

7.0 CONCLUSION

- 7.1. In September 2005, Sydney Broadcast Property (the proponent) approached the Department regarding the redevelopment of the Channel Seven site at 61 Mobbs Lane, Epping. The proponent advised that a residential and open space redevelopment was required to facilitate the relocation of the broadcaster's current on-site operations and secure its future commercial viability in the State.
- 7.2. In November 2005, the proponent lodged a concept plan for the site which sought the Minister's approval. The original Concept Plan proposed over 89 000m² 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.
- 7.3. The Concept Plan was exhibited for 30 days in late 2005. Key issues primarily focussed on building height, scale and density of the development, traffic and parking, flooding and stormwater management, open space, and visual impacts.
- 7.4. All relevant environmental issues associated with the proposal have been extensively assessed. The Department has also worked closely with a number of public authorities and has met with Parramatta City Council officers a number of times. This has ensured an effective and efficient approval process.
- 7.5. 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.
- 7.6. The Department has reviewed the environmental assessment and the preferred project report and duly considered advice from public authorities as well as issues raised in general submissions in accordance with Section 75I(2) of the Act.
- 7.7. In balancing the State significant planning outcomes with the issues raised above, the Department is of the view that the proponent has gone some way in satisfactorily mitigating the urban design and environmental impacts arising from the redevelopment of the Channel Seven site.
- 7.8. In assessing the proposal, the Department has resolved any outstanding environmental issues through the recommended modifications to the Concept Plan (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.
- 7.9. If developed in accordance with the recommended modifications, the Concept Plan redevelopment of the Channel Seven site will provide for a residential and open space development that comprises:
 - a maximum of 650 dwellings;
 - a maximum of 80, 000m² gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site and including any balconies to be calculated as part of floor area or gross floor area);
 - a maximum of 96,000 m² total envelope area (including any balconies to be calculated as part of floor area or gross floor area 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);
 - no more than 73 dwellings/ha;
 - a minimum of 5% one bedroom dwellings;
 - a maximum of 15% 3 bedroom + study dwellings;

- 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.

7.10. 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.

7.11. Overall, the proposed development is considered to be acceptable and the site can sustain 650 new dwellings. The development performs adequately in terms of its relationship to the surrounding built and natural environment, particularly in relation to likely impacts upon surrounding properties. The proposal supports the objectives of the Metropolitan Strategy and State Environmental Planning Policies particularly those which seek to encourage urban consolidation, provide greater housing supply and choice and utilise existing public transport and other physical infrastructure. The development of this site therefore provides an important opportunity to redevelop a site which supports these aims which is currently underutilised. Consequently, the proposal is supported from an environmental planning perspective.