

08412  
22 December 2008

The Director-General  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Mr Michael Woodland

Dear Sir

**PRELIMINARY ENVIRONMENTAL ASSESSMENT FOR PART 3A PROJECT APPLICATION  
EARLY WORKS PACKAGE, CHILDCARE FACILITY & PRIVATE COMMUNAL FACILITIES  
61 MOBBS LANE, EPPING**

This preliminary environmental assessment report has been prepared by JBA Urban Planning Consultants Pty Ltd (JBA) on behalf of Sydney Broadcast Property Pty Ltd (SBP) to support a Part 3A Project Application for early works on the Channel Seven site at 61 Mobbs Lane, Epping. More specifically, the works include:

- Demolition of existing site improvements;
- Construction of the final landform;
- Internal roads and external road works to support the development;
- Reticulation of services (sewer, water, stormwater drainage, electricity, gas and communications);
- Landscaping of the public and private domain;
- Child care facility;
- Private communal facilities; and
- Subdivision.

The purpose of this submission is to provide an outline of the Part 3A Project Application and to request the Director-General's Environmental Assessment Requirements (DGRs) for the project. A separate preliminary environmental assessment is being concurrently lodged for the initial stage of residential development on the site.

This submission provides a description of the following:

- Background to existing Part 3A Approvals and State Significant Site listing;
- The site;
- Project outline; and
- Preliminary environmental assessment.

## 1.0 BACKGROUND TO EXISTING PART 3A APPROVALS AND STATE SIGNIFICANT SITE LISTING

In August 2006, the Channel Seven site was listed in Schedule 3 of *State Environmental Planning Policy (Major Projects) 2006* (the Major Projects SEPP). The SEPP listing provides for residential and open space development, as well as broad development controls relating to density, height, dwelling yield and built form. Details regarding zoning provisions and the permissibility of the works proposed under this Project Application are provided in Section 4.0 below. The SEPP listing provides that torrens title subdivision on the site, and development with a capital investment value (CIV) of more than \$5million, is a Part 3A project for the purposes of Part 3A of the *Environmental Planning and Assessment Act 1979* (EPA Act).

On 22 August 2006, the Minister approved a Concept Plan (MP 05\_0086) for residential development, landscaped open space, and associated facilities (consistent with the provision of the SEPP listing), which permits the following development on the site:

- Up to 650 dwellings;
- Up to 80,000m<sup>2</sup> maximum gross floor area (GFA) equivalent to a maximum floor space ratio (FSR) of 0.89:1;
- Up to 96,000m<sup>2</sup> total envelope area;
- No more than 73 dwellings per hectare on land;
- A maximum height number of 6 storeys and height distribution in accordance with figure 8.9 of the preferred project report dated May 2006;
- The development must provide a minimum of 5% one-bedroom dwellings;
- The development must not exceed 15% provision of 3-bedroom+study dwellings;
- Landscaped public open space (no less than 3.1 hectares) and private open space;
- Associated services and infrastructure;
- Land use distribution, building heights, densities, dwelling mixes and types; and
- Strata and torrens title subdivision

The proposed infrastructure works, public domain works, childcare centre and communal recreation facilities are consistent with the provisions of the SEPP listing, and were envisaged as part of the Minister's declaration/authorisation for the Channel Seven Concept Plan made in September 2005. A separate Ministerial declaration to establish the subject proposal as a Part 3A project is not required. This has been confirmed by the Department of Planning (the Department).

The Concept Plan approval included a number of modifications (conditions) which require the submission of certain documentation (to the satisfaction of the Department) prior to the submission of an application for development on the site (noting that the submission of a preliminary environmental assessment report is still permitted at any time). For example, a Landscaping Plan and Public Domain Management Plan are required to be formalised prior the submission of Project Application for the site. Notably, a Staging Plan is required to be submitted to the Department prior to the first application being made for *residential* development on the site (Modification B7).

A request to the Minister (or her delegate) to modify the Concept Plan approval in accordance with Section 75W of the EPA Act was submitted in early December 2008. The modification proposes the amendment of the Concept Plan approval to require the submission of additional reports/plans to satisfy the relevant modifications prior to submission of the first application for *residential* development on the site. The modification application is currently being assessed.

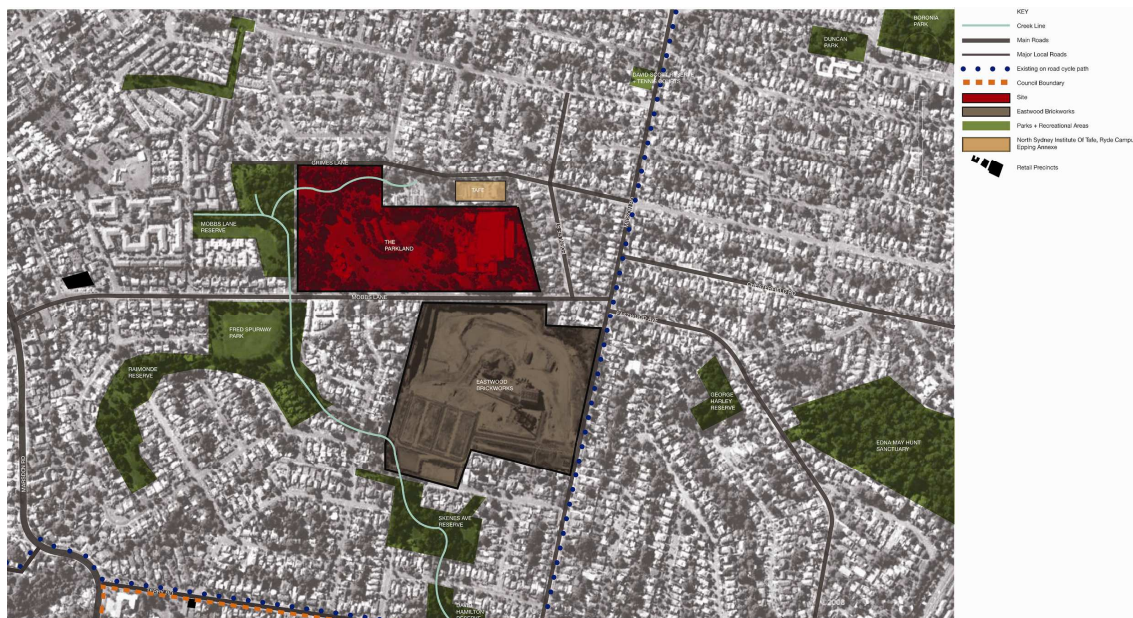
If approved, the submission of a Project Application for the works as generally described in this preliminary environmental assessment will be permitted prior to satisfaction of all other remaining relevant Concept Plan modifications.

## 1.1 Consultation

Development on the Channel Seven site has been the subject of ongoing discussions with the Department. A number of meetings have been held with the Department since Concept Plan approval was granted for the site to discuss the proposed timing, staging and details of future Part 3A project applications on the site.

