

Tables of Compliance

Table 1 – State Environmental Planning Policy (Major Projects) 2005

	Requirement	Proposal	Compliance
Schedule 3 State Significant Sites - Part 4 Channel 7 Site			
Cl. 7 – Land Use Zones	(1) For the purposes of this Policy, land within the Channel 7 site is in a zone as follows if the land is shown on the map marked “State Environmental Planning Policy (Major Projects) 2005 (Amendment No 6)–Zoning Map” as being within that zone: (a) General Residential Zone, (b) Public Recreation Zone.	<ul style="list-style-type: none"> The land subject to this project application is zoned (a) General Residential Zone. 	Noted
	(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.	<ul style="list-style-type: none"> The objectives for the General Residential Zone have been considered below. 	Y
Cl. 8 – General Residential Zone	(1) The objectives of the General Residential Zone are as follows: (a) to provide for the housing needs of the community, (b) to provide for a variety of housing types and densities, (c) to enable other land uses that provide facilities or services to meet the day to day needs of residents.	<ul style="list-style-type: none"> The Stage 1 Residential development will provide for the housing needs of the community by contributing 230 dwellings in a range of dwelling mixes and densities as detailed in Chapter 5 of the EAR. 	Y
	(2) Development for any of the following purposes is permitted with consent within the General Residential Zone: boarding houses; car parks; child care centres; community facilities; dwelling houses; group homes; home-based child care or family day care homes; home businesses; home industries; home occupations; hostels; multi dwelling housing; neighbourhood shops; office premises; places of public worship; recreation areas; residential care facilities; residential flat buildings; roads that are not classified roads; seniors housing; shop top housing; telecommunications facilities.	<ul style="list-style-type: none"> Residential flat buildings and dwelling houses are permitted uses with consent in the zone. 	Y
	(3) Except as otherwise provided by this Policy, development is prohibited within the General Residential Zone unless it is permitted by subclause (2).	<ul style="list-style-type: none"> Noted 	Noted

	Requirement	Proposal	Compliance
Cl. 10 – Development Controls	(1) The height of a building on any land is not to exceed the maximum number of storeys shown for the land on the map marked “State Environmental Planning Policy (Major Projects) 2005 (Amendment No 6)—Building Height Map”.	<ul style="list-style-type: none"> ▪ The height of the proposed buildings does not exceed the maximum number of storeys shown on the Building Height Map (see Figure 25 of the EAR). 	Y
	(2) Development for the purpose of a dwelling must not be carried out if it would result in: <ul style="list-style-type: none"> (a) an average density of more than 73 dwellings per hectare on the Channel 7 site, or (b) there being more than 650 dwellings (whether of the same or different types) on the Channel 7 site, or (c) the total of the gross floor areas for dwellings within the Channel 7 site exceeding 80,000 square metres. 	<ul style="list-style-type: none"> ▪ As demonstrated in the Staging Plan at Appendix M and Section 5.9 of the EAR, the development will contribute 230 dwellings and 21,462m² GFA and will therefore not result in an exceedance of Clause 10(2). 	Y

Table 2 – The Parklands (former Channel 7) Concept Plan – Major Project Application MP05_0086

Condition	Requirement	Proposal	Compliance
A1 Development Description	<p>Concept approval is granted only to carry out the development solely within the concept plan area described in the document “The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report” prepared by Architectus (dated May 2006) including the following modifications:</p> <ol style="list-style-type: none"> (1) Up to 650 dwellings; (2) Up to 80, 000 m² maximum gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site and including any terraces and balconies to be calculated as part of floor area or gross floor area); (3) Up to 96,000 m² total envelope area (including any terraces and 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); (4) No more than 73 dwellings per hectare on land; (5) A maximum height number of 6 storeys and height distribution in accordance with figure 8.9 of the preferred project report dated May 2006 (note 7 storey buildings are not permitted on this site). (6) The development must provide a minimum of 5% one bedroom dwellings; (7) The development must not exceed 15% provision of 3-bedroom + study dwellings; (8) Landscaped public open space (no less than 3.1 hectares) and private open space; (9) Associated services and infrastructure; (10) Land use distribution, building heights, densities, dwelling mixes and types; and (11) Strata and torrens title subdivision <p>subject to compliance with the modifications of this approval.</p>	<p>This Project Application (as described in Chapter 5 of the EAR) is consistent with the development described in the Preferred Project Report and listed in Modification A1.</p> <p>The Staging Plan prepared by PTW Architects and located at Appendix M demonstrates that the proposed development will not result in the overall development of Epping Park exceeding the approved Concept Plan.</p>	<p>Y</p>

