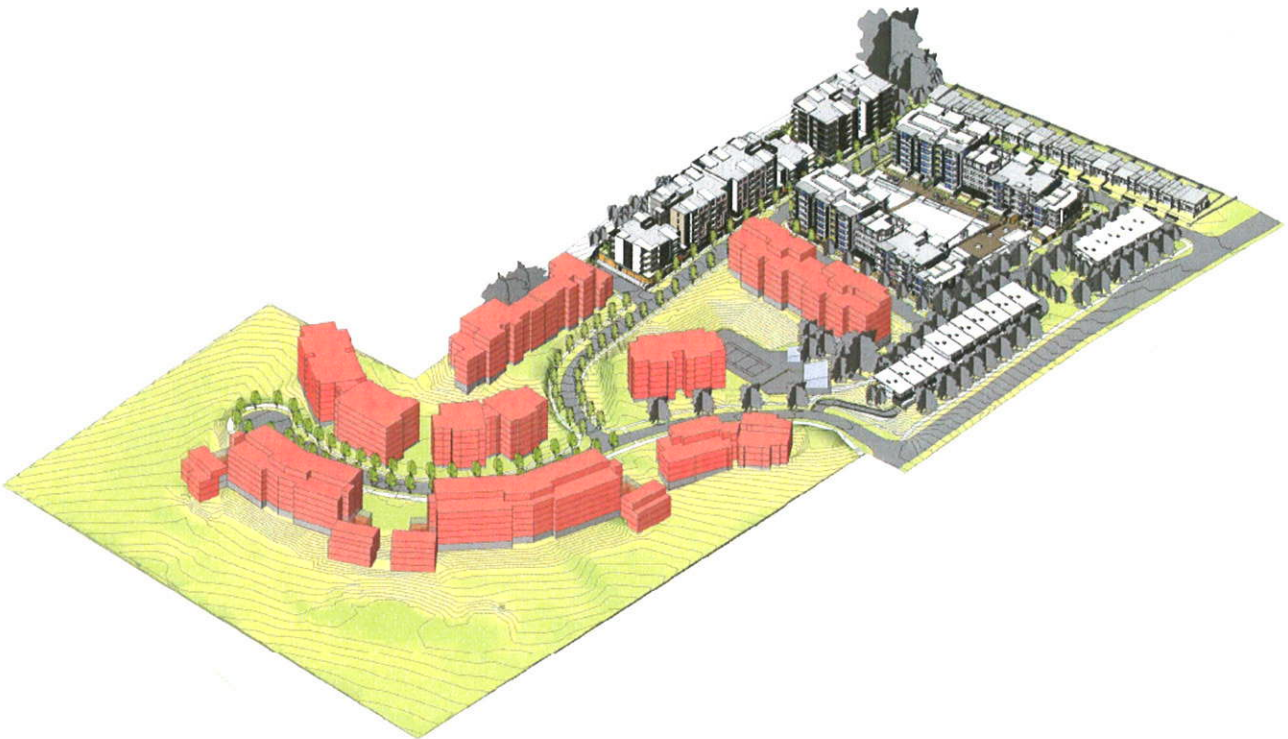


MODIFICATION REQUEST:

Channel 7 Concept Plan (MP 05_0086)

MOD 2 – Modification to Concept Plan and State Significant site listing

61 Mobbs Lane, Epping (Former Channel 7 site)



Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

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EXECUTIVE SUMMARY

The purpose of this report is to determine a request by Meriton Apartments Pty Ltd to modify the approved Concept Plan and State Significant Site listing under *State Environmental Planning Policy (Major Development) 2005* for a residential and open space development at the former Channel 7 site, 61 Mobbs Lane, Epping. The site is located within the Parramatta Local Government Area, located approximately 24 km north-west of the Sydney CBD.

On 22 August 2006, the former Minister of Planning approved a Concept Plan (MP 05_0086) for the redevelopment of the site that included a maximum of 650 dwellings; a maximum gross floor area of 80,000m²; maximum floor space ratio of 0.89:1; no more than 73 dwellings / ha; maximum height of 6 storeys; 3.1ha of public open space; and a child care centre.

In summary, the proposed modification seeks to modify the approved Concept Plan including:

- Increase the number of dwellings from 650 to 800 and amend the dwelling mix;
- Delete the condition referring to total envelope area and 73 dwellings per hectare;
- Include a neighbourhood shop adjoining the child care centre;
- Amend the 5-6 storey apartment height adjacent to the publicly accessible space on the western side of the site to 6 storeys; and
- Increase the total common open space on site by 1,600m².