## 2.0 THE SITE

The Channel Seven site is located at 61 Mobbs Lane, Epping in the Parramatta local government area (LGA). The site is comprised of several allotments legally described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP570891 and Lot 4 DP219907. The Channel Seven site is 89,190m<sup>2</sup> in area, with a 500m primary frontage to Mobbs Lane which is accessed via Midson Road to the east and Marsden Road to the west. A site location plan is provided at **Figure 1** below.



**Figure 1 – Site location plan**

Existing development on the site includes the following:

- Channel Seven television studios and ancillary buildings;
- Transmission tower;
- Satellite receiving station and satellite dishes;
- 790 on-site parking spaces; and
- A helipad.

## 2.1 Surrounding land

Both Epping and Eastwood town centres are located approximately 1.4 km east from the site. Carlingford town centre is located approximately 1.5 km to the west of the site. The surrounding area is characterised by residential development. A large-scale residential development on the former Brickpit site has commenced to the south of the site on the other side of Mobbs Lane.

### 3.0 PART 3A PROJECT OUTLINE

This preliminary environmental assessment report describes the proposed early infrastructure works for the Channel Seven site which will support the future development. It also relates to the proposed development of a childcare facility and private communal recreation facilities on the site.

The Part 3A Project Application will seek approval for the following elements:

- Demolition of all existing improvements on the site contiguous with the staging of infrastructure works and residential development on the site;
- Site grading works (including remediation if required) to construct the final landform (including the pre-development ground levels for future residential buildings) and to minimise the need for unsustainable movement of fill to/from the site;
- Road works to accommodate access to and within the development site and associated kerb, gutter, verge and footpath works and at-grade parking (see indicative road layout plan at **Attachment A**);
- Road works/improvements along Mobbs Lane (see concept drawings for the Mobbs Lane improvement works at **Attachment B**) including appropriate utilities to service the development;
- Implementation of appropriate utilities on the site to support the proposed residential development;
- Landscaping of publicly accessible open space and public domain (as part of the minimum 3.1 hectares required under the Concept Plan approval), and the landscaping of private communal open space for residents on the site (see indicative landscape layout plan at **Attachment C**). The landscaping of private open space associated with each stage of residential development on the site does not form part of the early works package and will be applied for as part of Project Applications for residential development on the site);
- Stormwater management works;
- Tree removal generally consistent with the Concept Plan approval;
- Development of a childcare facility and private communal recreation facilities (for future residents of the development) in the south-west corner of the site (see indicative layout plans at **Attachment D**);
- Private communal facilities (for future residents of the development) in the centre of the site (see indicative layout plans at **Attachment E**); and
- Amalgamation of the lots comprising the site and subsequent subdivision to accommodate future development on the site.

It is important to note that the works for which this application seeks approval may be staged with the ultimate staging of the residential development of the site.

#### 3.1 Capital Investment Value

The proposed development for this Project Application has an estimated capital investment value of approximately \$34,512,000.

#### 4.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The scope of environmental planning issues proposed to be addressed in an Environmental Assessment Report (EAR) to accompany the Part 3A Project Application is provided below to assist the Department and Director-General in identifying the Environmental Assessment Requirements for the project.

The key environmental planning considerations associated with the proposed development are as follows:

- Consistency with planning instruments and suitability of the site;
- Social and economic issues;
- Built form and visual impact;
- Heritage;
- Traffic, transport and access;
- Water management;
- Waste management;
- Utilities infrastructure; and
- Construction management.

The applicant intends to prepare a comprehensive EAR for the Part 3A Project Application to address the Director-General's Environmental Assessment Requirements.

#### 4.1 Consistency with planning instruments and suitability of the site

The site is the subject of a Concept Plan approval for residential development and associated works. The proposed infrastructure works, childcare facility and communal recreation facilities were envisaged in the Concept Plan for which a site suitability assessment was made.

The following planning instruments are relevant to the proposal:

- EPA Act – Part 3A and Integrated Provisions (Section 91);
- The Major Projects SEPP – Schedule 3;
- State Environmental Planning Policy 55 – Remediation of Land (SEPP 55)
- State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure)
- Parramatta Local Environmental Plan 2001 (LEP 2001);
- Parramatta Development Control Plan 2005 (DCP 2005); and
- Parramatta Childcare Centre DCP 2004 (Childcare DCP)

The compliance of the proposal with relevant planning instruments is summarised in **Table 1** below:

**Table 1 – Summary of Relevant Planning Controls**

Instrument	Provision	Proposal/Compliance
EPA Act	The proposal will be assessed as a Major Project in accordance with the relevant provisions of Part 3A of the EPA Act.	This preliminary environmental assessment report has been prepared to assist the Director-General in preparing his Environmental Assessment Requirements in accordance with the relevant provisions of Part 3A of the EPA Act.
	Section 91(Integrated Provisions) of the EPA Act apply. The concurrence of Parramatta City Council is required under section 138 of the Roads Act 1993 for works within a public road (Mobbs Lane).	The Mobbs Lane improvements involve works within a public road for which Council is the road authority. The proposal will be referred to Council for consideration.

Instrument	Provision	Proposal/Compliance
Major Projects SEPP	Specific zoning and development controls are provided for the site under Part 4 of Schedule 3 of the Major Projects SEPP	Part 4 of Schedule 3 of the SEPP nominates a General Residential Zone and Public Recreation Zone on the site. The permissibility of the proposal is discussed below.
SEPP 55	Before granting consent to any development on the subject site, the Department is required to consider whether the land to which the development relates is contaminated and whether it has been remediated to a level suitable for the proposed development.	In accordance with Modification B8 – Contamination Investigation of the Concept Plan consent (as modified by the modification application submitted in December 2008) a contamination study for the subject site will be formalised prior to the lodgement of an initial application for residential or open space development on the site. The proposed remediation works are considered to be Category 2 works under SEPP 55 for which consent is not required. However, should it be determined that the proposed remediation works are Category 1 works (for which consent is required) the Project Application for early works will include the proposed remediation of the site.
SEPP Infrastructure	SEPP Infrastructure requires the referral to the RTA of any development that involves more than 300 dwellings.	The proposal involves infrastructure works to support residential development on the site. Referral to the RTA is not strictly required under SEPP Infrastructure. However, the proposal is likely to be referred to the RTA for comment.
LEP 2001	The LEP does not strictly apply to the proposed Project Application. However, the general controls for development on the site will be taken into account. The Major Projects SEPP provides the key land use, floor space and height controls for the site.	<p>Clause 21 – Flood Liable Land Flooding issues were addressed in the Concept Plan. The early works package will include stormwater plans.</p> <p>Clause 22 – Contaminated Land As detailed above, a contamination investigation has been submitted in response to Modification B8 on the Concept Plan approval.</p> <p>Clause 23 – Excavation and filling of land This early works Project Application will include earth works to accommodate amended pre-development site level. An assessment of the impact of these, and a plan showing new site levels will be submitted with the Project Application.</p> <p>Clause 33 – Tree Preservation The removal of trees will be undertaken generally in accordance with the Concept Plan. Details will be provided in the environmental assessment submitted with the Project Application.</p>
DCP 2005	The DCP provides some general guidelines for development on the site applicable to the early works package.	Details regarding compliance with the relevant provision of DCP 2005 (eg Environmental Amenity) will be provided as part of the environmental assessment submitted with the Project Application.
Childcare DCP	The Childcare DCP provides specific controls for the development of childcare facilities within the Parramatta LGA.	The detailed design plans and environmental assessment submitted with the Project Application will demonstrate compliance with this DCP.

