

1.0 EXECUTIVE SUMMARY

- 1.1. Sydney Broadcast Property Pty Ltd (the proponent) is seeking the Minister's approval under Part 3A of the Environmental Planning and Assessment Act, 1979 for "*The Parklands (Channel Seven) Concept Plan (MPA No. 05_0086)*". The Concept Plan proposes a residential and open space development that comprises:
 - a maximum of 650 dwellings;
 - a maximum of 80, 000m² gross floor area;
 - no more than 73 dwellings/ha;
 - a maximum floor space ratio of 0.89:1;
 - a maximum height of 6 storeys;
 - child care centre; and
 - 3.1ha of public open space.
- 1.2. The \$160 million redevelopment of Channel Seven site will facilitate State and regional planning outcomes by contributing to the renewal of existing areas under the Metropolitan Strategy, providing accessibility to regional transport corridors and access routes, providing desirable residential land uses in close proximity to employment areas such as Macquarie Park, contributing to Metropolitan Strategy objectives such as greater housing mix and diversity, efficiently utilizing land, and supporting major infrastructure, such as the Chatswood-Epping rail link.
- 1.3. The Minister for Planning, agreed that the proposal is a Major Project and subject to Part 3A of the Environmental Planning and Assessment Act, on 6 September 2005.
- 1.4. On 15 November 2005, the proponent submitted "*The Parklands, 61 Mobbs Lane, Epping – Contextual Analysis and Concept Plan*" in response to the Director General's Environmental Assessment Requirements.
- 1.5. The proposal was exhibited for the 30 days between 24 November 2005 and 23 December 2005. Two hundred and eight (208) submissions were received from public authorities and local residents.
- 1.6. Key issues raised related to building height, scale and density of the development, traffic and parking, flooding and stormwater management, open space, and visual impacts.
- 1.7. The proponent has scaled back the proposal in response to the issues raised. The submitted Preferred Project Report and Statement of Commitments further seek to address the concerns and provide added mitigation measures.
- 1.8. In balancing the State significant planning outcomes with the issues raised above, the Department is of the view that the proponent has satisfactorily mitigated the urban design and environmental impacts arising from the redevelopment of the Channel Seven site. In assessing the proposal, the Department has resolved any outstanding environmental issues through the recommended modifications to the Concept Plan.
- 1.9. The Department has worked closely with a number of public authorities and has met with Parramatta City Council officers a number of occasions. This has ensured an effective and efficient approval process.
- 1.10. Recommended modifications to the Concept Plan are provided at **Appendix A**. The reasons for the modifications are to encourage good urban design, maintain the amenity of the local area, and adequately mitigate the environmental impact of the development.