

Client

Sydney Broadcast Property

Project

Epping Park final consultation outcomes
report

Date

16 April 2009


Contact

Dianne Knott
9387 2600
dianne@elton.com.au



Sydney
t +61 2 9387 2600
PO Box 1488
Level 6, 332-342 Oxford St
Bondi Junction NSW 1355
f +61 2 9387 2557
consulting@elton.com.au
www.elton.com.au
ABN 56 003 853 101

Prepared by **Caline Haddad**

Reviewed by 

Dianne Knott/ Rosemary Turner

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1 Introduction

This report summarises the key outcomes from the Epping Park community information and feedback session and local community organisation stakeholder briefing. This report also contains analysis of 34 feedback forms which have been submitted since the community information and feedback session.

Sydney Broadcast Property, a joint venture between Rebel Property Group and the Seven Network, is currently progressing plans for the redevelopment of Epping Park.

Information on the first stages of these plans was presented at the consultation events. These are:

- Early Works Package including demolition, roads and services, landscaping, a proposed child care centre and resident facilities
- Stage 1 Residential development including the construction of approximately 198 units and 12 courtyard homes.

The feedback from the consultation sessions has been collated in order to provide a community perspective to inform the production of Environmental Assessment reports for the above works.

It is important to note that the feedback contained in this report:

- Cannot be construed as being statistically representative of opinion within the local community
- Is not part of the formal public exhibition process, which will be held for the Environmental Assessment reports for Stage 1 Residential and Early Works
- Will be one of the many inputs considered by Sydney Broadcast Property and its project team as they refine plans for the future planning of Epping Park.

1.1 Background

In August 2006, the Minister for Planning approved a concept plan for residential development, landscaped open space and associated facilities at 61 Mobbs Lane, Epping.

This consent allows for the following development on the site:

- Up to 650 dwellings
- Up to 80,000m² maximum gross floor area equivalent to a maximum floor space ratio of 0.89:1
- Up to 96,000m² total envelope area
- No more than 73 dwellings per hectare on land
- A maximum height number of six storeys and height distribution
- Landscaped public open space (no less than 3.1 hectares)
- Private open space
- Associated services and infrastructure
- Land use distribution, building heights, dwelling mixes and types
- Strata and torrens title subdivision.

The consent also allows for the construction of a child care centre with associated off street parking.

The concept plan provides the 'blueprint' for development and future works have to be generally consistent with this.

Work on site is expected to commence in early 2010 and will take place in stages, from the east to the west of the site.

All stages are proposed to be submitted as separate project applications to the Department of Planning. Every stage will be determined only after an environmental assessment process (which includes community consultation) has been undertaken.

1.2 Consultation process

Independent community engagement specialists, Elton Consulting have been engaged to manage the consultation process and to facilitate open and transparent communication between Sydney Broadcast Property and the community.

In 2007, Elton Consulting prepared an engagement and communications strategy as part of the Department of Planning's (DoP) conditions of consent for the approved concept plan. The strategy outlined consultation activities to be undertaken to support project applications in the future planning stages of development. This strategy was approved by the DoP pursuant to the Modification B3 of the Concept Plan Approval and forms the basis of the consultation approach for the project.

Under the Statement of Commitments, Sydney Broadcast Property will be undertaking the following consultation activities as the project progresses:

- Quarterly updates to project website to remain consistent with the staged development of the site
- Distribution of regular project newsletters
- Stakeholder briefings.

The following consultation activities have been undertaken as part of pre Environmental Assessment lodgement:

- Regular updates of the existing website, www.talkeppingpark.com.au
- A dedicated contact point at eppingpark@elton.com.au
- The first edition of the regular project newsletters
- A community information session
- Parramatta City Councillor and Council officer briefings
- Stakeholder briefings.

1.2.1 Consultation undertake to date

Throughout the planning process, Sydney Broadcast Property has been working with key local and state government agencies including Parramatta City Council, Roads and Traffic Authority, State Transit Authority and the Department of Planning.

Recent engagement activities leading to the production of Environmental Assessment reports for the above works have included:

- **27 January 2009:** Stakeholder briefing by phone (and follow information email) to Department of Housing representative
- **30 January 2009:** Meeting with Parramatta City Council Officers including Landuse Planner, Place Manager and Community Place Development Officer
- **11 February 2009:** Advertisement for Epping Park community information and feedback session published in Northern District Times (see Appendix A for copy of advertisement)
- **12 February 2009:** Project newsletter distributed to 3,700 properties in local catchment area bound by Carlingford Rd, Marsden Rd, Terry Rd, Epping Ave and Kent St. Newsletter also distributed to Epping, Eastwood and Ermington libraries (see Appendix B for copy of newsletter and catchment area)
- **13 February 2009:** Copy of newsletter sent to General Managers of Parramatta City Council and neighbouring Hornsby Shire Council, City of Ryde (2 March 2009) and Baulkham Hills Shire Council
- **13 February 2009:** Copy of newsletter and cover letter sent to Hon Greg Smith MP (Member for Epping) and the Hon Maxine McKew MP (Member for Bennelong). Cover letter outlined consultation process and offered opportunity for a briefing
- **16 February 2009:** Copy of newsletter hand delivered to 12 shopkeepers from 5-17 Mobbs Lane, Carlingford
- **18 February 2009:** Briefing held with Parramatta City Councillors Lorraine Wearne and Pierre Esber from Lachlan Macquarie Ward. Note, all 15 Councillors were invited
- **19 February 2009:** Stakeholder briefing held with TAFE Epping Annexe representatives
- **20 February 2009:** Stakeholder briefing held with Alan Walker Village representative
- **21 February 2009:** Community information and feedback session held at TAFE Epping Annexe. Eighty-four members of the community attended the session
- **23 February 2009:** Stakeholder briefing held with local community organisations and open space and bushcare groups. Eleven people attended the briefing.

2 Community information and feedback session

A community information and feedback session was held on Saturday 21 February 2009 at the TAFE Epping Annexe, between 10.00am and 1.00pm.

This was facilitated by Elton Consulting as an informal drop-in session for members of the local community and stakeholders. Participants were invited to view a series of display panels presenting information on the project, and to ask questions and provide feedback to members of the project team.

See Appendix C for a copy of the storyboards on display at the session.

Members of the project team in attendance included:

- Sydney Broadcast Property – proponent
- McLachlan Lister – project manager
- PTW Architects – architect
- Aspect Studios – landscape architect
- Halcrow MWT – traffic consultant
- Elton Consulting – community consultation.

2.1 Notification

Members of the community were notified of the session by the following methods:

- Project newsletter distributed to a local catchment area of 3,700 properties bound by Carlingford Road, Marsden Road, Terry Road, Epping Avenue and Kent Street on 12 February 2009. Newsletter also distributed to Epping, Eastwood and Ermington libraries
- Advertisement published in the Northern District Times on 11 February 2009.

2.2 Participants

Eighty-four community stakeholders attended the community information and feedback session. A Parramatta City Council Officer also attended. 'Registrations' on the day indicated that attendees came from surrounding areas including:

- Alan Walker Village, 1 Dalmar Place, Carlingford (16)
- Edenlee Street, Epping (8)
- Mobbs Lane, Carlingford (6)
- Mobbs Lane, Epping (4)
- Raimonde Road, Carlingford (4)
- Third Avenue, Epping (4)
- Chelmsford Avenue, Epping (3)
- Freeman Place, Epping (3)
- Hermington Street, Epping (3)
- Rawson Street, Epping (3)
- First Avenue, Epping (2)
- Holway Street, Eastwood (2)
- Lomax Avenue, Epping (2)
- Milton Avenue, Eastwood (2)
- Pennant Parade, Epping (2)
- Second Avenue, Epping (2)
- Valley Road, Epping (2)
- Alamein Avenue, Carlingford (1)
- Carlingford Road, Carlingford (1)
- Chesterfield Road, Epping (1)
- Lexington Avenue, Eastwood (1)
- Meredith Street, Epping (1)
- Neil Street, Epping (1)
- Ryde Street, Epping (1)
- Tomah Street, Carlingford (1)
- Victoria Street, Epping (2).

Five attendees did not indicate their address.

Outcomes from the session are provided in table 4.1 below.