### ***Permissibility of proposal***

The proposed Project Application involves earth works, infrastructure works, landscaping works, demolition and subdivision which are ancillary to the approved residential development on the site and therefore permissible. The proposed childcare facility and private community recreation facility in the south-west corner of the site (see indicative plan at **Appendix D**) will be located in the Public Recreation Zone and are permissible uses in this zone.

The proposed building to be constructed as part of the private communal recreation facility will be ancillary to the outdoor recreational uses and therefore permissible. The childcare facility and private

communal recreation facility will be one to two storeys in height which is consistent with the permissible height limit of two-storeys in the south-west corner of the site.

The private communal facility proposed in the private open space in the centre of the site (see **Attachment E**) will be used by future residents of the site. It is ancillary to the residential development on the site and therefore permissible in the General Residential Zone.

#### **4.2 Social and economic issues**

The proposed early works will provide the infrastructure to support the development of up to 650 new dwellings in the Parramatta LGA. It will initiate the transformation of the site into an attractive residential neighbourhood and provide public open space for the enjoyment of local residents. A childcare centre will also be provided which will have positive social outcomes.

#### **4.3 Built form and visual impact**

The proposed early works will provide for the landscaping of the site which will have positive visual impacts. The proposed childcare facility and communal recreation facilities will be small in scale and will not have any adverse visual impact.

#### **4.4 Heritage**

In accordance with Modification B10 (Aboriginal Archaeological and Archaeological Investigation) of the Concept Plan approval an Aboriginal heritage and archaeological investigation was submitted to the Department on 9 December 2008. The study identified a small area of the proposed development that has Aboriginal archaeological potential and provided recommendations for further assessment and management of that area. The proposed child care facility and communal recreation facility in the south west corner of the site are located in the area identified as having moderate archaeological potential. The assessment found that the remainder of the study area has been subject to moderate-high levels of prior land-use disturbance and as a result has nil archaeological potential.

#### **4.5 Traffic, transport and access**

The Project Application will provide details of the road layout on the site, as well as the proposed upgrade works to Mobbs Lane. Details regarding address access for the site, traffic generation and capacity of the road network, visitor parking and road layout arrangements, service and delivery area, parking and pedestrian and bicycle access will be provided with the environmental assessment. A Traffic Report was prepared following consultation with the RTA, State Transit Authority and Parramatta City Council and lodged with the Department in April 2008 in response to the requirements of Modification B4.

#### **4.6 Water management**

A stormwater management plan and report will be prepared and included in the environmental assessment to address stormwater management issues including on-site detention, reuse, discharge volumes/rates and water quality.

#### **4.7 Waste management**

A waste management plan will be included in the environmental assessment to address the waste generated by construction of the early works and childcare and communal recreation facilities, as well as the ongoing operational waste from the centre and management of the publicly accessible and private communal open space. Where possible, waste will be reused on site or recycled.

#### **4.8 Utilities infrastructure**

The environmental assessment will include a description and plans for utilities infrastructure – water, sewer, electricity, gas and telecommunications – connections and reticulation to service the proposed development.

#### **4.9 Construction management**

A construction management strategy will be included in the environmental assessment to address the potential impacts of construction activities including management of site security and access, construction traffic, erosion and sediment controls, materials storage, construction waste, noise, and staging.

#### **5.0 CONCLUSION**

On behalf of SBP, we request that the Director-General issue Environmental Assessment Requirements for the proposed Part 3A Project application as described above.

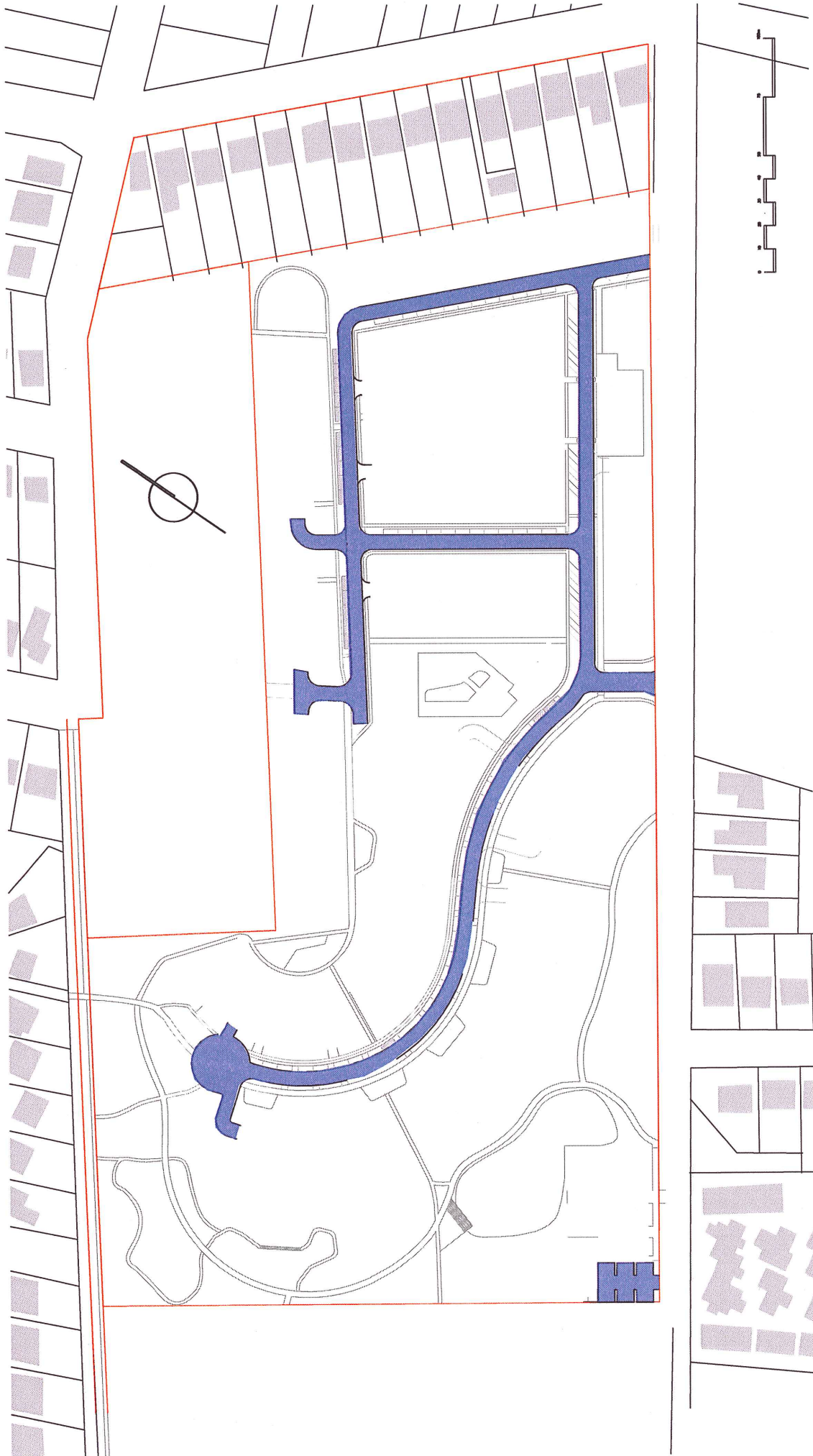
If you have any queries or would like to discuss this matter further, please contact me on Ph.9409 4940.