Condition	Requirement	Proposal	Compliance
A2 Development in Accordance with Plans and Documentation	<p>The development shall also be generally consistent with the following plans and documentation:</p> <p>(1) “The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report – Appendices” produced by Architectus (May 2006).</p> <p>Except for otherwise provided by the plans and documentation described in Modification 1, Schedule 2 and the Department’s modifications of approval as set out in Schedule 2, and the proponent’s statement of commitments.</p>	<p>The Project Application is substantially consistent with the approved Preferred Project Report and Appendices as addressed in Table 3. Deviations with the approved Concept Plan are addressed in detail in Section 6.3 of the EAR.</p>	Y
A5 Determination of Future Applications	<p>The determination of future applications for development is to be generally consistent with the terms of approval of Concept Plan No. 05_0086 as described in Part A of Schedule 1 and subject to the modifications of approval set out in Parts A and B of Schedule 2.</p>	<p>The Project Application is generally consistent with the terms of approval for the Concept Plan No. 05_0086 as demonstrated below.</p>	Y
B3 Community Consultation	<p>A detailed programme for community consultation will be formalised by the proponent and agreed by the Department in consultation with Council where appropriate within three months after the determination date in Part A of Schedule 1 of Concept Plan No. 05_0086, or as otherwise determined by the Director General, to the satisfaction of the Department, in consultation with Council and local stakeholders where appropriate.</p>	<p>An Engagement & Communication Strategy, prepared by Elton Consulting, was submitted to the Department of Planning (Department) on 18 May 2007 and later approved on 12 June 2007.</p> <p>A Consultation Outcomes Report has been prepared by Elton Consulting for this Project Application and is located at Appendix I.</p>	Y
B4 Transport and Access	<p>B4.1 The proponent will submit further detailed plans and documentation addressing the following issues within three months of the determination date in Part A of Schedule 1 of Concept Plan No. 05_0086, or as otherwise determined by the Director General, to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.</p> <p>(1) Traffic volumes generated by the potential child care centre.</p> <p>(2) Approach and departure routes of traffic travelling to and from the site.</p> <p>(3) Maximising ingress to and egress from the site via Mobbs Lane.</p> <p>(4) Signalised intersections at the junction of Mobbs Lane and Midson Road.</p> <p>(5) Signalised intersections at the junction of Mobbs Lane and Marsden Road.</p> <p>(6) Roundabout on Mobbs Lane adjacent to the Brickworks site.</p> <p>(7) Public transport accessibility.</p>	<p>Detailed plans and documentation addressing Modification B4 were developed in consultation with RTA, STA and Parramatta City Council (Council).</p> <p>On the 24 April 2008 SBP issued a final traffic report to the Department. The Department endorsed the report on 30 March 2009 satisfying Modification B4.1 and B4.2.</p> <p>As stated in the letter, Modification B4.3 requires the submission of detailed plans which are submitted with the concurrent Early Works Package Project Application.</p>	Y

Condition	Requirement	Proposal	Compliance
	<p>(8) Permeability for pedestrians. (9) Accessibility for cyclists. The proponent will implement appropriate measures to address the above issues to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.</p> <p>B4.2 Prior to the lodgement of an initial application for development on the subject site the proponent will implement the recommendations and modifications in set out in Sydney Regional Advisory Committees letter to the Department dated 24 January 2006 to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.</p> <p>B4.3 The proponent will submit further documentation and plans in support of future applications for development on the subject site which provide detailed design of road cross sections, intersection of geometry and manoeuvrability of service vehicles to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.</p>		
<p>B5 Planning Agreements</p>	<p>A planning agreement and/or development contributions framework shall be prepared and executed within three months of the determination date in Part A of Schedule 1 of Concept Plan No. 05_0086, or as otherwise determined by the Director General.</p> <p>The planning agreement and/or development contributions framework shall nominate the proponent, Council and other agencies (as relevant) as the affected parties and will be agreed to by the Department, in consultation with Council and other agencies where appropriate.</p> <p>The planning agreement and/or development contributions framework shall address (but not be limited to) the provision and procurement of:</p> <p>(1) Community facilities – including demand for, size, and location of a childcare centre.</p> <p>(2) Public open space – including design, tenure, and management.</p> <p>(3) Traffic calming measures – including design, tenure, and management.</p> <p>(4) Utilities infrastructure – including demand, capacity, and location of an electricity zone substation.</p>	<p>A development contributions framework has been developed for the Epping Park site. The Department endorsed the framework on 23 March 2009 satisfying the subject Modification.</p>	<p>Y</p>

