provision and procurement of:

- (1) Community facilities – ~~including demand for, size, and location of a~~ **the** child care centre.
- (2) Public open space – including design, tenure, and management.
- (3) Traffic calming measures – including design, tenure, and management.
- (4) Utilities infrastructure – including demand, capacity, and location of an electricity zone substation.

B6. Development Contributions *for development from 651 to 800 dwellings*

In accordance with Parramatta City Council's Section 94A Development Contributions Plan, a levy is to be paid to Council towards meeting the cost of provision or augmentation of new public facilities.

~~B6. Child Care Centre~~

~~The final location of the proposed child care centre referred to in "The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report", and modification B5 above, is to be determined through the Planning Agreement that will be entered into between the proponent, the Council, and any other agencies as appropriate.~~

~~The final location of the child care centre, **whether on or off site**, shall be subject to the approval of the Director General prior to the execution of the Planning Agreement.~~