Yours sincerely

A handwritten signature in black ink, appearing to read 'O Klein', written in a cursive style.

Oliver Klein  
*Principal Planner*

## ATTACHMENT A

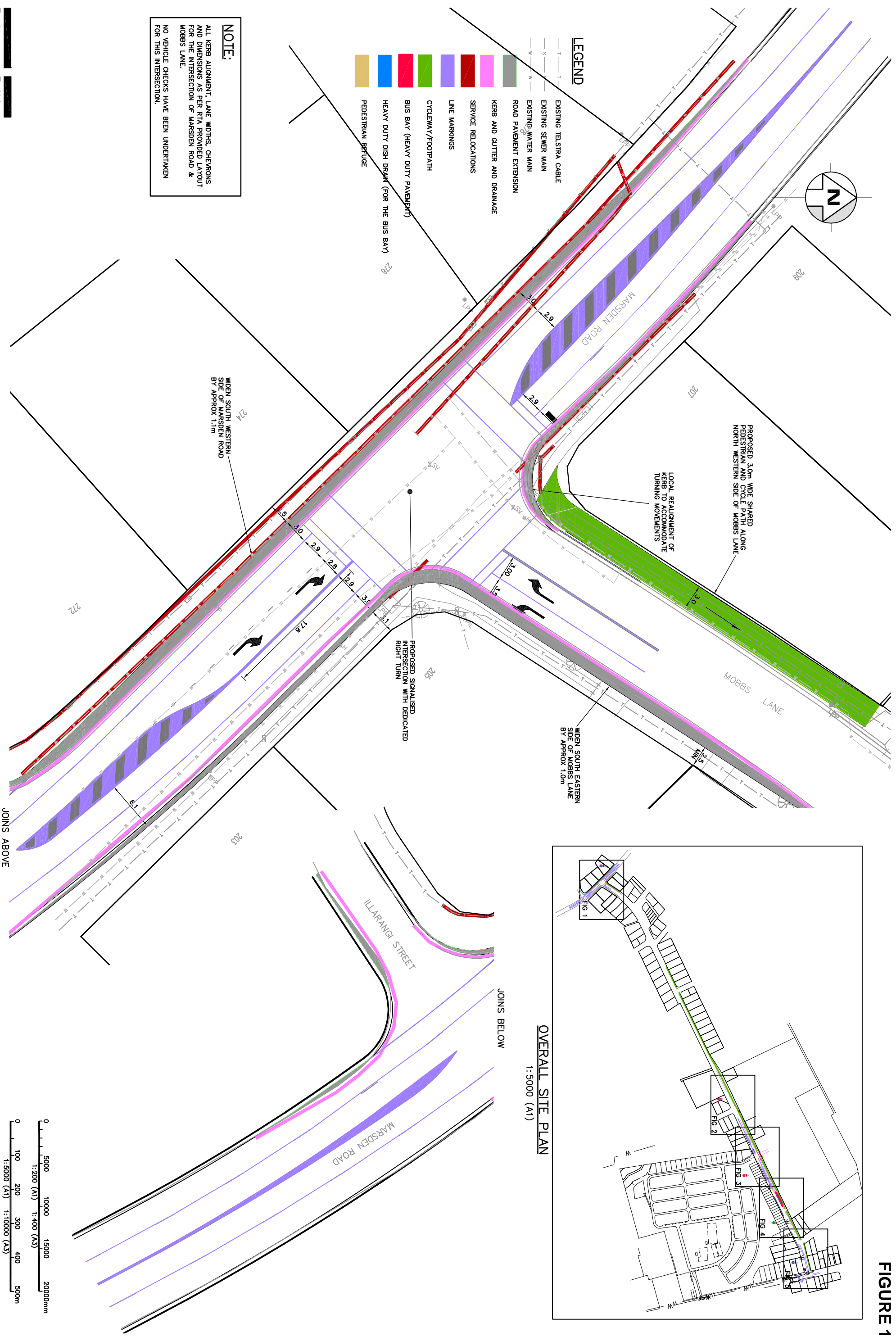


**Early Works  
Internal Road Layout**

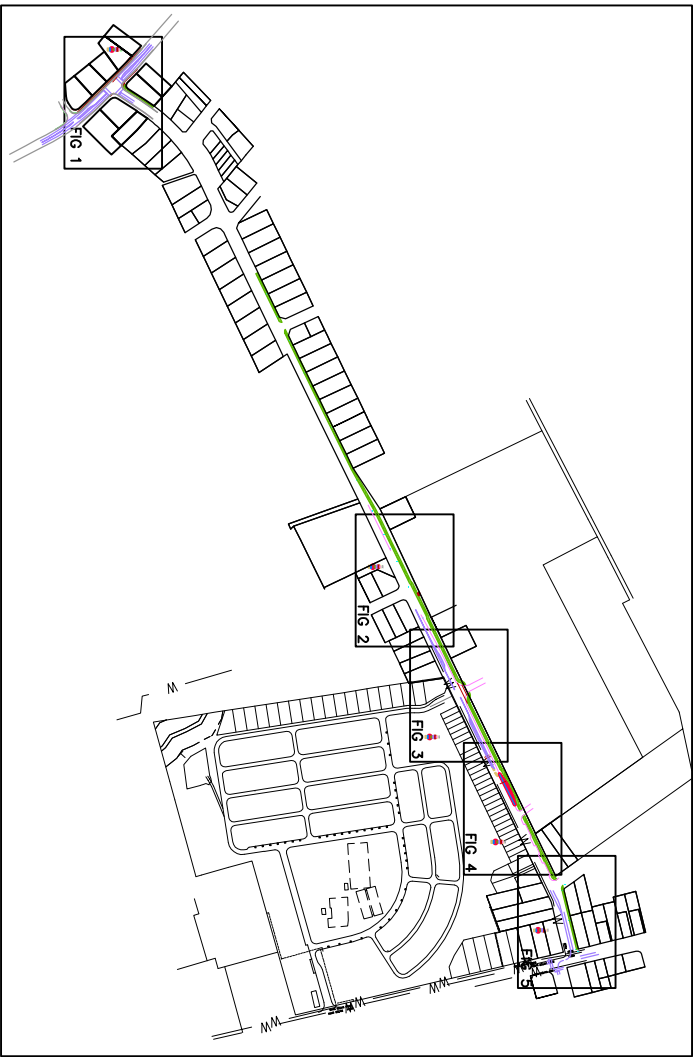
Author : PTW / ASPECT  
 Address : 61 Mobbs Lane, Epping  
 Date : December 2008  
 Note : Indicative