Condition	Requirement	Proposal	Compliance
B7 Staging Plan	<p>Prior to the lodgement of an initial application for residential development on the subject site a detailed staging plan showing:</p> <ul style="list-style-type: none"> (1) dwelling numbers; (2) gross floor areas and total envelope area; (3) unit type, and (4) dwelling mix. <p>The staging plan will be formalised by the proponent and agreed by the Department, in consultation with Council, and other agencies where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate.</p>	<p>A Staging Plan has been prepared by PTW and was submitted to the Department on 24 April 2009. The Plan is located at Appendix M.</p>	Y
B8 Contamination Investigation	<p>Prior to the lodgement of an initial application for development on the subject site a contamination study for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The contamination investigation will be prepared and undertaken by a suitably qualified person(s).</p>	<p>On the 5 January 2009 SBP issued a Phase III Contamination Report to the Department (see Appendix F). The Department endorsed the report on 27 March 2009 discharging the subject Modification.</p>	Y
B9 Landscaping Plan and Public Domain Management	<p>Prior to the lodgement of an initial application for development on the subject site a landscaping plan and public domain management plan for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.</p> <p>The landscaping plan and public domain management plan will be prepared and undertaken by a suitably qualified person(s) and will provide (but not be limited to):</p> <ul style="list-style-type: none"> 1) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages/corridors to/from the main open space areas. 2) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive. 3) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space. 	<p>A Landscaping Plan and Public Domain Management Plan addressing Modification B9 were developed by Aspect Studios in consultation with the Department and Council.</p> <p>On the 23 January 2009 SBP issued the Landscaping Plan and Public Domain Management to the Department. The Department endorsed the report on 25 March 2009 satisfying the subject Modification.</p> <p>The terms of the approval however required the following as part of the subject Project Application:</p> <ul style="list-style-type: none"> ○ Plan identifying location of 3.1 ha of public open space; ○ Plan of Management; ○ Details of legal public access; ○ Restoration Plan; and 	Y

Condition	Requirement	Proposal	Compliance
	4) Facilities that will attract users to the park, including facilities that normally associates with successful design of open space.	<ul style="list-style-type: none"> ○ Revised landscape plan highlighting tree removal and replacement planting. <p>These requirements are variously addressed in the appendices to this Project Application. The relevant supporting reports are those prepared by Whelans Insites, Anne Clements and Associates, and Aspect Studios.</p>	
B10 Aboriginal Archaeological and Archaeological Investigation	Future applications for development on the subject site will be accompanied by an Aboriginal heritage and archaeological investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The Aboriginal archaeological and archaeological investigation will be prepared and undertaken by a suitably qualified person(s).	An Aboriginal Heritage and Archaeological Investigation, prepared by AHMS, was submitted to the Department on 9 December 2008. In a letter from the Department dated 2 April 2009, it was considered premature to discharge the modification and requested the study be submitted with the first Project Application. The Preliminary Aboriginal Heritage Assessment has been lodged with the concurrent Project Application for the Early Works Package.	Y
B11 Geotechnical Investigation	Future applications for development on the subject site will be accompanied by a geotechnical investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The geotechnical investigation will be prepared and undertaken by a suitably qualified person(s).	A Geotechnical Investigation Report, prepared by Douglas Partners, was submitted to the Department on 18 March 2009. In a letter from the Department dated 2 April 2009, it was considered premature to discharge the modification and requested the study be submitted with the first Project Application. The Geotechnical Investigation Report has been lodged with the concurrent Project Application for the Early Works Package.	Y
B12 Sub Consultant Reports	<p>The proponent will implement all the recommendations set out within “The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report – Appendices” produced by Architectus (May 2006) in any future applications for development on the subject site to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. Each report may require updating as determined by the Department or Council.</p> <p>(Note: Under Modification A3, in the event of any inconsistency between the recommendations of any sub-consultant report, and the requirement of these modifications, then the modifications shall prevail).</p>	The Project Application is substantially consistent with the approved Preferred Project Report and Appendices as addressed in Table 3 and Section 6.3 of the EAR.	Y