2.3 General participant atmosphere

There was a strong sentiment among attendees at the session around the consultation process of the concept plan's approval and in general the history of the project. There was the perception that minimal consultation had been undertaken for the original concept plan, which has resulted in a degree of mistrust toward the development and the input that stakeholders have as the project progresses.

Section 5 outlines some key recommendations around stakeholder engagement to ensure that lines of communication are kept open and transparent, while establishing a level of trust in the community around feedback and input to the project.

2.4 Additional stakeholder correspondence

On 10 March 2009, Sydney Broadcast Property received correspondence from Epping Action Group, a newly formed community group established regarding the Epping Park site. The letter introduced the group and outlined some of their opinions on the following matters:

- Density

- Community services
- Roads
- Parking
- Public transport
- Utilities
- Ecosystem.

On 24 March 2009, Sydney Broadcast Property responded to the letter from Epping Action Group, welcoming their interest in the development and committing to work with them and other stakeholders to best understand the issues and concerns of the community.

3 Stakeholder briefing

On 23 February 2009, a stakeholder briefing was held for local community organisations and open space and bushcare groups at the Epping Church of Christ Hall, from 6.00pm-8.00pm.

At the briefing, a detailed discussion was held around project information from the display boards presented at the community information and feedback session.

The discussion was facilitated by Elton Consulting. Project team members, including the project manager and landscape architect, were available to field questions and provide further information.

3.1 Attendees

Based on Council advice, the following local community organisations were invited to the briefing (see Appendix D for a copy of the invitation letter):

- Epping Civic Trust
- Epping Chamber of Commerce
- Mobbs Lane Reserve Park Committee
- Loftus Square Park Committee
- James Hoskin Park Committee.

Eleven stakeholders attended, representing the following groups:

- Epping Civic Trust (3)
- Mobbs Lane Reserve Park Committee (3)
- Loftus Square Park Committee (3)
- Epping Park Action Group (2).

The briefing allowed the project team to better understand issues based on the local experience and the area of knowledge of active organisations. It also provided an in-depth briefing to stakeholders with a specific interest in the project.

Issues raised at the briefing are generally consistent with those from the information session, but additional comments unique to the session are provided in section 4.2.

4 Summary of feedback

4.1 Analysis of feedback

The table below outlines the main issues identified in participant feedback from both the community information and feedback session and stakeholder briefing. Participants provided feedback through a number of means:

- Verbally to members of the project team at the information session
- Through written feedback forms (see Appendix E for feedback form)
- Through separate written submissions sent to the Epping Park email address, eppingpark@elton.com.au

The closing date for feedback from respondents was Friday 27 February.

Thirty-four feedback forms were received following the community information and feedback session. One written submission was also sent to the Epping Park email address.

The following information outlines the general status of respondents, note some fields applied more than once for respondents:

- Nearby resident of the area (31)
- Property owner in the area (21)
- Community organisation or other stakeholder:
 - Mobbs Lane Reserve Bushcare group (2)
 - Epping Civic Trust (1)
 - Volunteer Bush Regenerator (1)
 - Epping Park Action Group (1)
 - Body Corporate (1).

Comments in the table have been categorised into key issues. A selection of sample comments is presented alongside each issue area, to illustrate the nature of the feedback received. Sample comments have been paraphrased. The number next to the issue and comments indicates the frequency with which the type of issue was raised. No number is included next to issues or comments that were mentioned once. An initial response to the issue is also included.

Issue	Detailed comment	Initial response
Congestion (29)	<ul style="list-style-type: none"> Concern around the cumulative traffic impact of Epping Park and AV Jennings development (9). The intersection of Midson Road, Eastwood Avenue and Mobbs Lane will become a bottleneck Concern around traffic generated from the development and included facilities such as childcare centre – feeling that at least 1,000 extra cars would result from development and impact surrounding roads (8) Generally participants felt that the RTA traffic rates and forecasts were too low. In particular the indicated 5-10 percent increase in traffic is unrealistic (2) Certainty is needed that traffic studies will take into account the cumulative traffic impact of developments in the area (2) Traffic impact from those driving to nearby train stations (2) Traffic impacts on major routes such as the Epping Bridge and access to Victoria Road Traffic impact on residential streets to get to the M2 across the Epping Bridge Midson Road is already heavily congested especially during peak hour The current uses on site (Channel 7 operations) do not create a lot of traffic. 	<p>Traffic studies were undertaken for the original concept plan based on RTA data. The studies have been refined and finalised as part of the EA process and will be continually updated for project applications for each stage of development.</p> <p>The traffic studies undertaken for Epping Park included consideration of the traffic generation potential of the AV Jennings development on the brick pit site, thus assessing the potential cumulative traffic implications of the two developments.</p> <p>The traffic report seeks to address the anticipated impacts of future development on the existing road network. The traffic measures in place will work to cater for future traffic demand generated by the Epping Park Concept Plan development (and AV Jennings development) and improve traffic management for the site and the surrounding community.</p> <p>The traffic consultants for Epping Park have been in discussion with those from the AV Jennings development to ensure that there is increased understanding about the two sites and the nature of the developments proposed. For instance the traffic works in Mobbs Lane are being designed with both the Epping Park and the AV Jennings site in mind.</p>
Car parking (21)	<ul style="list-style-type: none"> Concern that there is inadequate car parking (one space for one bedroom apartment is insufficient) which will impact on-street parking on adjacent streets, especially on Mobbs Lane. The average parking spaces in the area is 1.7 per dwelling. Council's Development Control Plan (DCP) sets the minimum requirement for parking spaces, this impacts on-street parking. The provision of car spaces should allow for at least two cars per dwelling (7) Concern around the use of the Mobbs Lane Reserve car park for residents and visitors wanting to access facilities, such as the tennis courts in the 	<p>The required number of on-site car parking spaces as specified by Council's DCP or RTA guidelines will be accommodated on the site through the provision of basement and at-grade parking.</p> <p>On-site parking will contain car parking for residents and visitors and discourage the use of parking on surrounding existing streets.</p> <p>Facilities such as the childcare centre will have a car park to cater for the needs of staff and visitors, this will not impact the Mobbs Lane Reserve car park.</p>

Issue	Detailed comment	Initial response
	<p>south-west corner (5)</p> <ul style="list-style-type: none"> • Question around number of cars per dwelling and that the figures given (0.8 spaces per one bedroom dwelling, 1.8 spaces per three bedroom dwelling) are unrealistic. More detail is needed as to specific parking numbers (4) • Concern around parking impact around Epping and Eastwood train station (3) and if money would be contributed for a multi-storey car park at the stations • Parallel parking should be removed on the street near the intersection of Mobbs Lane and Marsden Road, as this makes the intersection more dangerous • Need to ensure that open space is not dominated by car parking spaces • Location of unit car parking and whether this is included in the six story height. 	<p>It is envisaged that around 0.8 car spaces will be provided per one bedroom dwelling. This number is still being finalised. Notwithstanding, the provision of resident car parking will meet the minimum requirements of Council or the RTA.</p> <p>Formal parking bays will be included along part of Mobbs Lane fronting the site.</p> <p>3.1 hectares of open space will be provided on site, this is separate from car parking spaces.</p> <p>Car parking would be provided at basement level, so is not included as part of the six storey building height.</p>
Public transport (19)	<ul style="list-style-type: none"> • The Sydney Transit Authority (STA) is proposing to remove bus route 541 from Mobbs Lane to Epping Station. While the STA feels this service is underutilised, stakeholders did not share this view. The removal of the bus service means the site would be underserved by public transport and would result in more traffic on Mobbs Lane. Participants felt that Sydney Broadcast Property should lobby the STA (11) • Some felt the site is not well serviced by public transport or located in close proximity to train stations – for example, Epping Station is more than 2kms away. It takes about 25 minutes to walk to Epping and Eastwood stations and about 35 minutes to walk back. The level of development is too high for the distance from transport hubs and should be located less than 800 metres from the train station. Fear that the development might provide a catalyst for similar development from this location to the train stations (6) • Concern over impact on trains, which are already congested 	<p>Sydney Broadcast Property (SBP) recently wrote to the government with regard to the proposed suspension of bus route 541. SBP is working to ensure that the STA is aware of the proposals for redevelopment and the need to maintain and improve services to this part of Epping, particularly with the opening of the new Chatswood to Epping Rail Link.</p> <p>SBP has been consulting with the STA during design development in order to upgrade the bus infrastructure (bus stops, signage etc).</p>