The Capital Investment Value of the additional works is \$45 million (approved CIV of \$160 million), which is expected to generate an additional 200 full time equivalent construction and 20 full time equivalent operational jobs.

The modification was placed on public exhibition for a period of 30 days between 1 September 2010 and 1 October 2010. A total of 172 submissions were received, including 8 submissions from public authorities and 164 submissions from the general public. Key issues raised during the exhibition included traffic and car parking; height; and density.

On 8 December 2010, the Proponent submitted a Preferred Project Report, which makes the following key amendments to the project that was exhibited:

- Modification of dwelling mix to increase the number of 3 bed dwellings (from 24 to 107); decrease the number of 2 bed dwellings (from 705 to 627) and provide 12 x 4 bed dwellings.
- Relocation of the proposed neighbourhood shop to adjacent the communal facilities within the RE1 General Residential Zone and a decrease in floor area from 150m² to 120m².
- Additional common open space of 4,265m² (instead of 1,600m²) to be provided on the western side of the site through a reduction of the building footprints.
- Section 94 contributions for the additional 150 dwellings to be provided in accordance with the contributions framework (Planning Agreement) provided for the approved 650 dwellings.
- Modification to the timing of the installation of the Mobbs Lane / Marsden Road intersection. Intersection is now proposed to be provided prior to occupation of the 150th dwelling.

Despite the increase in density, it is considered that the proposal is acceptable given the additional dwellings can be generally accommodated within the approved building envelopes; traffic impacts are acceptable and there will be no additional amenity impacts to surrounding dwellings.

On balance, the modification is considered appropriate and provides the following public benefits:

- The proposal provides additional housing within the Parramatta LGA which is expected to house 21,000 additional dwellings under the Draft West Central Sub-regional Strategy.
- Increasing the common open space by 4,265m² (from 8,700m² to 12,965m²); maintaining the publicly accessible open space of 31,394m², this equates to 49% of the site.
- Provide additional Section 94 contributions through a Planning Agreement to be resolved between Council and the Proponent.

The Department therefore considers the project will provide benefits to the region and it is recommended that the modifications be approved, subject to conditions.

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1. BACKGROUND

1.1 The Site

The former Channel 7 site, known as 61 Mobbs Lane, Epping, is located on the northern side of Mobbs Lane, approximately 24 km northwest of the Sydney CBD. The site is located within the Parramatta Local Government Area and previously contained buildings utilised by Channel 7 as studios and associated facilities.

The site comprises an area of 8.9ha, with a frontage of approximately 500 metres to Mobbs Lane and vehicular access is from the north-eastern corner of Mobbs Lane.

The site is surrounded by predominantly low density detached residential dwellings. Sydney Institute of TAFE is located to the north, and the former Eastwood Brickpit (currently being redeveloped for residential development) is located to the south. Mobbs Lane Reserve, a publically accessible recreation facility is located to the west.