Condition	Requirement	Proposal	Compliance
B13 Stormwater Modelling	Prior to the issuance of certificates of occupancy for any building on the site, the proponent will provide detailed hydrological, hydraulic, water balance and water quality modelling in accordance with the NSW Department of Conservation Guidelines – “Managing Urban Streams and Urban Stormwater: Treatment Techniques” to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate.	Hydrological, hydraulic, and stormwater quality modelling has been undertaken by Worley Parsons and is documented in the Stormwater Management Strategy, Servicing Strategy & Civil Report lodged with the concurrent Early Works Package Project Application.	Y
B14 Stormwater Management	<p>Prior to the issuance of certificates of construction, the proponent shall prepare and submit plans and relevant documentation to the Department for approval demonstrating compliance with, or evidence of the following matters:</p> <p>(1) The open drainage channel through the site (north-western side) from Grimes Lane is required to be preserved in order to maintain stormwater drainage discharge from upstream catchments (e.g: First Avenue, Second Avenue, etc);</p> <p>(2) The upstream catchment run off can be safely managed and conveyed through the site from the north and north-eastern side of the Channel Seven site;</p> <p>(3) Any proposed detention storage strategy will demonstrate zero increase in flooding or stormwater flows;</p> <p>(4) Any proposed detention storage strategy will result in significantly reduced frequencies of inundation;</p> <p>(5) All piped drainage infrastructure located on the site is designed to convey 20 year ARI flows generated on the site;</p> <p>(6) Provision of stormwater pipes under mobs lane to discharge site run off (off the site) to nearby Terry’s Creek;</p> <p>(7) Installation of Pollution Control Devices (PCD’s) along various drainage outlets discharging runoff from the developed site; and</p> <p>(8) Rehabilitation of existing drainage outlets and the open drainage channel.</p> <p>In undertaking the above the proponent shall take into consideration the following:</p> <p>(1) Any relocation or adjustment of existing stormwater infrastructure is to be undertaken at the proponent’s expense and subject to the requirements of Council.</p>	Plans and documentation addressing the stormwater matters in Modification Condition B14 Stormwater Management have been undertaken by Worley Parsons and lodged with the concurrent Early Works Package Project Application.	Y

Condition	Requirement	Proposal	Compliance
	(2) The proponent is to enter into a suitable Deed of Agreement with the Council relating to stormwater infrastructure which provides Council with rights of access and protects Council’s interests.		
B15. State Environmental Planning Policy (BASIX) 2004	Future applications for development on the subject site shall be in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.	<ul style="list-style-type: none"> ▪ BASIX Certificates are located at Appendix G. 	Y

Table 3 – MP05_0086 Concept Plan - Statement of Commitments

Commitment		Proposal	Compliance
<p>1. Residential development</p>	<p>The Proponent commits to:</p> <ul style="list-style-type: none"> ▪ Providing a new residential development in a parkland setting including a wide range of dwelling sizes and dwelling types for housing choice and to attract a social mix. ▪ Providing 3.0 hectares of public accessible open space. ▪ Providing a day care centre (approximately 60 children) and a café as noted in the Concept Plan for the existing and future community. ▪ Providing recreation facilities and a community meeting room for the residents of the proposed development. ▪ Negotiating a Planning Agreement under S.93 of the Environmental Planning and Assessment Act 1979, and/or providing Developing contributions under S.94, to provide for community facilities and infrastructure demand. Works external to the site such as integrating a pedestrian path with Grimes Lane and landscape improvements to Mobbs Lane Reserve, (subject to agreement with Council), Council planned improvements (such as widening Mobbs Lane) may be offset against S.94 contributions. 	<ul style="list-style-type: none"> ▪ The proposed development will provide the first stage of residential development within a parkland setting. Buildings 3, 4, 5 & 7 offer a wide variety of dwelling sizes and types as detailed in Chapter 5 of the EAR. ▪ The concurrent Early Works Package Project Application will provide over 3.1 Ha of public accessible open space, day care centre, and residents’ facilities. ▪ A contribution framework between SBP and Council has been negotiated as detailed in the concurrent Early Works Package Project Application. 	<p>Y</p>
<p>3. Density and Relationship to Surrounding Community</p>	<p>The Proponent commits to implementing the State Government’s objectives for a sustainable and compact city by adhering to the following design elements in the Concept Plan for The Parklands:</p> <ul style="list-style-type: none"> ▪ The mix of dwelling types to provide for a range of housing choice as follows: <ul style="list-style-type: none"> – Courtyard houses, town houses, live/work units fronting Mobbs Lane – Garden apartment buildings with ground level courtyard apartments – Stepped/terrace apartment buildings integrated with the topography – Street edge apartment buildings within the site ▪ The maximum floor space area of 79,500 GFA, to ensure that there is a sustainable and environmentally sensitive distribution of residential density across the site ▪ The location of parkland, courtyard houses and town houses in transition zones, adjacent or opposite existing housing to create a 	<ul style="list-style-type: none"> ▪ The Stage 1 Residential Development will contribute to providing a range of housing choices by incorporating all the listed dwelling types in Commitment 3. ▪ 21,462m² of GFA is proposed as part of this Project Application. The staging and distribution of FSR across the site is detailed on the Staging Plan at Appendix M. ▪ Building 3 consists of courtyard homes which have been located along the eastern boundary to create a buffer between the Epping Park development and existing residents. 	<p>Y</p>