Issue	Detailed comment	Initial response
	<ul style="list-style-type: none"> • Train station does not have sufficient bike parking spaces. 	
Traffic lights at Marsden Road/ Mobbs Lane (18)	<ul style="list-style-type: none"> • Some felt that traffic lights at the Mobbs Lane and Marsden Road intersection were positive (4), while others were not in favour of this (7) • It was felt that the inclusion of traffic lights on Marsden Road would increase traffic on local streets such as Mobbs Lane and Raimond Road. Instead of traffic lights, the right hand turn should be removed from Mobbs Lane to Marsden Road (5) • Those in favour of the lights felt they should be installed prior to the site's occupation (2). 	<p>A traffic report has recommended a number of measures that will address traffic impacts associated with the new development. These measures have been designed in consultation with the RTA, STA and Parramatta City Council.</p> <p>Discussions between SBP and the RTA identified that traffic signals are required at the intersection of Marsden Road/ Mobbs Lane to address:</p> <ul style="list-style-type: none"> – Existing safety issues – Capacity constraints with existing and planned future development – SBP and the RTA are currently discussing funding arrangements and early installation of the traffic lights.
Impact on Mobbs Lane (15)	<ul style="list-style-type: none"> • Speeding and safety on Mobbs Lane is a significant issue, which would be worsened due to the traffic generated from the development. Traffic calming measures need to be in place to mitigate this for both Mobbs Lane and Edenlee Street. Traffic on Mobbs Lane is already congested, with the time taken to get out of Mobbs Lane reaching 20 minutes in peak times (9) • Concern around properties being acquired to allow for Mobbs Lane road widening (2) • Some discrepancy around whether Mobbs Lane should be widened, with approximately 50 percent in favour of widening along with right turn bays and 50 percent against • Some felt that Mobbs Lane should be widened more than is proposed • The alignment of the kerb and gutter at Mobbs Lane, east of the present site entrance, should be re-aligned to prevent a zig-zag turn • Traffic impact from Mobbs Lane to other areas such as the city, Macquarie Park, Victoria Road and the M2. 	<p>A traffic report has recommended a number of measures that will address traffic impacts associated with the new development.</p> <p>A series of right hand turning bays will be installed on Mobbs Lane rather than roundabouts, as this is a safer option.</p> <p>Mobbs Lane will continue to provide two travel lanes (one lane in each direction). Localised widening will be undertaken to formalise kerb and gutter arrangements and on street parking.</p>

Issue	Detailed comment	Initial response
Impact on Edenlee Street (13)	<ul style="list-style-type: none"> Traffic and safety impact on Edenlee Street as future residents will increasingly use Edenlee to avoid Midson Road. Currently drivers turn left into Edenlee Street to avoid waiting at Midson Road/ Mobbs Lane lights. Suggestions to abate this included closing Edenlee Street or placing restrictions on left hand turns into Edenlee Street (10) Feeling that Edenlee Street should be closed off completely, or that the left hand turn off Mobbs Lane to Edenlee should be removed (2) Detailed traffic studies are needed on Edenlee Street to measure the current traffic. More attention should be paid to the intersection between Edenlee and Mobbs Lane. 	A traffic report has recommended a number of measures that will address traffic impacts associated with the new development.
Traffic management (13)	<ul style="list-style-type: none"> There is a general need for local traffic calming measures to control speeding and stop rat running (6) All streets that intersect with Mobbs Lane – Edenlee, Valley, Freeman, Dalmar, Mulyan and Raimonde – should be given special consideration in regard to accessing Mobbs Lane, especially Dalmar and Freeman due to older drivers (3) Residents in Epping Park will use Valley Road to go south. This road is narrow, dangerous and not suited for additional traffic. Valley Road would most likely be an alternative access that would need improvements and turning lanes at the intersection (2) Traffic management is needed for the cul-de-sac on Second Avenue Those who live close to the northern boundary of the site had concerns around a possible road connection between Second Avenue and the road between building 7 and 8. 	<p>A traffic report has recommended a number of measures that will address traffic impacts associated with the new development.</p> <p>Improvements that will be undertaken as part of the development include:</p> <ul style="list-style-type: none"> Right turn bays in Mobbs Lane at each site entry point A right turn bay at the Marsden Road and Mobbs Lane intersection for cars travelling north along Marsden Road to turn into Mobbs Lane Lights at the intersection of Mobbs Lane and Marsden Road Improved pedestrian signals at the Midson Road/ Mobbs Lane and Eastwood Avenue intersection. <p>The road between building 7 and 8 is currently shown as a ramp for basement access to building 7.</p>
Access points (7)	<ul style="list-style-type: none"> Concern that the proposed link along the full length of Grimes Lane to Lomax Street had been reduced (2) Some felt that the western entry to the site should be moved further east (2) 	<p>The proposed pedestrian link along the full length of Grimes Lane has been reduced based on input from Council.</p> <p>All vehicular access to the residential development will be via two points off Mobbs Lane. One of these is opposite the entrance to the Newthorpe Estate (AV Jennings site) and the other at the eastern</p>

Issue	Detailed comment	Initial response
	<ul style="list-style-type: none"> Safe access into the site needs to be ensured with turning bays especially for the safety of residents on Mobbs Lane (2) Entry points are among bushland which create a bushfire risk. 	<p>end of the site.</p>
		<p>Pathways will be provided to connect the site to the surrounding area for cyclists and pedestrians. Bicycle connections to Epping Park will be provided at the two vehicular access points.</p>
Pedestrian and cycle use (1)	<ul style="list-style-type: none"> Cycle ways are needed to promote bike use. 	<p>Pedestrian links will be promoted across the site and between the site and the neighbourhood.</p> <p>There will be a link to the shared bicycle pedestrian path on the northern side of Epping Park.</p> <p>Linkages on Mobbs Lane provide an additional connection to the existing on road path on Midson Road.</p>
Issue	Detailed comment	Initial response
Density (32)	<ul style="list-style-type: none"> The density seems to be four times that of the existing density in the area. 650 dwellings is 7.5 percent of Epping's housing stock, which on a single parcel of land is an overdevelopment (10) Existing services such as schools, doctor surgeries and local shops do not have the capacity to cope with additional dwellings (8) Some feeling that this level of density is out of place here and that units "attract a different kind of character and environment." The existing housing character is that of moderately sized homes with front and back yards, this development does not suit the current atmosphere (7) Dwelling size should be reduced to 300. The number of dwellings, building height and scale represents "greed over community interest" (3) The cumulative impact of the Epping Park development and AV Jennings site would be a detriment to the existing character of the area and 	<p>The redevelopment of the Mobbs Lane site will assist in meeting anticipated housing demand for the area, while providing much needed publically accessible open space for passive and recreational use. It will provide a marked improvement from the industrial character of the existing site.</p> <p>The development addresses key targets in planning objectives including those outlined in the Sydney Metropolitan Strategy, which stipulate that 60-70 percent of Sydney's growth is to be accommodated in existing developed areas.</p> <p>The site is located in close proximity to existing town centres, public transport hubs, employment and other key facilities and provides increased housing choice for the local area.</p> <p>The AV Jennings development has been considered in the development of technical studies undertaken as part of project</p>