## ATTACHMENT B

**FIGURE 1**



**FIGURE 2**

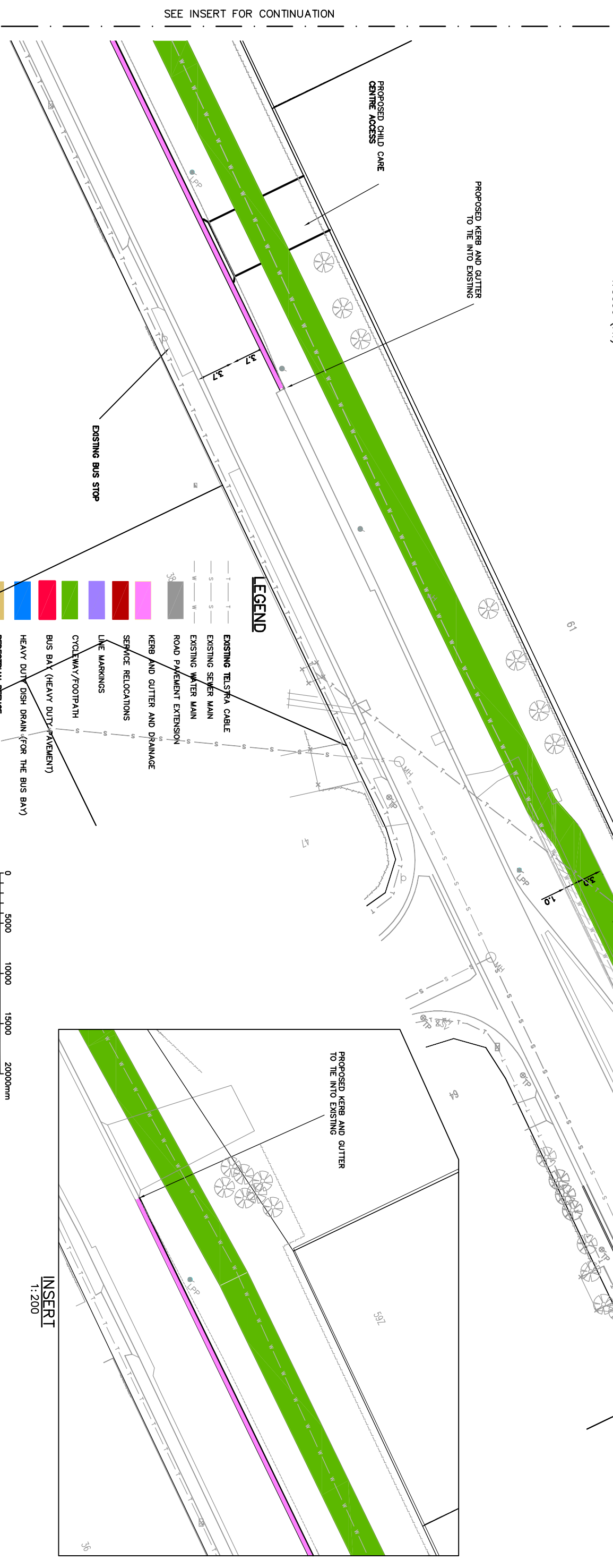
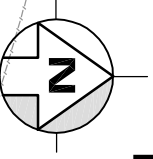


**OVERALL SITE PLAN**  
1:5000 (A1)

SHARED PATH ADJACENT TO BUS BAY TO BE WIDENED TO 4.0m AND LINEMARKING TO ENSURE ADEQUATE SEPARATION OF PEDESTRIANS AND CYCLISTS.

EXISTING BUS BAY

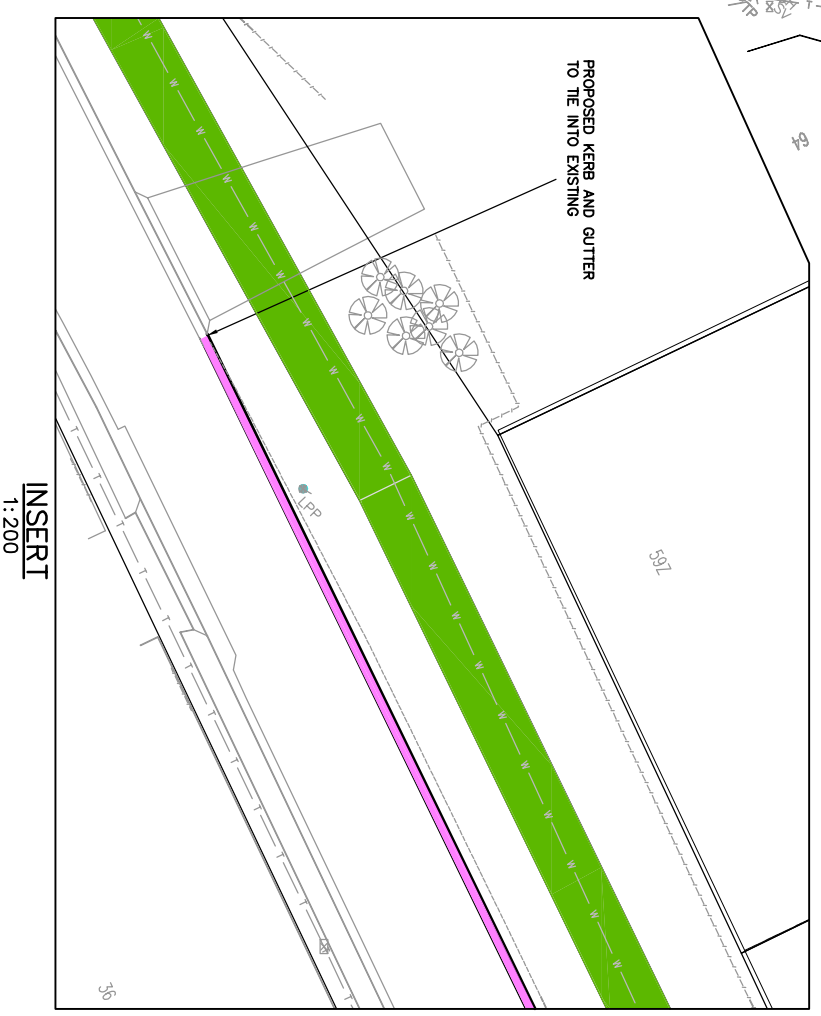
PROPOSED KERB AND GUTTER TO TIE INTO EXISTING



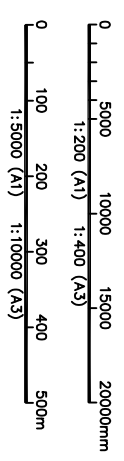
SEE INSERT FOR CONTINUATION

**LEGEND**

- EXISTING TELSTRA CABLE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- ROAD PAVEMENT EXTENSION
- KERB AND GUTTER AND DRAINAGE
- SEWAGE RELOCATIONS
- LINE MARKINGS
- CYCLEWAY/FOOTPATH
- BUS BAY (HEAVY DUTY PAVEMENT)
- HEAVY DUTY DISH DRAIN (FOR THE BUS BAY)
- PEDESTRIAN REFUGE