Commitment		Proposal	Compliance
	<p>buffer to the surrounding residential communities, maintaining good amenity, solar access, light and privacy for the existing residents.</p> <ul style="list-style-type: none"> ▪ Residential apartment development to afford increased opportunities for liveable communities within the metropolitan fabric, near employment opportunities and to existing retailing, education and community facilities, and well serviced by public transport. 		
<p>4. Urban Design</p>	<p>The Proponent commits to the maximum number of storeys and boundary setbacks in Figure 8.8 of the Concept Plan.</p> <p>The Proponent commits to subsequent applications being made within the maximum development parameters in the Concept Plan and in accordance with the urban design principles set down in SEPP 65 - Design Quality of Residential Flat Development and the NSW Residential Flat Design Code.</p> <p>The Proponent commits to the following urban design principles:</p> <ul style="list-style-type: none"> ▪ Balance solar access, aspect and cross ventilation to dwellings ▪ Respond to the microclimate of each location and to the varying topography. ▪ Set back buildings from the street frontage to create landscaped settings. ▪ Introduce views into the site to maximise visual permeability. ▪ Share views by stepping buildings down the slope. ▪ Diversify building forms to create variety and visual interest. ▪ Provide direct sunlight to at least 50% of the principal private open space in 70% of the dwellings for at least 2 hours per day on June 21. ▪ Minimise overshadowing of public open space. ▪ Maintain privacy by ensuring adequate distances between dwellings windows of habitable rooms be a minimum of 12 metres apart or if these distances are not achievable other design measures, such as appropriate window and balcony locations and screening, being incorporated. <p>The Proponent commits to a design philosophy to incorporating design principles from the local Californian bungalow and Federation housing stock in a contemporary urban environment, through:</p> <ul style="list-style-type: none"> ▪ Articulated buildings with an interplay of planes, eaves, pitched 	<ul style="list-style-type: none"> ▪ Stage 1 Residential has been designed in accordance with the development parameters in the Concept Plan and with the urban design principles set down in SEPP 65. ▪ In some cases the setbacks committed to in Figure 8.8 of the Concept Plan were unable to be achieved. An assessment of the proposed setbacks is addressed in Section 6.5 of the EAR. <p>The following urban design principles have been incorporated into the design:</p> <ul style="list-style-type: none"> ▪ Balance solar access, aspect and cross ventilation to dwellings. ▪ Respond to the microclimate of each location and to the varying topography. ▪ Set back buildings from the street frontage to create landscaped settings. ▪ Introduce views into the site to maximise visual permeability. ▪ Share views by stepping buildings down the slope. ▪ Diversify building forms to create variety and visual interest. ▪ Minimise overshadowing of public open space. ▪ Maintain privacy by ensuring adequate distances between dwellings windows of habitable rooms be a minimum of 12 metres apart or if these distances are not achievable other design measures, such as appropriate window and balcony locations and screening, being incorporated. ▪ The design philosophy incorporates the design principles from the local Californian bungalow and Federation housing stock in a 	<p>Y/N</p>

Commitment		Proposal	Compliance
	<p>rooves, deep shelved balconies and terraces.</p> <ul style="list-style-type: none"> ▪ An interplay of self-finishing building materials such as brick, stone and tiles. ▪ Use of rendered masonry and exposed framework to outdoor areas ▪ Variations in colour and texture that are characteristic of local traditional housing. ▪ Human scale in the design of facades and spaces between buildings ▪ Ceiling height of the parking areas beneath residential flat buildings not to exceed 1.2 metres above finished ground level at any point at the periphery of the parking area except for access. <p>The Proponent commits to creating a leading-edge architectural design for the development. This will establish an urban design benchmark for urban infill development in other parts of Sydney.</p> <p>The Proponent commits to encouraging the broader community to use the open space and community facilities on the site, by ensuring that the design of the pedestrian network encourages access to these facilities.</p> <p>The Proponent commits to a condition of sale for the residential stages of the site, which states that gates are not permitted on the access roads to Mobbs Lane and that a future road/pedestrian path may connect to Chelmsford Avenue.</p>	<p>contemporary urban environment, as set out in Commitment 4.</p> <ul style="list-style-type: none"> ▪ The development establishes an urban design benchmark for urban infill development in other parts of Sydney. <p>The following commitments were not able to be achieved due to the constraints of the site:</p> <ul style="list-style-type: none"> ▪ Provide direct sunlight to at least 50% of the principal private open space in 70% of the dwellings for at least 2 hours per day on June 21; and ▪ Ceiling height of the parking areas beneath residential flat buildings not to exceed 1.2 metres above finished ground level at any point at the periphery of the parking area except for access; <p>An assessment of the impact of not achieving these commitments is addressed in Section 6.3 of the EAR.</p>	
<p>5. Landscaping</p>	<p>The Proponent commits to landscaping design being in accordance with the following principles:</p> <ul style="list-style-type: none"> ▪ Create a variety of landscaped public accessible open spaces which respond to the existing topography and landscaped features and are appropriate for the intended purpose of each area of open space. ▪ Create landscaped terraced buildings opposite Mobbs Lane Reserve. ▪ Create a unique sense of place in different precincts of the development and landscaping on the access roads. ▪ Preserve mature trees and landscaping features where practicable. ▪ Provide shade along pedestrian pathways and streets through the planting of street and park trees. When selecting species, considerations to be given to drought tolerance, winter solar access, summer shade and provision of habitats. ▪ Provide a high quality, low maintenance suite of street furniture 	<ul style="list-style-type: none"> ▪ The landscape scheme has been designed in accordance with the design principles set out in Commitment 5. A design statement and detailed landscape drawings demonstrating the proposal's satisfaction of this commitment are located at Appendix C. 	<p>Y</p>