Issue	Detailed comment	Initial response
	<p data-bbox="510 209 797 236">impact on quality of life (2)</p> <ul data-bbox="479 272 1272 419" style="list-style-type: none"> <li data-bbox="479 272 1272 328">• Concern around occupancy rates and that at least two people would be in each unit <li data-bbox="479 363 1272 419">• There would be a loss of property values for surrounding residents due to the site's overdevelopment. 	<p data-bbox="1317 209 1451 236">applications.</p>
<p data-bbox="190 802 409 858">Building height and location (32)</p>	<ul data-bbox="479 456 1285 1174" style="list-style-type: none"> <li data-bbox="479 456 1285 571">• Some feeling that six storey buildings are too high for the area especially amidst low rise residences. The existing properties in the area are one and two storeys, making the four to six storey buildings at Epping Park out of place and an overdevelopment (18) <li data-bbox="479 608 1285 751">• Concern that the six storey buildings are located at the highest part of the site and will be visible to those driving up Midson Road and other areas in the region (8). These buildings should be reduced to three storeys and higher buildings moved further down the site to reduce the impact on local residents (3) <li data-bbox="479 788 1285 959">• Some felt it would be useful to gauge the height of the six storey buildings compared to the existing satellite tower. A clear explanation of the proportion of taller building heights to lower heights is needed as well as the specific measurement of unit height from floor to ceiling (5). While the tower can be used as a height guide, it is an empty shell so bulk and scale can not be realised from this comparison <li data-bbox="479 995 1285 1023">• The maximum height should be reduced to three- four storeys (3) <li data-bbox="479 1059 1285 1086">• Building heights should match the height of the Blue Gum Forest (2) <li data-bbox="479 1123 1285 1174">• Building heights on the northern side should be reduced to two storeys, to maintain consistency with the current land use. 	<p data-bbox="1317 456 2056 539">Buildings will be located on the slope of the site so that main views from the site will be in the opposite direction from existing residential properties.</p> <p data-bbox="1317 576 2056 632">Low scale (two storeys) buildings to transition areas on the boundaries of the site, to further address privacy issues.</p> <p data-bbox="1317 668 2056 751">Due to building locations and the site's topography there will be minimal privacy impacts or overlooking from the site to adjoining properties on the north and east.</p> <p data-bbox="1317 788 2056 844">SBP will consider the use of the existing tower in projected images of the development to allow height comparisons.</p> <p data-bbox="1317 880 2056 935">A maximum building height of six storeys has been approved in the Concept Plan.</p>
<p data-bbox="190 1254 432 1310">Construction impacts/ staging (16)</p>	<ul data-bbox="479 1211 1272 1358" style="list-style-type: none"> <li data-bbox="479 1211 1272 1294">• Concern around noise, dust and traffic impacts from the construction period. Measures need to be in place to mitigate these impacts, such as limiting works within work day hours, 8am-6pm (5) <li data-bbox="479 1331 1272 1358">• Specific concern was around truck traffic during the construction period. 	<p data-bbox="1317 1211 2056 1294">A construction management plan will be in place to guide works associated with remediation, demolition and construction works. This will include:</p> <ul data-bbox="1317 1331 2056 1358" style="list-style-type: none"> <li data-bbox="1317 1331 2056 1358">– Truck movement routes and restrictions

Issue	Detailed comment	Initial response
	<p>Strict guidelines around the movement of heavy vehicles are needed (4)</p> <ul style="list-style-type: none"> • All construction traffic should be limited to Midson and Marsden Road when accessing Mobbs Lane (2) • Ensure that safety regulations are adhered to during site remediation, especially with the removal of asbestos (2) • Parking should be accommodated on site for all vehicles during the construction period • Impact of construction noise and pollution including the use of on-site cement works (as with Rhodes development), 24 hour standby steam generation and waste water lagoons • Question around the staging and timing of the development. 	<ul style="list-style-type: none"> – Hours of operation – Dust and noise mitigation measures – Environmental performance criteria – The nominated point of contact for complaints handling. <p>Safety measures during this period will also be outlined in the plan and strictly adhered to.</p> <p>Parking for construction vehicles will be catered on site to minimise impact on on-street parking.</p> <p>Work on site is expected to commence in early 2010 and will take place in stages, from the east to the west of the site, over approximately six years. Over this period the level of construction activity will vary.</p> <p>The staging and timing of the development will be dependent on market conditions. It is proposed that the development will be developed from east to west.</p>
Views, privacy and overshadowing (11)	<ul style="list-style-type: none"> • Visual and privacy impact from massing and height of the development above the Mobbs Lane ridge line on immediate neighbours and district views (7) • Concern around overlooking from six storey part of building 4 and 7 over existing properties on eastern side of the site such as from Edenlee Street and First Avenue. Existing residential properties should not have to view the back of buildings (3) • Visual impact of six storey buildings especially on northern boundary, which would overlook the adjacent TAFE building. 	<p>Due to building locations and the site's topography there will be minimal privacy impacts or overlooking from the site to adjoining properties on the north and east.</p> <p>Building massing are proposed to be broken up to create improved view corridors and to have attractive roof shapes when seen from a distance.</p> <p>Buildings will be located on the slope of the site so that main views from the site will be in the opposite direction from existing residential properties.</p> <p>Low scale development will be on the boundaries of the site, to further address over-looking and privacy issues.</p>
Building design and materials (8)	<ul style="list-style-type: none"> • Some feeling that the artist's impressions showed too much concrete and had a "factory" or "hospital" style impact. It would be preferred to have facades to correspond with the materials of the neighbourhood and 	<p>The artist's impressions do not represent how the site will appear in reality. Building materials will be used to complement the existing</p>

Issue	Detailed comment	Initial response
	<p>complement the region's character, such as brick and tile to suit the Federation houses (4)</p> <ul style="list-style-type: none"> Concern that the artist's impressions do not accurately represent the buildings or the landscaping. In reality the buildings would be much bigger and the trees would not hide the bulk and scale as represented in the impressions (2) Concern that floating roofs of buildings shown on the artist's impression may fall off and cause damage to the surrounding areas Concern that the development will look like a "ghetto." 	<p>character of the site.</p> <p>The appointment of a lead architect for the whole development program ensures a 'consistent' look with common design themes applied throughout the site and careful use and combination of materials.</p> <p>New buildings designed to be consistent with the surrounds through the use of material palette, form, detailing and landscaping.</p> <p>The combination of materials ensures some diversity, while maintaining a complementary look across the site.</p>
Building scale and arrangement (6)	<ul style="list-style-type: none"> Concern around misbalance between eight metre setback of proposed courtyard houses on eastern side versus 22 metre setback of existing houses on Edenlee Street side. The setback of courtyard houses to the east should be increased to 12 metres (2), "the eight metre setback is very invasive" A model of the development would be useful to gauge building form, scale and height in relation to the surrounding area (2) Concern that the building envelopes have moved west from the original concept master plan Townhouses and homes should be built on site rather than units. 	<p>SBP will consider the development of a model to represent the concept plan including building height and arrangement.</p> <p>The graphics used in the original concept plan gave the impression that Mobbs Lane Reserve was part of the site when it is actually outside. This gave the impression that the building layout had shifted to the west, when this is not the case.</p>
AV Jennings development (4)	<ul style="list-style-type: none"> Question around the lower scale of development permitted on the AV Jennings site compared to Epping Park. Many felt this was a result of Council being the consent authority for the AV Jennings site versus the Part 3A process for Epping Park (3) It was noted that the units per hectare at Epping Park are four times than those for the AV Jennings development. 	<p>Due to the AV Jennings' previous site uses as a quarry, it has a lower developable area.</p>
Environmental sustainability (3)	<ul style="list-style-type: none"> Recognised as a good opportunity to be an environmentally responsible 	<p>SBP is currently looking at sustainability approaches that enable a</p>

Issue	Detailed comment	Initial response
	<p>development through the following initiatives:</p> <ul style="list-style-type: none"> – Using low or zero greenhouse gas emitting products such as concrete – Sustainable construction methods – Building a substation or cogeneration plant on site for power needs – Provision for ground sourced heat pumps for cooling – Rainwater for toilet flushing – The re-use of greywater. <ul style="list-style-type: none"> • Question around the inclusion of water tanks to individual bathrooms • Building materials should be environmentally sustainable. 	<p>reduction in water and power usage.</p> <p>Building designs and orientations will assist in providing an energy efficient development, such as allowing a high degree of natural ventilation.</p> <p>A stormwater management system will be incorporated on the site to provide an integrated approach to the storage and recycling of stormwater.</p>
TAFE Epping Annexe (3)	<ul style="list-style-type: none"> • Concern that Epping Annexe would be acquired as part of this development. This is based on the perception that the proposed pedestrian route through TAFE was a vehicle route. A vehicle link through TAFE would not be favoured nor a link to First or Second Avenues (3). 	<p>SBP has no intention to purchase the TAFE site, nor does TAFE have the intention to sell the land.</p>
Affordability (3)	<ul style="list-style-type: none"> • There should be a provision for affordable housing within the development (2) • Question around the price of future apartments. 	<p>The project is still in its early stages of development and this level of detail is yet to be determined.</p>
Wind impact (1)	<ul style="list-style-type: none"> • Question around wind calculations being considered in plans for the development. 	<p>Potential wind impacts will be addressed as part of the EA process.</p>
Noise (1)	<ul style="list-style-type: none"> • Concern around noise impact from the development. 	<p>The selection of building materials and vegetation buffers will work to shield noise impacts from the development.</p>
Issue	Detailed comment	Initial response
Trees and planting (18)	<ul style="list-style-type: none"> • Concern over the loss of trees especially the old blue gums, which are a source of food for local birds. Planting of new trees takes a long time for maturation. The rare Sydney Blue Gums need to be fully protected as well as root systems. This means that sufficient distance is needed 	<p>The woodland trees of the Blue Gum High forest will be protected, retained and supplemented and will include angophora (floribunda and costata) and eucalypts such as (acmenoides, resinifera, pilularis</p>

