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Our ref: file number  
Your ref:  
File: DGRs.doc

16 September 2005

Dear Mr. David Tanevski

**Subject: Channel 7, 61 Mobbs Lane, Epping**

Thank you for your letter to the Minister requesting that the Channel Seven Complex at 61 Mobbs Lane, Epping be considered as a State Significant Site and included within Schedule 3 of the Major Projects State Environmental Planning Policy 2005 (SSD SEPP). The Minister has agreed to consider the proposal as a potential State Significant Site for listing under Schedule 3 of the Major Projects SEPP 2005.

Accordingly, you are required to submit a formal application seeking the Department to issue Director-General Requirements (DGRs) for the preparation of an Environmental Impact Assessment (EIA). The request is to include the scope of works intended to be assessed and the level at which assessment is to be conducted to support the concept plan.

I have attached our draft guidelines to assist you in determining your approach to the Environmental Impact Assessment.

Please do not hesitate to contact the undersigned on 9228 6407 if you have any queries.

Yours sincerely

Gordon Kirkby  
Assistant Director, Strategic Place Assessment

## FINAL DIRECTOR-GENERAL'S REQUIREMENTS

### PROJECT-SPECIFIC ISSUES

#### Key Issues

- A description of the overall concept, its likely components and any staging of the development.
- Visual impact and Urban design. Consistency with any relevant guidelines (ie: SEPP 65). Requirements for provision of open space / landscaping on site. The Department notes that Architectus' June 2005 report has addressed visual opportunities pertaining to the proposal, inclusive of existing views from the site across the local area. Bulk and scale of the proposal from prominent locations in the wider locality are to be considered, and particularly the relationship of the proposal to adjoining property including (but not limited to):
  - the TAFE site;
  - Mobbs Lane and the Brick-Pit;
  - Terry's Creek across the site.

Inclusively, the study shall address the proposed building heights, floor space ratios, housing mix and inclusion of community facilities, such as playgrounds, any recreational facilities and the like.

- Transport / traffic assessment including the following issues parking, access, volume and frequency of traffic expected to use the site, any proposed road infrastructure upgrade both on and off site. Particularly the study must consider level of service at key intersections. Additionally, the study must also consider the access to public transport. Compliance with any relevant RTA and Council guidelines, DCPs, etc .
- Drainage – Need to assess the capacity of existing stormwater infrastructure lines in relation to downstream flooding impacts from this proposal and any subsequent development on the site. Also need to assess water quality issues that may arise out of the proposed WSUD measures.

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#### Other Issues

- Flooding Assessment. Parramatta City Council is currently updating its flooding management manual for the entire Parramatta catchment. The proposal should consider Council's work to date and any requirements arising out of that project. Design of the development should investigate options for best managing any identified flooding risks.
- Heritage - Assessment of heritage impacts. The study shall consider the cultural significance that the site has and how to best capture it. It is expected that the study will offer options for how to best interpret the current land use in context of the cultural significance.
- Utilities and Services - how are proposed utilities to be provided
- Statutory Considerations - City of Parramatta LEP, relevant DCP's, any SEPPs (SEPP 55, SEPP 65 etc).
- Ecological Sustainability / BASIX / SEDA compliance
- Fire and Emergency access and related issues

- Proposed subdivision
- Landscaping – specification of preferred species
- Consent Authority. When assessing the concept application the Director General may make recommendations to the Minister with regard to appropriate development controls for the site. Future development on the site may be subject to either Part 3A, Part 4 or exempt and complying development and consequently may be subject to different consent/assessment authorities. Need to consider further and make recommendations.
- Preparation of draft statement of commitments describing the proposed provisions to manage impacts or minimise harm to the environment. The statement shall be clear, unambiguous and specific but it is duly noted that at this stage of the proposal the commitments shall be a broad evaluation of key environmental and amenity constraints, and the management regime. The statement of commitments is intended to be finalised at the project approval stage of the proposal and will in affect become the conditions of approval for the proposal.
- The proponent shall clearly describe their methodology and justification for selecting the current configuration of the concept plan. All alternative options for layouts, built form, densities and development parameters shall be identified. Assessment of issues and identification of important environmental constraints and opportunities in regards to the alternative options shall be discussed. Additionally, the evaluation and relative merits of the options shall also be identified.