Commitment		Proposal	Compliance
	<p>that is located to provide amenity for walkers and park users.</p> <ul style="list-style-type: none"> ▪ Provide shade for parking areas so that cars can be parked in the shade - ideally reducing the need for intensive air conditioning. ▪ Reduce crime in public places by creating safe open spaces that are overlooked by dwellings and that have at least two access points and good sight lines. ▪ Minimise water usage and maintenance by selecting hardy, drought tolerant native and exotic plants, including those listed on the Sydney Water Plant Selector. ▪ Reduce environmental weeds by selecting plants that are noninvasive or indigenous. ▪ Treat stormwater on site through landscape techniques such as wetlands and planted swales. ▪ Provide a range of habitats for indigenous fauna including birds and arboreal mammals, insects, reptiles and amphibians through selection of plant species and planting composition. ▪ To provide accessible paths of travel wherever possible as an integrated part of the open space network. ▪ To provide a landscape that can be maintained without excessive labour, water or nutrient inputs. ▪ In the event that an approval is given for a wet detention basin, the design to avoid the need for fencing, by maintaining a depth of less than 300mm for the first two metres from the edge of the permanent water line. Plant species along the edges of the detention basin to be selected for the ability to withstand periodic inundation and periods of prolonged drought. Species in areas that will be permanently wet to be selected with consideration given to provision of habitat for birds, frogs and insects. <p>The Proponent commits to a design philosophy for elements in the public domain, including landscaping and street furniture, which will reflect the character of Epping, to be developed in consultation with Parramatta City Council to the satisfaction of the Department of Planning. The Proponent commits to the design of the proposed open space adjacent Mobbs Lane Reserve to function as both public accessible usable open space and a stormwater detention basin. Management of the interface with Mobbs Lane Reserve is to be resolved</p>		

Commitment		Proposal	Compliance
	in consultation with Parramatta City Council to the satisfaction of the Department of Planning.		
6. Heritage	<p>The Proponent is seeking demolition of all buildings on the site. While no buildings are of heritage significance, the site has an interesting history, particularly its association with Channel 7.</p> <p>The Proponent commits to undertaking the following history interpretation measures:</p> <ul style="list-style-type: none"> ▪ A cultural significance interpretation strategy to be developed, in order to recognise the important historical and social significance of the site to NSW and Parramatta. ▪ The history of the site is to be commemorated in naming of new facilities, parks and roads in accordance with the Interpretation Strategy. ▪ The Proponent undertakes to work with Channel 7 to ensure any materials deemed to be of archival relevance will be retained to be held by Channel 7 in their archive. 	<ul style="list-style-type: none"> ▪ A Cultural Significance Interpretation Strategy has been developed by Graham Brooks and Associates (see Appendix P) which recognises the site’s important social significance and incorporates its history into the design of the site. 	Y
7. Utilities infrastructure	<p>The Proponent commits to:</p> <p>Obtaining all necessary approvals from authorities to implement the augmentation and/or reticulation of the utilities infrastructure.</p>	<ul style="list-style-type: none"> ▪ All the necessary approvals from authorities regarding utilities that are required prior to lodging this application have been obtained. 	Y
8. Traffic and Transport	<p>The Proponent commits to working with all traffic and transport authorities and with Parramatta City Council to optimise the design and safety of roads and intersections, both within and surrounding the site. Specifically the proponent will work with the authorities in respect of the following:</p> <ul style="list-style-type: none"> ▪ Review of the bus stop and access along the frontage to the site. ▪ Widening Mobbs Lane from left turn and right turn bays at the eastern access road to the site ▪ Roundabout to Mobbs Lane at the western access road to the site at the intersection with the Brickpit Development access road ▪ Co-ordinate with Council works plan to construct parking land on both sides of Mobbs Lane. ▪ Shared footpath/cycle along Mobbs Lane between Midson Road and Freeman Place ▪ Footpath paving of Grimes Lane between Chelmsford Avenue and 	<ul style="list-style-type: none"> ▪ The proponent has collaborated with Council and other traffic and transport authorities, to achieve an optimal level of design and safety of roads and intersections, both within and surrounding the site. In April 2008 a Traffic Report prepared by Halcrow MWT was submitted to the Department addressing Modification Condition B4 of the Concept Plan (concerning these matters). Modification B4.1 and 4.2 were discharged by the Department on 30 March 2009. 	Y