Issue	Detailed comment	Initial response
	<p>between buildings and the trees (5)</p> <ul style="list-style-type: none"> • Ensure the planting of native flora to reduce the strain on the depleting water supply. Building design and landscaping should blend in with local area and native Blue Gum Forest area (6) • The drawings give the impression that the trees would provide sufficient camouflage from building heights, but it will take around 50 years for the trees to reach the height that provides this level of buffer. Planting and landscaping has to be included to camouflage and shield building heights and scale (2) • Need to ensure the retention of as many existing trees as possible, and replanting of mature trees (2) • The site's park like setting is a priority and should be maintained as a priority (2) • Planting of peach and apple trees is inappropriate. 	<p>and saligna).</p> <p>Approximately 700 new trees will be planted. Indigenous native trees will be grown as fast as possible in advance from local seed.</p> <p>Tree and plant species in the publicly accessible space will be primarily native and have low water requirements. Trees and plants will be in keeping with species used within other local parks under Parramatta City Council's jurisdiction. This will increase the linkages with existing public open space.</p> <p>The site will be landscaped in a way that blends with the surrounding public spaces.</p> <p>SBP is working hard to ensure the retention of healthy native trees.</p> <p>A tree planting strategy that reflects the site's agricultural past is being considered and may include the planting of ornamental fruiting trees.</p>
Stormwater management (17)	<ul style="list-style-type: none"> • Flooding is a significant issue in the area, especially around Terry's Creek and there is inadequate infrastructure to cope with this. Concern that the detention basin/ wetland is not big enough to handle overland flows across the site (6) • The water supply from the three Billabongs and the creek that usually delivers water to the endangered Blue Gum High Forest will be cut off and diverted into a dam for use on site. The resulting dryer forest will become a bushfire risk. The water should not be harvested (3) • Concern around the location of the detention pond for the marketing suite and a possible increased overflow in direction into properties (2) • Concern around sewerage treatment (2) • Safety concerns for the detention ponds and the risk of people falling in 	<p>The proposed development will ensure that storm flows directed into existing stormwater infrastructure do not exceed the existing flows. The pond will be designed to accommodate excess flow rates and to manage the discharge out of the basin to accommodate the capacity of existing infrastructure.</p> <p>The project team is working with Parramatta City Council to develop the design for the stormwater management system. This system will include sufficient stormwater storage on-site to detain run-off generated by development on-site, and the installation of suitable stormwater quality improvement devices such as gross pollutant traps, a detention lake (or wetland) at the western end of the site, and cascading reed beds and bioswales to filter water before it is released into the detention lake.</p> <p>The pond edge will be a very shallow and very wide 'shelf'. The presence of wetland plant species densely planted will form a green</p>

Issue	Detailed comment	Initial response
	<ul style="list-style-type: none"> • Drainage pipes across the site have to be large enough to handle the capacity of water flows down the site to Mobbs Lane • Hydraulic queries around the overland flow. Current situation is a blocked creek connection south of Mobbs Lane which causes flooding on surrounding properties • There is currently a storm drain from the site which flows under Mobbs Lane to the west of Valley Road, the drain passes under the strata site at 36 Mobbs Lane and feeds into the main creek along the western boundary of the Epping Park site and strata sites. The connection from the strata site culvert to the main creek is substantially blocked by trees and shrubs. An increase in stormwater through the culvert under the strata site will increase the risk of flooding. 	<p>barrier at the water's edge, making it extremely difficult for anyone to enter or fall into the pond and so eliminating the need for fencing around the water body.</p> <p>Existing drainage line and ponds in the northwest corner of the site will remain connected to Terry's Creek within Mobbs Lane Reserve. The drainage line will be revegetated with riparian planting reducing the occurrence of weed infestation further down the creekline.</p>
Public open space and access (10)	<ul style="list-style-type: none"> • There was some feeling that there is adequate public open space in the area – for example, Mobbs Lane Reserve and Lane Cove, so 3.1 hectares is not necessarily needed and should not be promoted as a community benefit. Open space should not be endorsed as “much needed”(3) • Need to ensure that a children's playground in the north east corner is appropriate for old and young children. The playground at Boronia Park should not be used as a model (2) • An off leash dog area should be included (2) • Some feeling that parkland space along the western boundary adjacent to Mobbs Lane Reserve would not be of benefit to the community and provides no facilities for the surrounding residents. Proposed links will not provide any additional necessary connections from the north of the site through to Mobbs Lane • One participant felt the whole site should be turned into a park for the community • The inclusion of public open space is well down the track. The first part 	<p>The publicly accessible open space is for the enjoyment of the local community. The area at the western end relates directly to Mobbs Lane Reserve and is effectively an ‘extension’ and enhancement to that area. The slope of the land does not allow for active open space.</p> <p>Publically accessible open space being considered includes an exercise circuit with ‘stations’, a running track and a children's play area which will provide a ‘nature play’ playground.</p> <p>The nature play playground is not a traditional playground with formal equipment as there is one nearby in Mobbs Lane Reserve. The nature play playground uses natural items such as large rocks and timber for climbing and play.</p> <p>There is a playground in the publicly accessible park at the north eastern corner of the site. All facilities will be carefully designed for appropriate age groups.</p> <p>The playground's location would make the north east corner a “destination” to be discovered. This corner has been identified for retention due to a valuable stand of existing trees.</p>

Issue	Detailed comment	Initial response
	of open space to be delivered is too small and does not seem welcoming.	
Authority and maintenance (5)	<ul style="list-style-type: none"> Ensure ongoing maintenance of play areas and facilities adjoining Epping Park. Failure to do so will result in weed growth (2) Question around the maintenance of the creekline Clarity needed around boundaries between public open space and private open space Garbage management is very important. Garbage should be collected from larger bins, rather than individual bins for each unit, as that would be visual pollution. 	<p>An easement for public access and a positive covenant over the site for this purpose will provide recognition and legal status for the relevant areas of the site.</p> <p>A long term maintenance strategy will be in place to guide the future protection and conservation of open space and landscaped areas. This will be enforced through a community title arrangement.</p> <p>Pathways onto the site will connect the publicly accessible open space to the surrounding streets and Mobbs Lane Reserve. Landscaping will be designed in a way so that the private open space and publicly accessible open space are easily identified.</p>
Mobbs Lane Reserve (4)	<ul style="list-style-type: none"> The existing culvert crossing in Mobbs Lane Reserve is already dangerous so should be replaced/ improved before the development promotes greater levels of activity in the Reserve Concern over the protection of Mobbs Lane Reserve which is intended to preserve the Blue Gum High Forest. The reserve has recently been cleared of lantanas to protect the forest for future generations Safety concerns around the removal of fencing along Mobbs Lane Reserve and the risk of graffiti by opening up access to the Reserve. In addition the removal of fences will make it easier for children to venture into bushland and safety concerns for children getting lost in the bushes could lead to the loss of bushland No evidence has been provided to ensure adequate year round flow of water to Mobbs Lane Reserve. 	<p>SBP is committed to working closely with local bushcare and open space groups to ensure the protection of Mobbs Lane Reserve and Blue Gum High Forest.</p> <p>As part of the landscaping strategy, introduced weeds and vegetation will be removed to prevent them spreading into adjacent vegetation in Mobbs Lane Reserve.</p>
Issue	Detailed comment	Initial response
Consultation (11)	<ul style="list-style-type: none"> Ensure that local residents are kept informed at all stages of the development with greater notification and facilitate access to project 	SBP is committed to engaging with the community and keeping them