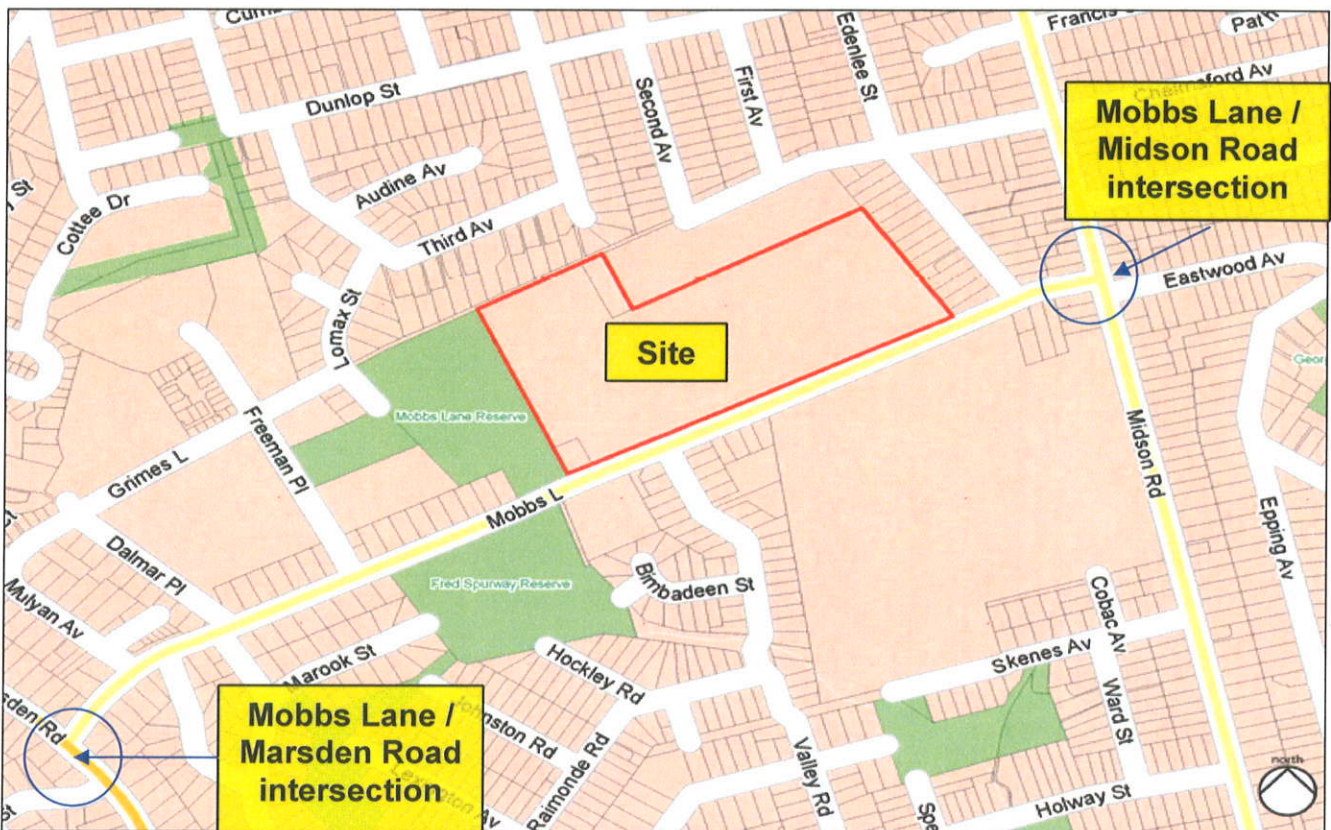


Figure 1: Former channel 7 Site

1.2 Background

On 16 August 2006, the site was listed as a State Significant Site (“SSS”) in Schedule 3 of *State Environmental Planning Policy (Major Projects) 2005* (now known as the Major Development SEPP). The listing included specific planning controls for the site including definitions, dwelling numbers, gross floor areas and maps relating to height and zoning.

On 22 August 2006, the former Minister of Planning approved a Concept Plan (MP 05_0086) for the redevelopment of the site for residential and open space, which provided for a maximum of 650 dwellings; maximum gross floor area of 80,000m²; maximum floor space ratio of 0.89:1; no more than 73 dwellings / ha; maximum height of 6 storeys; 3.1ha of public open space; and a child care centre.

The approved Concept Plan layout and building heights is illustrated in **Figure 2** and **3** below.



Figure 2: Approved Concept Plan (site located within the yellow border) as contained in EA