**INSERT**  
1:200



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& Partners Pty Ltd  
consulting engineers

**CHANNEL 7 - MOBBS LANE UPGRADE  
ADJACENT TO CHANNEL 7 SITE**

**FIGURE 3**

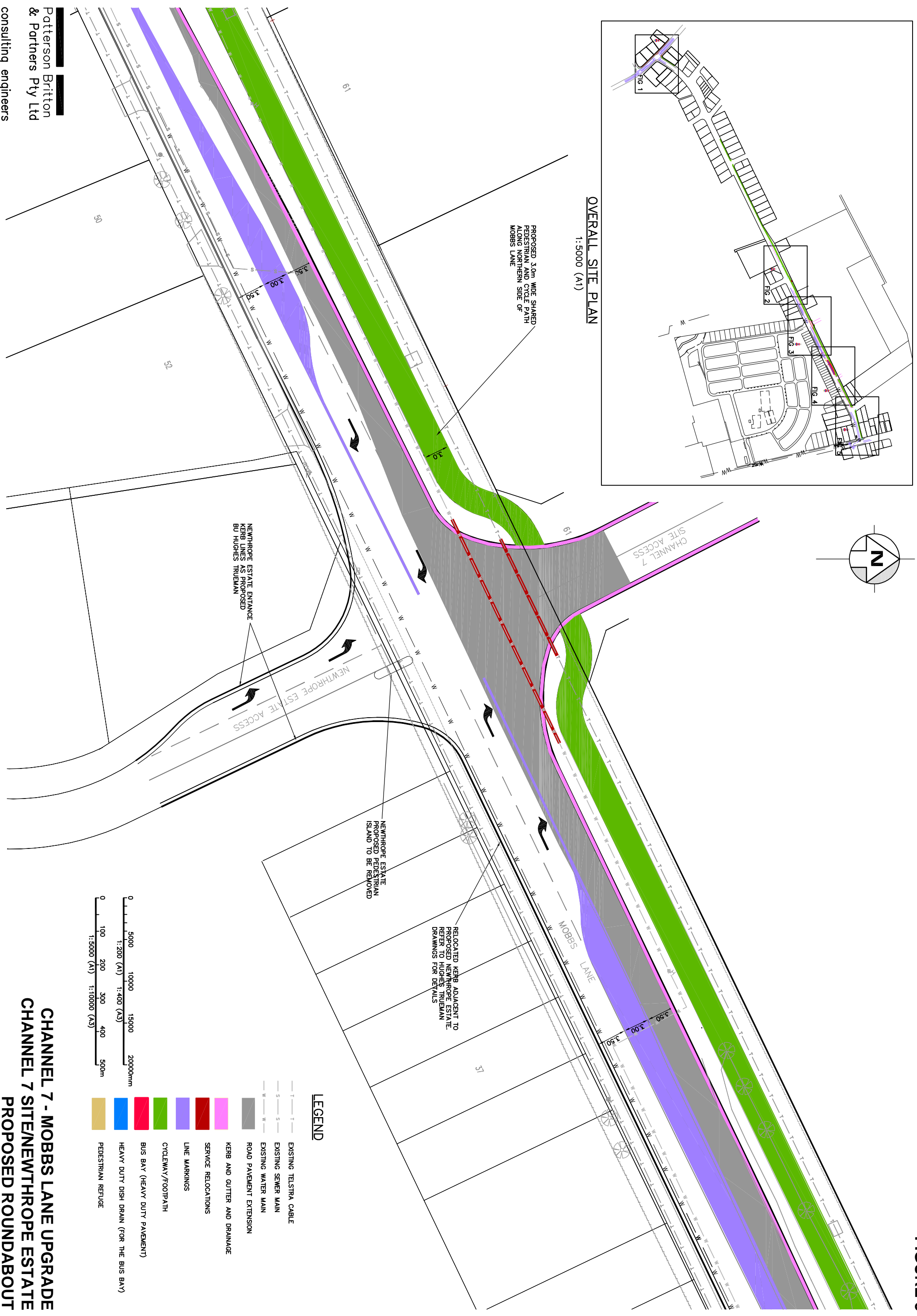
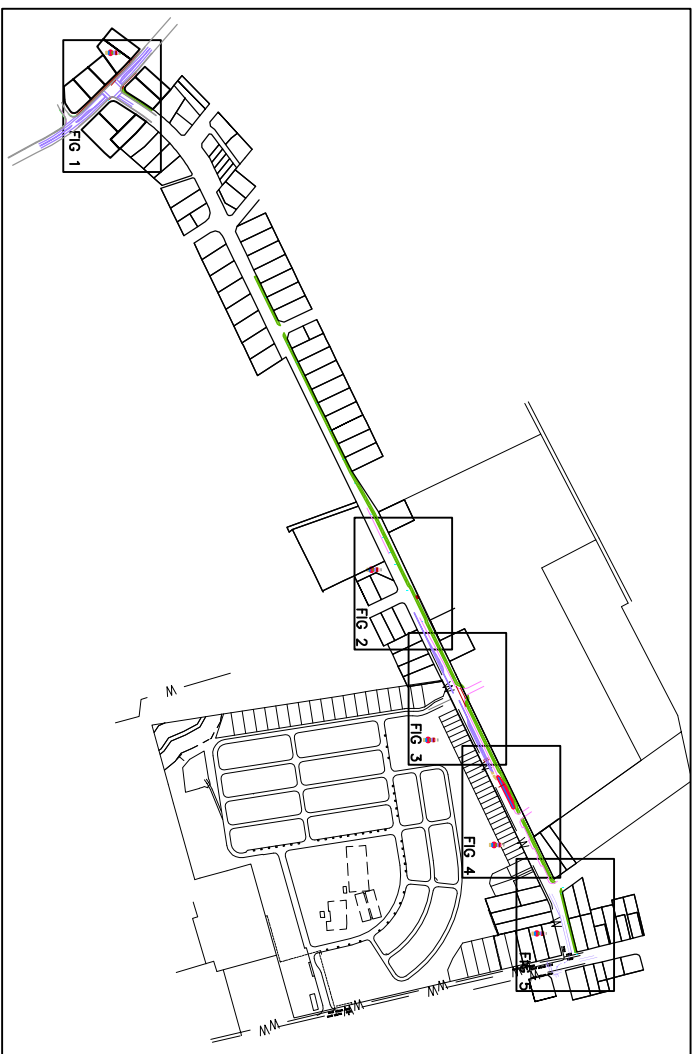
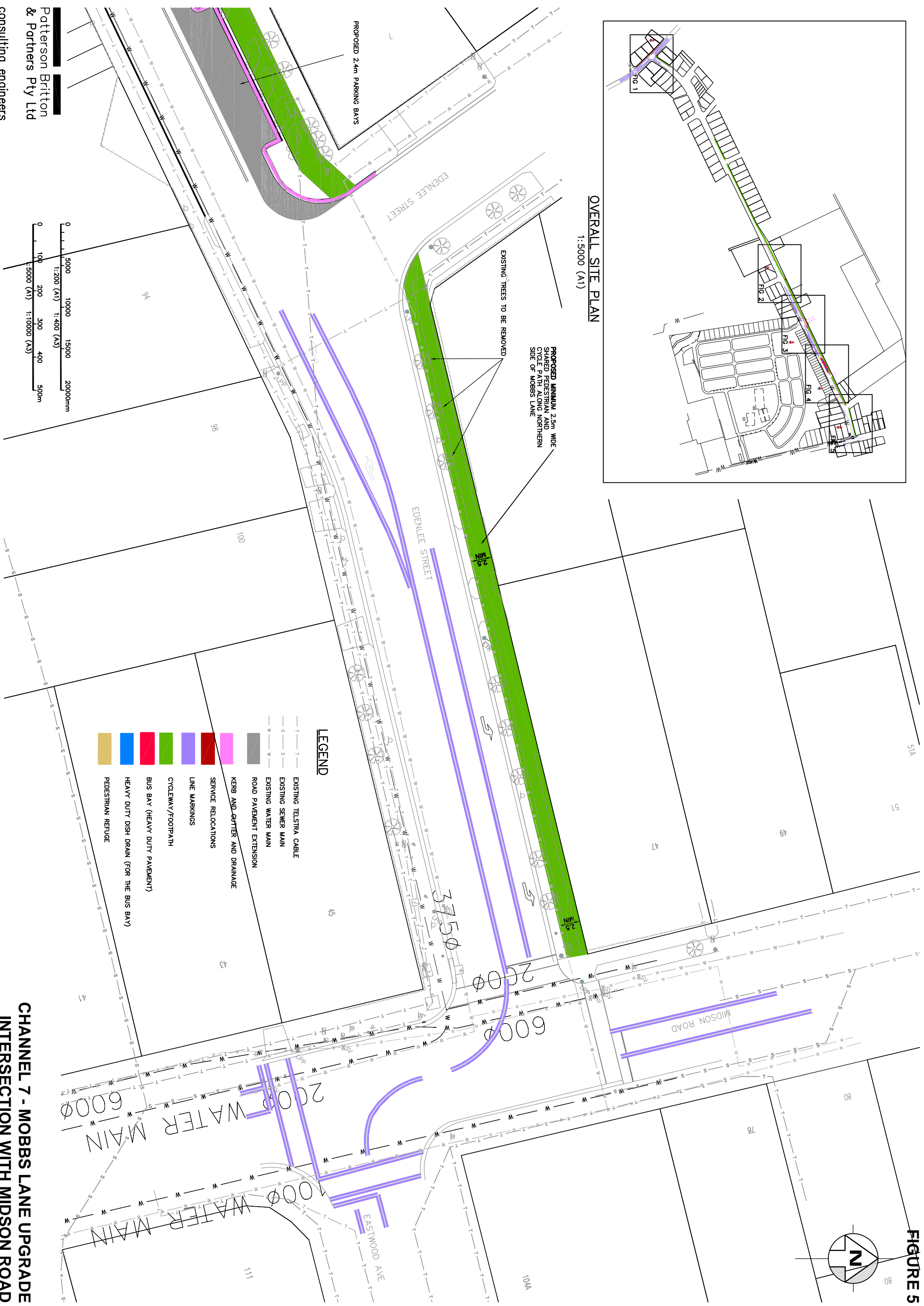