	<p>plans such as locating them at local libraries, community centres and council (4)</p> <ul style="list-style-type: none"> • Sydney Broadcast Property should attend meetings held by local residents to listen to and better understand their views – for example, the Epping Civic Trust, Alan Walker Village, nearby preschools, playing field users, neighbourhood watch (2) • Some stakeholders feel they have “no voice” with regard to the development • As planning progresses, it is critical that Sydney Broadcast Property has an acute awareness of the environment and local residents’ needs • Adequate time is needed for the community to examine and consider each project application – for example about four weeks notice to consider the content and impact of proposed site activities • Accurate information is needed on key issues such as traffic management and open space provisions, not “spin” • Public meetings should be held with state government and council representatives. 	<p>informed of key project developments.</p> <p>Independent community engagement specialists, Elton Consulting, have been appointed to manage the consultation process and will provide clear and accurate information as the project progresses.</p> <p>Consultation activities include a project website, regular project newsletters, a community information and feedback session and meetings with stakeholders.</p> <p>Community members will be notified of consultation activities as they arise.</p> <p>This consultation process will be in addition to the formal exhibition process as per the Department of Planning and Council requirements.</p>
<p>Planning consent (8)</p>	<ul style="list-style-type: none"> • There was some issue with the Part 3A process and Minister for Planning being the consent authority over Council. Some felt all proposed plans should be referred back to Council as the “rightful determinant” so that the community can have a “real input” (4) • Parramatta City Council should be informed and involved throughout the planning process (2) • Council’s planning guidelines, such as the Local Environmental Plan (LEP) should be followed with regard to building heights and density • Certainty needed around the site’s zoning. 	<p>The proposed development was identified as a major project to be considered and determined under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>In August 2005, a concept plan was submitted to the Department of Planning and placed on public exhibition for community and stakeholder comment.</p> <p>Following exhibition and consideration of the submissions from stakeholders and the community, the concept plan was modified. Part of the amendments included the reduction of dwelling size from 900 to 650 and the reduction of a maximum building height of 12 storeys to the current six storeys.</p> <p>In August 2006, the Minister for Planning approved the amended</p>

		<p>concept plan, which offers the 'blueprint' for site development.</p> <p>Parramatta City Council has responsibility to determine project applications where the value of work is less than \$5 million. It is envisaged that all future project applications (to a value of greater than \$5 million) that will be lodged with the Department of Planning, will most likely be referred to Parramatta City Council during the assessment period.</p> <p>As the development is considered a major project under Part 3A, environmental applications are to comply with the Major Projects State Environmental Planning Policy (SEPP). As a result of this, Council's LEP does not apply to the site.</p> <p>Under the Major Projects SEPP, the Epping Park site has been zoned for general residential and public recreation purposes.</p>
Concept plan (6)	<ul style="list-style-type: none"> Concern that development is a "done deal." Feeling that there was inadequate consultation around the exhibited concept plan and the approval process. Stakeholders were not given adequate notice of the exhibition period, and it was held over the Christmas period when many people were away. This process has resulted in some distrust toward the developer and in general the government (5) Certainty needed that no exceptions would be sought to the concept plan to increase height or density. 	<p>The concept plan offers a 'blueprint' for development from which future development must be generally consistent with.</p> <p>Applications for each stage of the development will be lodged with the Department of Planning. These are also known as 'project applications.'</p> <p>The Minister for Planning will determine each project application only after comprehensive studies are completed and the community and stakeholders consulted.</p> <p>Building heights and density as outlined in the concept plan represent the limit of development and will not be exceeded.</p>
Branding (1)	<ul style="list-style-type: none"> Some uncertainty as to why the development will be called Epping Park, as there is already a recreational area in North Epping called Epping Park (2) 	<p>Comment noted.</p>
Issue	Detailed comment	Initial response
Childcare centre (11)	<ul style="list-style-type: none"> Doubt that there is a need for the childcare centre, given that childcare 	<p>A demand analysis for childcare centres was lodged with the DoP 18</p>

	<p>centres in the area have vacancies. This has gotten worse in the past nine to 12 months. In general there is less of a need for childcare centres in the area due to the changing demographics with one children families and live-in grandparents (5)</p> <ul style="list-style-type: none"> • Location of access to childcare centre and related child safety matters. Fencing off is needed between the childcare centre and Mobbs Lane Reserve carpark (2) • Some feeling that the childcare centre will not benefit the local community and would only cater to Epping Park residents (2) • Question around car parking spaces for childcare centre and concern that staff and customer parking would spill into the Mobbs Lane Reserve car park • Some opposition to the childcare centre being located at the south western end of the site leading to a loss of open space. It could be located higher up on the site in the helipad area 	<p>months ago. Based on Council's DCP, the site is recognised as an appropriate location for a childcare centre.</p> <p>A number of locations for the childcare centre have been considered and following discussions with DoP and Council and advice from expert childcare consultants the proposed site in the south western area of the site was identified. This area of the site offers aesthetic advantages. Furthermore its location, away from on site traffic movements, provides safety and privacy advantages.</p> <p>It is anticipated that about 50 percent of childcare places will be for Epping Park residents and 50 percent for the existing community.</p> <p>A carpark for the exclusive use of childcare centre users is proposed adjacent to the car park. The project team will be designing this car park to meet relevant codes.</p>
Retail (3)	<ul style="list-style-type: none"> • Local shops should be included on site to service Epping Park residents and reduce the traffic and parking impact on existing local shops (2) • Retail space could be included on the western corner of the site. 	<p>SBP is considering whether or not one or two small retail tenancies around the proposed Town Square at the top end of the site fronting Mobbs Lane, next to the bus stop, would help to activate this area and provide essential goods (milk, coffee, newspapers, deli etc).</p>
Issue	Detailed comment	Initial response
Infrastructure (10)		
Utilities (8)	<ul style="list-style-type: none"> • There was some concern that existing infrastructure will be unable to cope with electricity and energy demands from the development and that the strain on resources would result in black outs (7). To address this a substation should be built on the site • Sustainable technologies, such as cogeneration should be used on site to handle power demands. Infrastructure needs should be accommodated on site to not impinge on existing utilities. 	<p>Technical studies are being completed to ensure future infrastructure needs are met.</p>
Water (2)	<ul style="list-style-type: none"> • Water pressure is already quite weak and will worsen with the extra 	<p>Sydney Water Corporation conduct network analyses to ensure the</p>

	<p>dwellings from both Epping Park and AV Jennings site</p> <ul style="list-style-type: none"> • Mobbs Lane leaks water and with the increased water pressure there is a great risk of burst pipes 	<p>network can adequately service existing dwellings and proposed dwellings prior to granting permission to connect into existing infrastructure. If Sydney Water were to find that network capacity was not adequate amplification works would be required. Analyses undertaken by Sydney Water Corporation would also ensure that existing infrastructure would not be compromised.</p>
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Issue	Detailed comment	Initial response
Current site uses (4)	<ul style="list-style-type: none"> • There was a preference among residents to remove the storage fuel tanks under the helipad • The navigation lights on the satellite tower are not operating, which may cause an aircraft to collide with the tower and crash into adjoining properties • The removal of the helicopter was seen as a positive due to the noise and pollution • The transmission tower should be removed as it does nothing to enhance the surrounding area. 	<p>These comments have been noted.</p>

4.2 Additional issues raised at stakeholder briefing

Outcomes from the stakeholder briefing are generally covered in the feedback analysis above. Based on the local knowledge and interest of the community organisations at the briefing, additional comments around bushcare and open space maintenance were offered.

The following table summarises these comments and initial responses.