Commitment		Proposal	Compliance
	<p>Lennox Street.</p> <ul style="list-style-type: none"> ▪ Improvement in pedestrian safety within the locality by pathway connections with the site to Mobbs Lane Reserve, Grimes Lane, Mobbs Lane and in future to Chelmsford Avenue. ▪ Reduction of the site’s internal road network in accordance with the Australian Model code for Residential Development Guidelines (AMCORD), with limited access points, discouraging through-traffic and ensuring safety for pedestrians and cyclists. ▪ Design of the internal road network in accordance with the road hierarchy, to provide a sense of place in different locations and to improve safety for pedestrians and cyclists. ▪ Provision of parking and storage in accordance with Parramatta City Council’s codes and/or RTA guidelines. ▪ Provision of pathways accessible for people with disabilities within the site and linking to Mobbs Lane Reserve and a footpath along the Mobbs Lane frontage to the site. ▪ Public access for the community to the common open space and roads on the site. The Proponent commits to working with Parramatta City Council and the RTA in implementing the two recommendations set out in the Sydney Regional Advisory Committee’s letter to the Department of Planning, dated 24 January 2006 and resolve the issues set out in Councils submission. 		
<p>9. Stormwater Management</p>	<p>The Proponent commits to working with Parramatta City Council to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure, safety and public health set down Parramatta City Council, and to the satisfaction of the Department of Planning.</p> <p>Layout and design of the detention basin is yet to be finalised, and will be subject to a detailed hydrologic and hydraulic analysis. The developer will work with Parramatta City Council to achieve a design that resolves the issues noted in Parramatta City Council’s submission.</p> <p>The Proponent commits to:</p> <ul style="list-style-type: none"> ▪ Providing sufficient stormwater storage on-site, for Council’s flood Mitigation Strategy, including increased provision in storage to detain run-off generated by development on-site. 	<ul style="list-style-type: none"> ▪ The following stormwater management measures have been adopted: <ul style="list-style-type: none"> – Sufficient stormwater storage on-site, for Council’s flood Mitigation Strategy has been provided. – An increase to the stormwater detention volume has been provided to accommodate for the use of stormwater for irrigation purposes. – Suitable stormwater quality improvement devices and measures such as GPTs screen/baskets, swales and wetlands to form part of the overall stormwater management scheme has been provided. 	

Commitment		Proposal	Compliance
	<ul style="list-style-type: none"> ▪ In the event that Parramatta City Council approves irrigation storage, wetland or water features on-site, increasing the stormwater detention volume to accommodate this retention. ▪ In the event that approval is given for a wet detention basin with a lake and/or other water features, providing consultancy confirmation, including hydrogeological analysis or equivalent that the proposed lake system and wetland will survive and operate effectively in the manner proposed and the mitigation measure to prevent potential for eutrophication, odours, mosquito breeding and related concerns. ▪ Providing consultancy confirmation on the required level of flushing of the system ▪ Installing suitable stormwater quality improvement devices and measures such as GPTs screen/baskets, swales and wetlands to form part of the overall stormwater management scheme. 		
<p>10. BASIX</p>	<p>The Proponent commits to compliance with the NSW Government Building Sustainability Index targeting:</p> <ul style="list-style-type: none"> ▪ 40% reduction for potable water consumption ▪ 25% reduction for green house gas emissions and ▪ Improvement in the thermal performance of all new residential buildings <p>In order to achieve this, the Proponent commits to sustainability initiatives, including:</p> <ul style="list-style-type: none"> ▪ Subject to approval of Parramatta City Council, creation of a detention basin for stormwater management and the retention of part of the water in this basin for the irrigation of the common landscape area of the development. ▪ Landscaping in accordance with the Section 8.5 of the Concept Plan report recommendation with nominated water resistant plant species suited to the Wianamatta Shale soils and soft landscaping to be maximised. ▪ Building envelopes oriented to minimise heating and cooling costs balanced with aspect and providing cross ventilation. ▪ Use of WSUD initiatives - permeable carparking spaces and rassed swales where practicable. 	<ul style="list-style-type: none"> ▪ BASIX Certificates for the proposed development is located at Appendix G. ▪ The following energy efficiency initiatives were adopted in the design of the proposal: <ul style="list-style-type: none"> - Landscaping with nominated water resistant plant species suited to the Wianamatta Shale soils and soft landscaping are maximised; - Building envelopes have been designed and oriented to minimise heating and cooling costs balanced with aspect and providing cross ventilation. - Rainwater tanks in courtyard houses have been provided, to improve rainwater harvesting. - Recyclable materials will be used where practicable. 	<p>Y</p>

