

## 3.0 PROPOSED DEVELOPMENT

### 3.1 Approval Originally Sought

On 15 November 2005 the proponent submitted “*The Parklands, 61 Mobbs Lane, Epping – Contextual Analysis and Concept Plan, November 2005*”, prepared by Architectus, in response to the Director General’s environmental assessment requirements (discussed in Section 4). That document was construed by the Department to be environmental assessment for The Parklands Concept Plan.

The original Concept Plan proposed decommissioning and demolition of the current on site structures and facilities to make way for residential development, private and public open space, a 59 place child care centre and associated infrastructure. Under the original Concept Plan the proponent sought to deliver over 89 000m<sup>2</sup> of floor space and up to 900 dwellings on the site at a floor space ratio (FSR) of 1:1. Heights of predominantly six (6) storeys, however nine (9) and twelve (12) storey elements were also proposed.

A summary of the approval originally sought by the proponent is attached at **Appendix F** and is summarised in Table 3.1 below.

**Table 3.1: Summary of Approval Sought Pre and Post Exhibition**

<b>Development Standard</b>	<b>Concept Plan 2005 (original)</b>	<b>Concept Plan 2006 (preferred project report)</b>	<b>+/-</b>
Floor Space Area (total)	89, 190m <sup>2</sup> (+15% balconies)	79, 500m <sup>2</sup> (+15% balconies)	<b>- 9, 690m<sup>2</sup></b>
Building Envelope (total)	110, 775m <sup>2</sup>	97, 785m <sup>2</sup>	<b>- 12, 990m<sup>2</sup></b>
Floor Space Ratio (FSR)	1:1	0.89:1	<b>- 0.11</b>
Building Heights	2-12 storeys	2-6 storeys (with flexibility for 7 <sup>th</sup> storey elements)	n/a
Dwellings/Ha	101	73	<b>- 28</b>
Maximum dwellings	900	650	<b>- 250</b>
Dwelling mix (indicative and subject to flexibility)	1 bed - 15%	1 bed - 5%	<b>- 10%</b>
	2 bed - 25%	2 bed - 18%	<b>- 7%</b>
	2 bed + study - 25%	2 bed + study - 38%	<b>+ 13%</b>
	3 bed - 20%	3 bed - 27%	<b>+ 7%</b>
	3 bed + study - 15%	3 bed + study - 12%	<b>- 3%</b>
Dwelling sizes	1 bed – 60m <sup>2</sup>	1 bed – 60m <sup>2</sup>	<b>1 bed – no change</b>
	2 bed – 90m <sup>2</sup>	2 bed – 90m <sup>2</sup>	<b>2 bed – no change</b>
	2 bed + study – 100m <sup>2</sup>	2 bed + study – 120m <sup>2</sup>	<b>2 bed + study – + 20m<sup>2</sup></b>
	3 bed – 130m <sup>2</sup>	3 bed – 140m <sup>2</sup>	<b>3 bed – + 10m<sup>2</sup></b>
	3 bed + study – 160m <sup>2</sup>	3 bed + study – 160m <sup>2</sup>	<b>3 bed + study – no change</b>
Car parking	1396	1032	<b>- 364</b>
Public Open Space (ha)	3.1	3.1	<b>no change</b>

Figure 3 – Exhibited Building Envelopes illustrates the proposed location and built form on the site, as exhibited. The numbers on the building envelopes indicate the proposed number of storeys.



Source: *The Parklands Environmental Assessment*

**Figure 3 - Exhibited Building Envelopes**

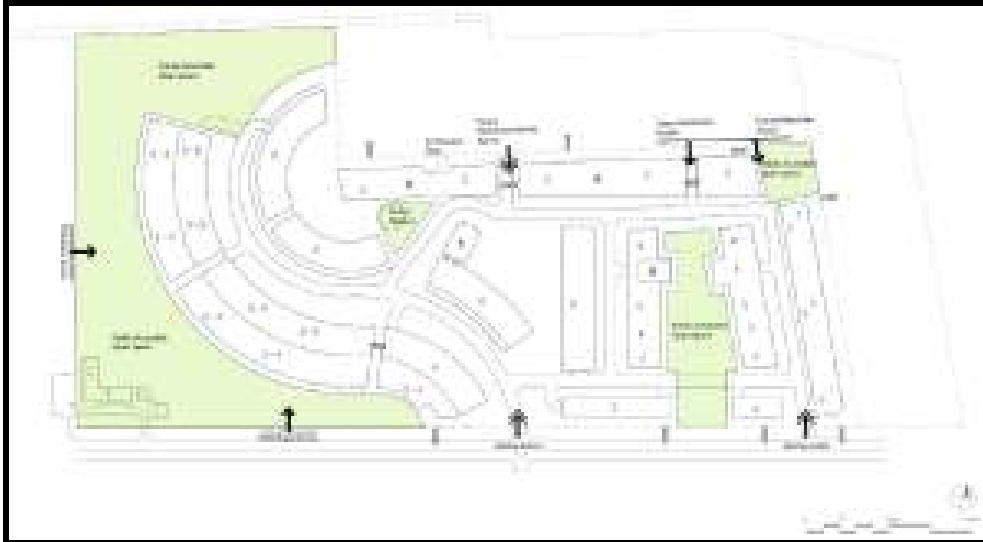
### 3.2 Amendments to the Proposal

Following the completion of the consultation period (discussed in Section 5) the proponent advised that it would delete the previously proposed nine (9) and twelve (12) storey elements and seek a maximum height limit of 6 storeys (with a flexibility provision to enable 7<sup>th</sup> storey elements over 25% of the 6 storey components to promote built form variation). The Department subsequently entered into negotiations with the proponent about various “development controls” for the redevelopment of the site. These focussed on dwelling yield, FSR and gross floorspace, dwelling sizes and mix, and building heights.

On 16 May 2006 the proponent submitted a preferred project report in response to the issues raised during the consultation process and the agreed outcomes arising from the negotiations with the Department. A summary of the development outcome proposed under the preferred project report is outlined in Table 3.1 above as well as the nature and extent of variance between the proponent’s exhibited and preferred project proposals. The Department has further refined the proponent’s preferred project report position. This is articulated in Section 6 and enforced through various modifications in **Appendix A**.

The preferred project report proposed several amendments to the exhibited proposal – the most significant of which was a proposed reduction in building height and dwelling yield. Other key amendments included the proponent providing more detailed justification in response to the density issues raised during the exhibition/consultation process and the proposed apartment building to the far north east of the site being reduced from six (6) to four (4) storeys. The preferred project report (**Appendix C**) is supported by the proponent’s response to all submissions received during the public consultation (attached at **Appendix D**) process as well as a Statement of Commitments which is attached at **Appendix B** and discussed in Section 6.

Figure 4 – Preferred Building Envelopes illustrates the proponent’s amended development footprint, particularly with respect to proposed building heights.



Source: *The Parklands Environmental Assessment*

**Figure 4 – Preferred Building Envelopes**