FIGURE 4



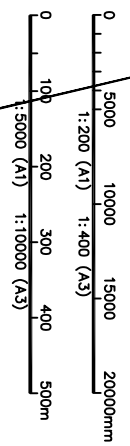


**OVERALL SITE PLAN**  
1:5000 (A1)



**CHANNEL 7 - MOBBS LANE UPGRADE  
INTERSECTION WITH MIDSON ROAD**

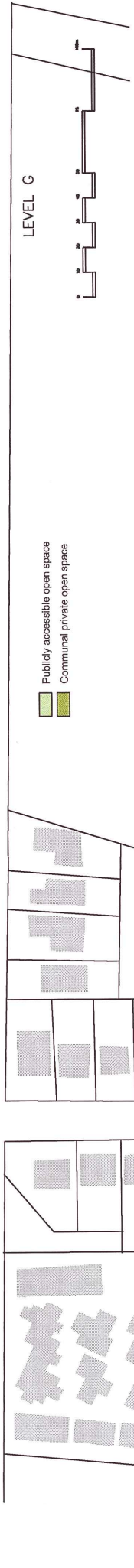
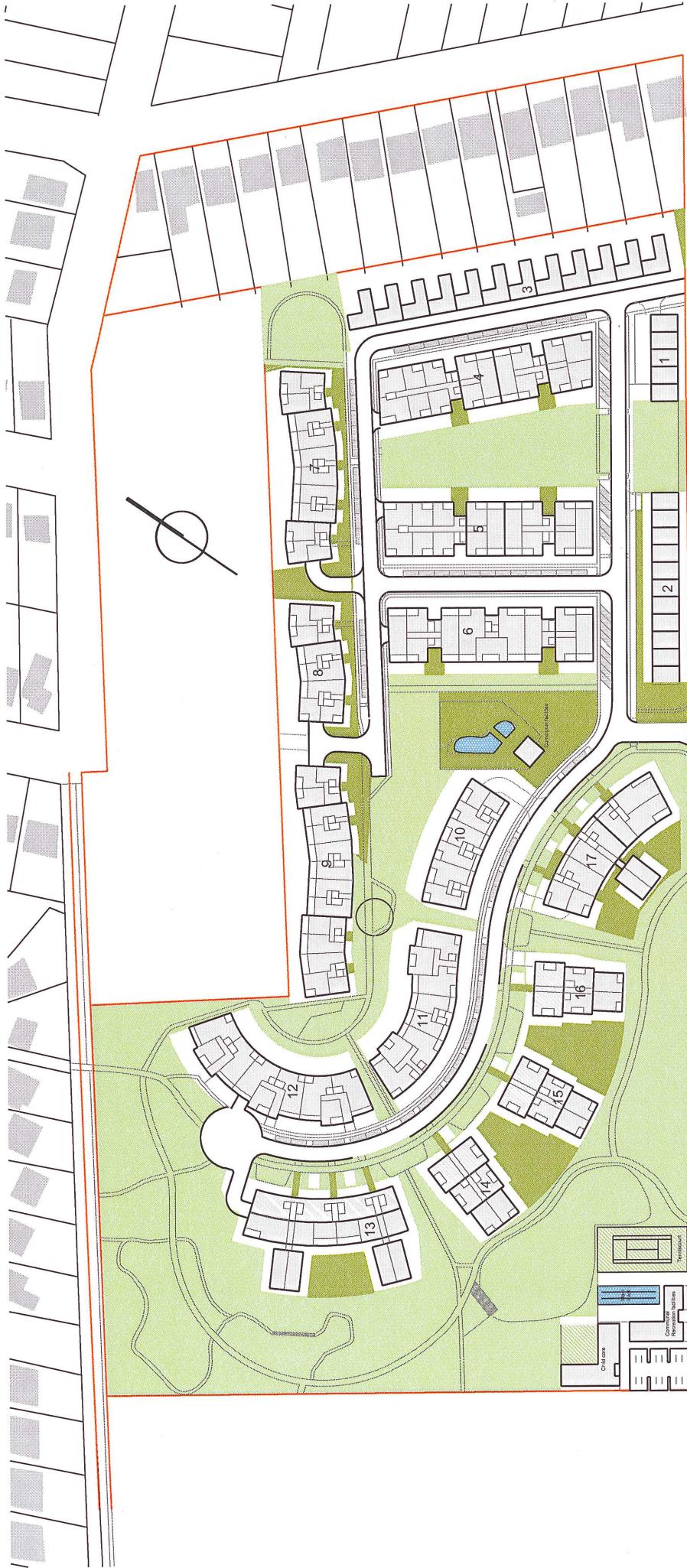
Patterson Britton  
& Partners Pty Ltd  
consulting engineers