Comment	Response
<ul style="list-style-type: none"> Question around maintenance and monitoring of tree growth on site and enforcement by a body corporate. 	<ul style="list-style-type: none"> A long term maintenance strategy will be in place to ensure healthy tree growth and the maintenance of open space areas.
<ul style="list-style-type: none"> The protection of trees and stabilisation of riparian vegetation is critical. 	<ul style="list-style-type: none"> A long term maintenance strategy will be in place to ensure the protection and maintenance of open space areas and vegetation.
<ul style="list-style-type: none"> Epping is one of the wettest suburbs in NSW. In the past Mobbs Lane and Valley Road have been closed off due to flooding. 	<ul style="list-style-type: none"> The stringent controls on the development will work to reduce the likelihood of flooding.
<ul style="list-style-type: none"> The removal of the satellite tower will change the landscape and outlook to Epping considerably. 	<ul style="list-style-type: none"> Comment noted.
<ul style="list-style-type: none"> Bushcare groups are currently restoring the Blue Gum forest on the north west corner and doing general restoration works such as removing weeds and replanting native species. 	<ul style="list-style-type: none"> Sydney Broadcast Property (SBP) is committed to working closely with local bushcare and open space groups to complement the regeneration work currently being undertaken and ensure the ongoing protection of Mobbs Lane Reserve.
<ul style="list-style-type: none"> Question around the Section 94 developer contributions and planning arrangement with Council. 	<ul style="list-style-type: none"> SBP is currently negotiating a development contributions framework with Parramatta City Council and the Department of Planning to ensure that community infrastructure such as publicly accessible open space, intersection upgrades, and cycle and pedestrian pathways is provided.
<ul style="list-style-type: none"> Location of marketing suite. 	<ul style="list-style-type: none"> The proposed temporary marketing suite would be located near the centre of the Mobbs Lane frontage It would be used for office and administrative purposes, presentation and display purposes and would include a display unit. It would be used for a maximum of six years. The Statement of Environment Effects for the marketing suite has been placed on public exhibition and is now before Parramatta City Council for determination.
<ul style="list-style-type: none"> Possibility for units being used as out-of-home businesses or professional suites. 	<ul style="list-style-type: none"> SBP is considering the potential for home businesses on the site. A deli or general store could be included around the proposed town square to service resident needs. At grade parking would be provided to support such a use.
<ul style="list-style-type: none"> The Epping Civic Trust should be used as a resource for local knowledge such as newsletter 	<ul style="list-style-type: none"> SBP appreciates stakeholder input and advice on consultation techniques and local knowledge of

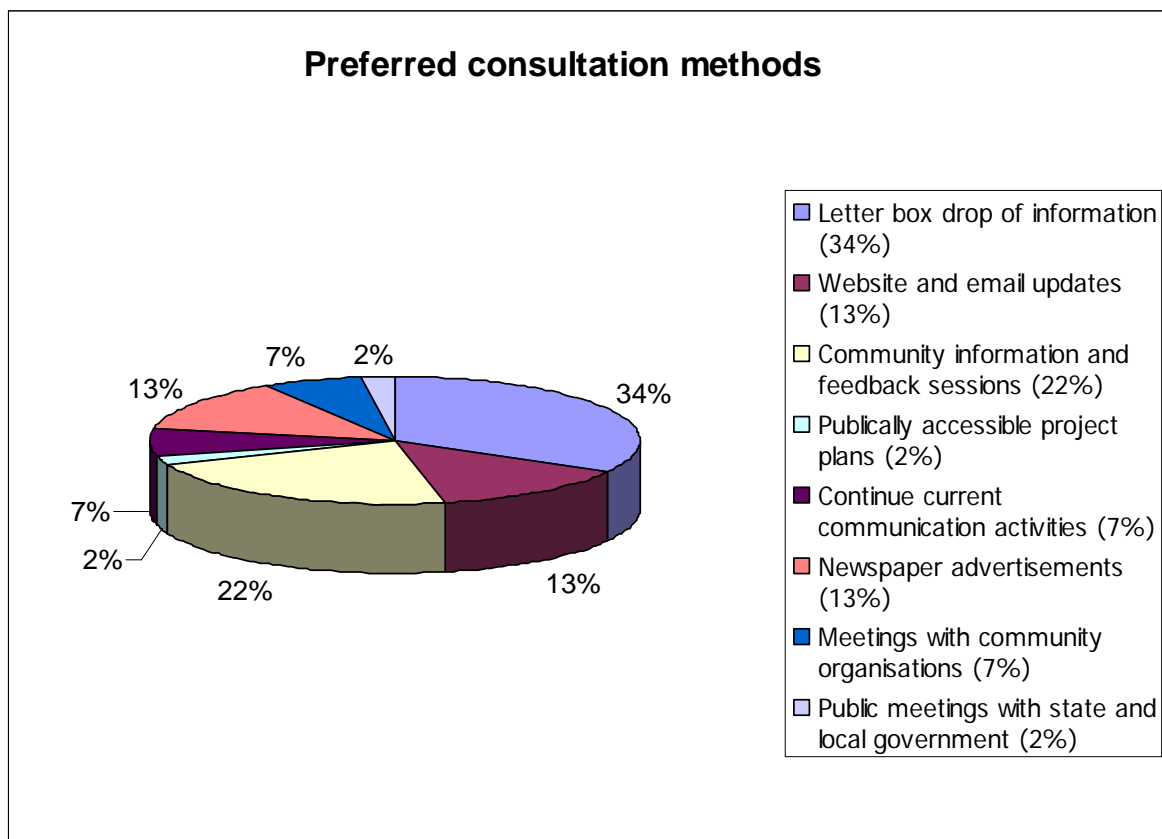
distribution catchment areas and insight to community organisations who should be engaged with.

community organisations. SBP is committed to ongoing consultation with groups such as the Epping Civic Trust and other local stakeholders.

5 Preferred consultation methods

The feedback form asked respondents to consider effective ways to engage and consult with the community as planning for Epping Park progresses. This will assist Sydney Broadcast Property in maintaining a consultative approach with local stakeholders and will ensure they are kept informed throughout the planning and construction phases in a way that is best suited and targeted to their needs.

Twenty-eight participants responded to the question. The results show that the majority of participants favoured a letter box drop of information, such as the project newsletter. Community information and feedback sessions, advertisements in the local paper, the *Northern District Times*, and website and email updates were also noted as important consultation techniques to keep stakeholders engaged and informed throughout the planning process.



6 Conclusion

6.1 Issues raised

Based on the feedback received from the community information and feedback session and stakeholder briefing, the following key issues were raised. These are ordered in chronological order from most to least frequently cited.

- Transport and access:
 - Congestion
 - Car parking
 - Public transport
 - Traffic lights at Marsden Road/ Mobbs Lane
 - Impact on Mobbs Lane
 - Impact on Edenlee Street
 - Traffic management
 - Access points
 - Pedestrian and cycle use.
- The development:
 - Density
 - Building height and location
 - Construction impacts and staging
 - Views, privacy and overshadowing
 - Building design and materials
 - Building scale and arrangement
 - AV Jennings site
 - Environmental sustainability
 - TAFE Epping Annexe
 - Affordability
 - Wind impact
 - Noise.
- Open space and landscaping:
 - Trees and planting
 - Stormwater management
 - Public open space and access
 - Authority and maintenance
 - Mobbs Lane Reserve.

- Planning and consultation process:
 - Consultation process
 - Planning consent
 - Concept plan
 - Branding.
- Facilities:
 - Childcare centre
 - Retail space.
- Infrastructure:
 - Utilities
 - Water.
- Current site uses.

This feedback has been collated and documented as part of the finalisation of Environmental Assessment reports for Stage 1 Residential and Early Works Package. It has provided a community perspective in the production of technical studies to support the reports.

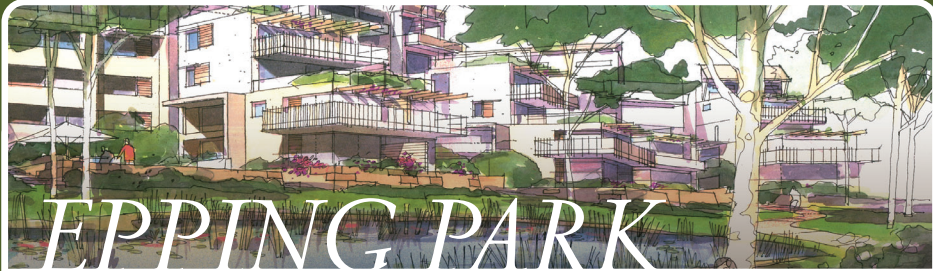
6.2 Consultation recommendations

Based on the above information and in order to establish a trustworthy and understanding relationship with community stakeholders, there is a need to maintain communication and consultation activities as the project progresses.

Given that there is some level of distrust toward the planning and consultation processes undertaken for the original concept plan, it will be critical to maintain open and transparent engagement for the future planning stages of the project and provide the continued opportunity for stakeholder input and feedback.

This will ensure that there is clarity around the project at key planning milestones and will allow an opportunity for stakeholder input and feedback. Providing regular project information via updates to the project website, newsletter and information sessions and meetings will work to provide this level of engagement.