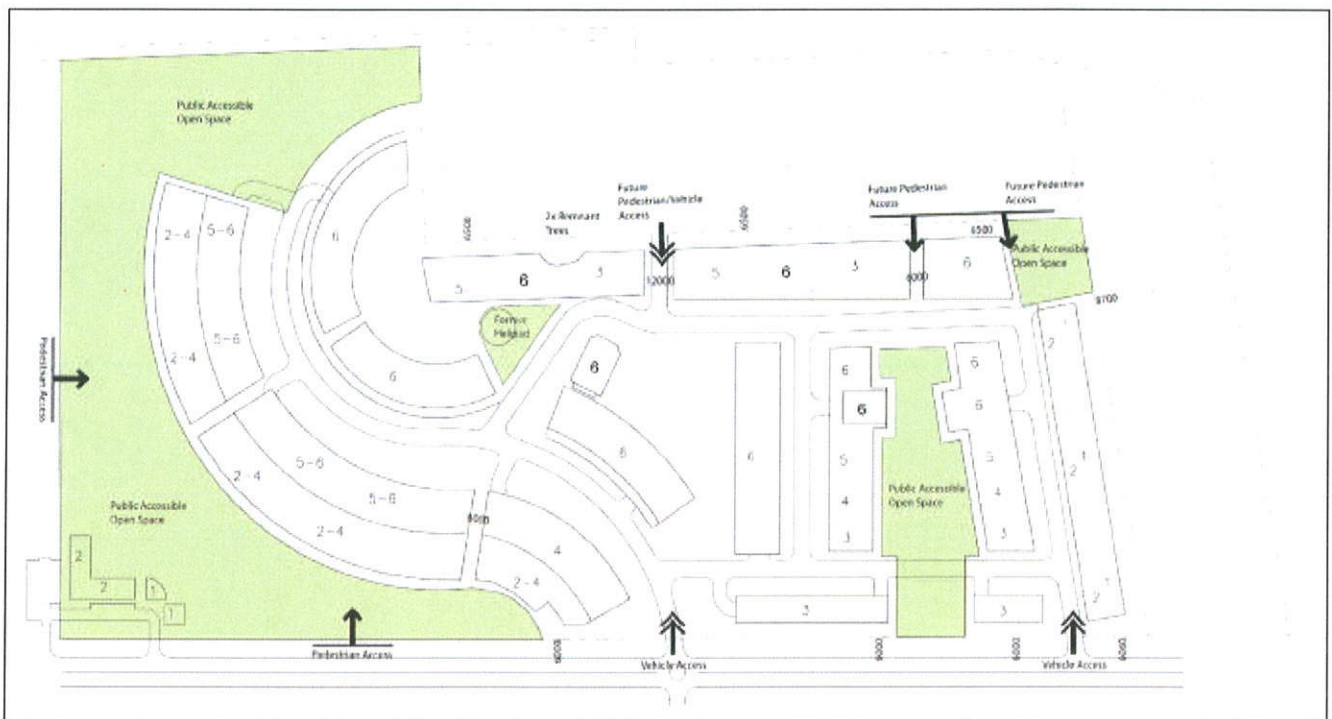


Figure 3: Concept Plan approved building heights as contained in EA

On 23 December 2008, a modification to the Concept Plan was approved enabling the construction of a temporary marketing suite prior to satisfaction of conditions. Other minor amendments included amendments to conditions relating to the timing for the lodgement of consultant reports.

On 17 July 2009, the Major Development SEPP was amended to include an additional permitted land use within the General Residential zone table to permit "exhibition homes" on the site.

On 14 July 2010, the NSW Planning Assessment Commission (PAC) approved the Early Works Package project (MP 08_0258), which included site clearing (demolition of all structures and selective tree removal); site formation works and landscaping; construction of internal and external roadworks; services, utilities and stormwater management works; a child care centre and private resident's facilities and subdivision. The PAC considered the application as the Proponent declared that they had made a Reportable Political Donation.

On 15 September 2010, the PAC approved the Stage 1 Residential development (MP 08_0257) which included the construction of Buildings 4 and 5 consisting of 134 residential units with associated basement car parking and landscaping works. The PAC considered the application as the Proponent declared that they had made a Reportable Political Donation.

On 17 January 2011, the PAC approved a residential development (MP 10_0107), which included the construction of Buildings 1, 2 and 3 consisting of 28 townhouses with associated garage parking and landscaping. The PAC considered the application as the Proponent declared that they had made a Reportable Political Donation.

2. PROPOSED MODIFICATION

2.1 Modification Description

The key aspects of the proposed modification (as exhibited) to the Concept Plan are listed in **Table 1** and to the State Significant Site listing are listed in **Table 2**. It is noted that the modification only relates to Buildings 6, 9, 10, 11, 12, 13, 14, 15, 16 and 17 towards the western half of the site shaded pink in **Figure 5**.

Aspect of Concept Plan as Exhibited	Description
<i>Dwelling Numbers</i>	Increase the number of dwellings permitted on the site from 650 to 800
<i>Density</i>	Deletion of no more than 73 dwellings per hectare permitted on the site
<i>Gross Floor Area</i>	Deletion of the reference to terraces and balconies being included as part of the floor area / gross floor area, by amending the conditioned GFA definition to be consistent with the definition included in the Standard Instrument applied by Council through their Comprehensive Local Environmental Plans
<i>Total Envelope Area</i>	Deletion of the total envelope area restriction
<i>Neighbourhood Shop</i>	Inclusion of a 'neighbourhood shop' adjoining the approved Child Care Centre, with an area of 150m ² to serve the needs of the local residents
<i>Section 94 Contributions</i>	Provide contributions in accordance with Council's Section 94A Contributions Plan for dwellings between 651 and 800
<i>Built Form</i>	Modification to building heights fronting the park on the western part of the site from 5-6 storeys (Figure 4) to 6 storeys
<i>Open Space</i>	Increase of 1,600m ² to the common open space area provided to the site following a reduction to building footprints (increase of common open space area from 8,700m ² to 10,300m ²)
<i>Child Care Centre</i>	Delete Condition B6 requiring the final location of the child care centre to be provided on / off site to be decided by the Director-General prior to the execution of the Planning Agreement. The condition is no longer required as the child care centre is approved on site under the Early Works Package (MP 08_0258)

Table 1: Key proposed modifications to approved Concept Plan as exhibited