**LEGEND**

- EXISTING TELSTRA CABLE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- ROAD PAVEMENT EXTENSION
- KERB AND GUTTER AND DRAINAGE
- SERVICE RELOCATIONS
- LINE MARKINGS
- CYCLEWAY/FOOTPATH
- BUS BAY (HEAVY DUTY PAVEMENT)
- HEAVY DUTY DISH DRAIN (FOR THE BUS BAY)
- PEDESTRIAN REFUGE

## ATTACHMENT C

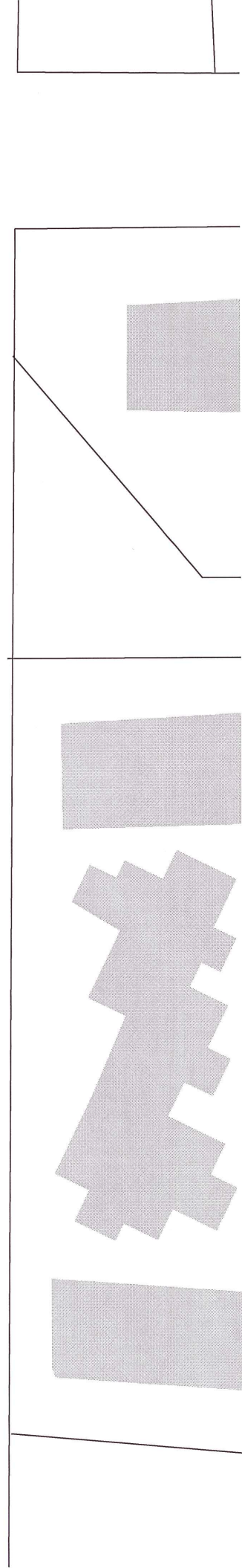
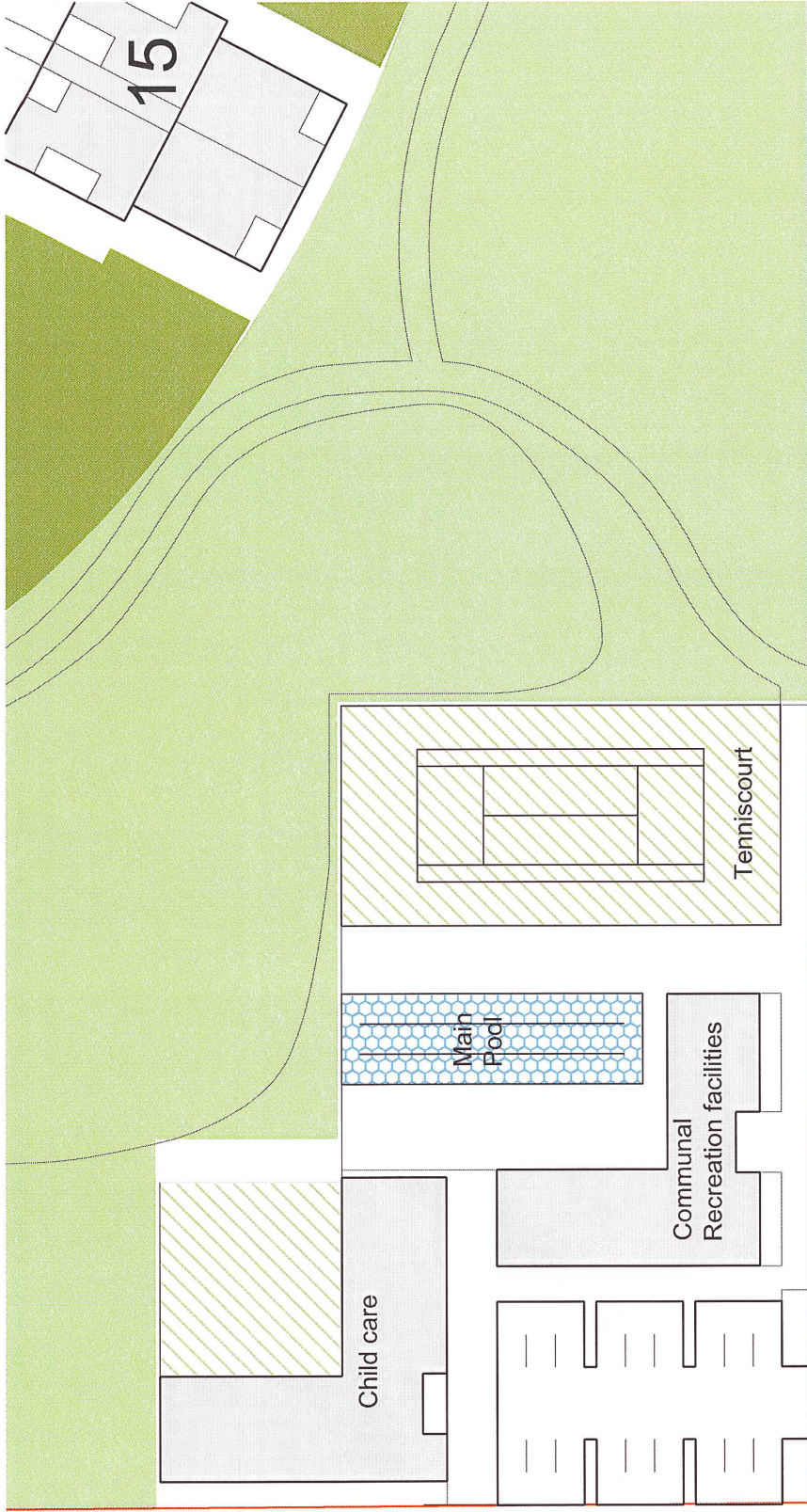


Publicly accessible open space  
Communal private open space

# Early Works Open Space

Author : PTW / ASPECT  
 Address : 61 Mobbs Lane, Epping  
 Date : December 2008  
 Note : Indicative

## ATTACHMENT D



Author : PTW / ASPECT  
 Address : 61 Mobbs Lane, Epping  
 Date : December 2008  
 Note : Indicative


 Communal Recreation & Childcare Facility

## ATTACHMENT E



Communal Facilities



Author : PTW / ASPECT  
 Address : 61 Mobbs Lane, Epping  
 Date : December 2008  
 Note : Indicative