Commitment		Proposal	Compliance
	<ul style="list-style-type: none"> ▪ Rainwater harvesting, collected on site with rainwater tanks in courtyard houses/townhouses and detention tanks in apartments. ▪ Solar access and photovoltaic electricity generation and solar panels for water heating on community facilities. ▪ Fittings and whitegoods to reduce energy and water usage. ▪ Use of recyclable materials. 		
<p>11. Staging of development and actions to be carried out prior to subsequent applications</p>	<p>Prior to lodgement of subsequent applications, the Proponent commits to undertaking the following to the satisfaction of the Department of Planning:</p> <ul style="list-style-type: none"> ▪ Staging program for the intended progressive development of the site. ▪ Heritage Interpretation Strategy to recognise the important historical and social significance of the site, including actions to be carried out by subsequent applications. ▪ Negotiation with the Department of Planning, in consultation with Parramatta City Council on the delivery of a Section 93 Planning Agreement and/or Section 94 Development Contributions, to provide for community and infrastructure demand. ▪ Consultation with Parramatta City Council to develop the design for the stormwater management system, which will operate effectively to the standard for infrastructure, safety and public health to the satisfaction of Parramatta City Council. ▪ Detailed traffic studies in conjunction with, and to the satisfaction of, the Roads and Traffic Authority and Parramatta City Council, for the design of all pedestrian and vehicular access points to the site, including new roundabouts and pedestrian safety measures. ▪ Phase 2 soil and ground water investigation with clear recommendations for remedial works, if any. 	<ul style="list-style-type: none"> ▪ A copy of the Staging Plan is located at Appendix M. ▪ A Cultural Significance Interpretation Strategy has been developed by Graham Brooks and Associates (see Appendix P). ▪ Details of the contributions framework negotiated with Council as part of the Early Works Package Project Application which has been lodged concurrently with this application. ▪ A stormwater management system has been designed as part of the Early Works Package Project Application which has been lodged concurrently with this application. ▪ A Traffic Study was prepared in conjunction with, and to the satisfaction of the RTA, and submitted to the Department in April 2008. ▪ Phase II & III soil and ground water investigations have been undertaken for the site. SBP have committed to undertake the recommended remediation works as part of the Early Works Package Project Application. 	<p>Y</p>
<p>12. Submission of subsequent applications</p>	<p>The Proponent commits to subsequent applications for the development of the site to be submitted to the consent authority in accordance with:</p> <ul style="list-style-type: none"> ▪ The conditions of approval to the Concept Plan and ▪ The Statement of Commitments ▪ The Proponent commits to the documentation for the subsequent applications to include (but not be limited to): 	<ul style="list-style-type: none"> ▪ The proposed development is in accordance with the Concept Plan (see Table 2) and Concept Plan Statement of Commitments (see Table 3). ▪ This required documentation has been appended to the application as follows: <ul style="list-style-type: none"> - Detailed landscape survey and design (see Appendix C); 	<p>Y</p>

Commitment		Proposal	Compliance
	<ul style="list-style-type: none"> ○ Detailed landscape survey and design ○ Heritage interpretive elements in the public accessible part of the site ○ BASIX compliance ○ Sediment and erosion control plan ○ Waste management plan ○ Car parking provision, loading and site access in accordance with the relevant codes ○ Construction management plans ○ Compliance with the utility authorities’ standards and reticulation requirements and approval/permit processes. <p>The Proponent commits to lodging a Construction Management Plan, prior to each development being undertaken on site, including (but not limited to):</p> <ul style="list-style-type: none"> ▪ Traffic management ▪ Noise and vibration management ▪ Dust control ▪ Construction waste management ▪ Erosion and sediment control ▪ Flora and fauna management ▪ Archival recording of heritage ▪ Hazardous materials removal <p>The Proponent commits to carrying out any required remediation prior to development being undertaken on site, in accordance with the findings of the soil and groundwater investigation.</p>	<ul style="list-style-type: none"> - Heritage interpretive elements in the public accessible part of the site (see Appendix P); - BASIX compliance (see Appendix G); - Sediment and erosion control plan (see Appendix K); - Waste management plan (see Appendix J); - Car parking provision, loading and site access in accordance with the relevant codes (see Appendix H); - Environmental and Construction Management Overview (see Appendix R); - Compliance with the utility authorities’ standards and reticulation requirements and approval/permit processes (see Appendix K). <ul style="list-style-type: none"> ▪ SBP have committed to prepare a Construction Management Plan (see Section 7). The Overview prepared as part of this application will be supplemented in detail as a Construction Phase Management Plan by the incoming contractor. ▪ SBP have committed to undertake the recommended remediation works as part of the concurrent Early Works Package Project Application. 	