Appendix A – Community information and feedback session advertisement



Epping Park community information and feedback session

Sydney Broadcast Property invites you to view information, meet the project team and share your ideas on future plans for the Seven Network site at 61 Mobbs Lane, Epping.

We are holding a community information and feedback session where you can find out more about the first stages of the site's redevelopment. These are:

- Early Works including demolition, roads and services, landscaping, a proposed child care centre and resident facilities
- Stage 1 Residential development including the construction of approximately 198 units and 12 courtyard homes.

We are currently refining these plans prior to lodging Environmental Assessment reports for the above works with the Department of Planning. Community ideas and information provided on the day will be used to help finalise and shape the reports prior to lodgement.

When: Saturday 21 February

Where: Jacaranda 1, TAFE Epping Annex, Chelmsford Ave, Epping

Time: Drop in anytime between 10am – 1pm

This will be a drop-in session with information presented on display boards and members from the project team available to discuss the project and answer questions.

For further information please contact Caline from Elton Consulting on 9387 2600 or at eppingpark@elton.com.au

We hope to see you there.

Appendix B – Project newsletter and catchment area



EPPING PARK

COMMUNITY NEWSLETTER ISSUE 1 - FEBRUARY 2009

Welcome

Welcome to the first issue of the Epping Park community newsletter.

After a long relationship with its site at 61 Mobbs Lane, Epping, Seven Network will be relocating to the Australian Technology Park in Redfern. It is expected that Seven Network will complete its move to Redfern in early 2010.

In 2010, work will commence on Epping Park, a high quality residential development within a landscaped setting. Most of the open space area provided will be accessible to the public. The project will take place in stages over about six years.

Sydney Broadcast Property is committed to keeping you informed with timely information throughout the planning and construction phases of the project. Newsletters like this will be one important way of doing this.

In this newsletter we introduce the people and companies involved in the redevelopment of the site.

Importantly the newsletter contains information about opportunities for members of the community to ask questions and find out more about the project.

In addition, we are committed to ensuring that the local community knows and understands what is happening throughout the planning and delivery of this project.

Who is Sydney Broadcast Property?

Sydney Broadcast Property, the company undertaking the redevelopment, is a joint venture of Rebel Property Group and Seven Network.

The project team

Sydney Broadcast Property has assembled a team to provide specialist technical skills so that the project is of a high quality and contributes to its neighbourhood.

Past and present

The property was originally part of a land parcel of 427 acres granted to James Dunlop in 1823. At this time Dunlop was serving as astronomer at the Parramatta Observatory.

In the late 1820's William Mobbs Senior purchased the property. Mobbs was a senior figure in agricultural circles in the colony. The Mobbs family used the site for gardening and fruit growing as did the Eyles family who purchased the site in the 1860's. Mobbs Lane takes its name from the Mobbs family.

There were a number of owners from 1896 and in 1955, the year before television came to Australia, Amalgamated Television Services purchased the site. It has been there ever since, although the corporate and sales offices moved to Pyrmont in 2004.

The team members include

Project Manager
McLachlan Lister

Architect
PTW Architects

Landscape Architect
Aspect Studios

Traffic Consultant
Halcrow MWT



The approved concept plan

In August 2006, the Minister for Planning approved a concept plan for redevelopment of the site.

This concept plan provides the 'blueprint' for future development. Any future development must comply with this blueprint. The concept plan provides for, amongst other things:

- Up to 650 dwellings with parking
- Variable building heights, with a six storey maximum
- Publicly accessible open space (at least 3.1 hectares) and private open space.

Specific proposals to develop the site

All proposals for future development must be generally consistent with the concept plan.

They must be rigorously investigated through an environmental assessment process that includes formal community consultation managed by the relevant consent authority.

Parramatta City Council will be responsible for determining any proposal with a value less than \$5million. The Minister for Planning is responsible for determining any project with a value greater than \$5million.

Current proposals

There are currently three proposals for the site.

In late December 2008, a development application for a temporary marketing suite was submitted to Parramatta City Council for determination and is on exhibition until 18 February 2009.

Also in late December 2008, Preliminary Environmental Assessment reports were submitted to the Department of Planning for two 'project applications'.

One is for site works, landscaping of publicly accessible open space, a child care centre and resident facilities; and the second for the first phase of residential development which includes:

- 12, two storey courtyard homes
- Approximately 198 units in three buildings
- Building heights stepped with a maximum of six storeys
- Private open space.

In the coming months, further studies for these projects will be completed. These studies will be submitted with a planning application to the Department of Planning.

Community consultation will be undertaken before the Minister for Planning determines these two project applications.

The future

In the future, the site will be a residential area in a landscaped setting. More than one-third of the site (3.1 of the 8.9 hectares) will be enhanced as publicly accessible open space. We want the site to relate to its surrounding area and neighbourhood. Pathways will link the site to Mobbs Lane Reserve and the surrounding streets to encourage the community to access and use this open area. In addition there is a plan to provide a child care centre at the south west end of the site.

Contact Information

If you would like to register your interest in the project and wish to be kept informed of the planning process, visit our website on

www.talkeppingpark.com.au

If you do not have access to the internet, please contact Caline at Elton Consulting on 9387 2600 and we will keep you informed by mail.

Community Information and Feedback Session

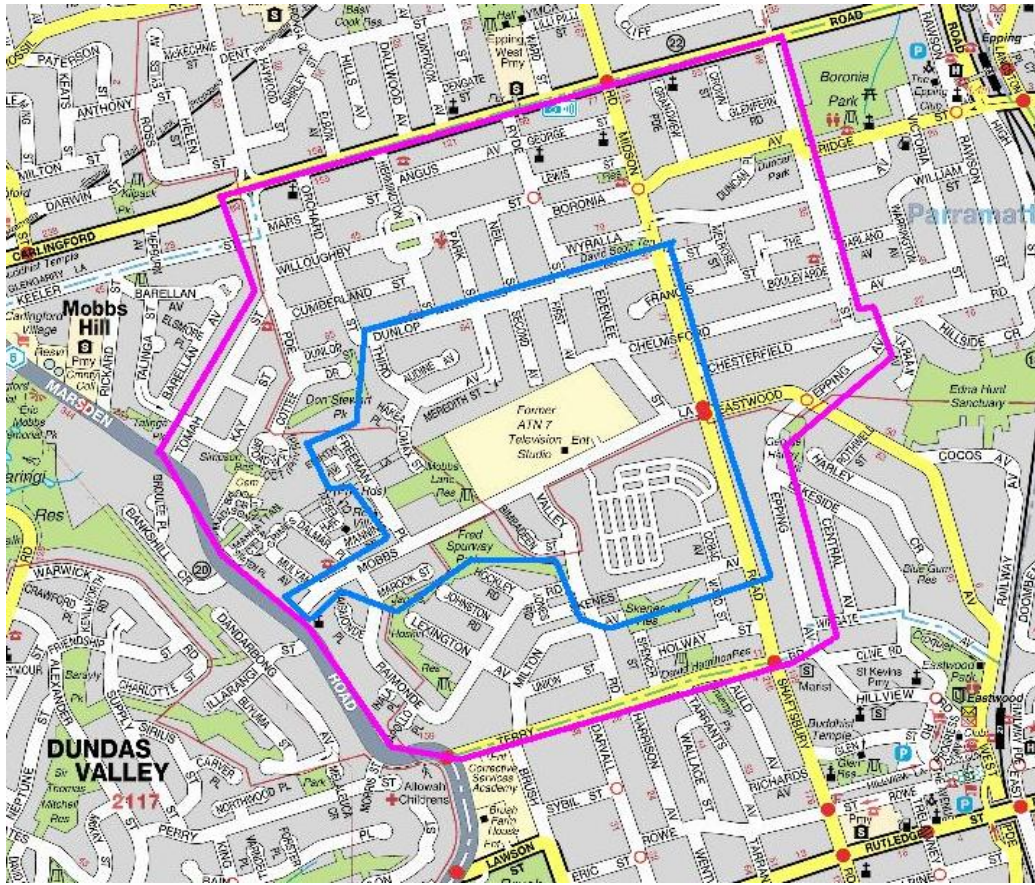
Date: **Saturday, 21 February 2009**

Time: **Anytime between 10.00am and 1.00pm**

Where: **Jacaranda 1, TAFE
Epping Annex, Chelmsford Ave, Epping**

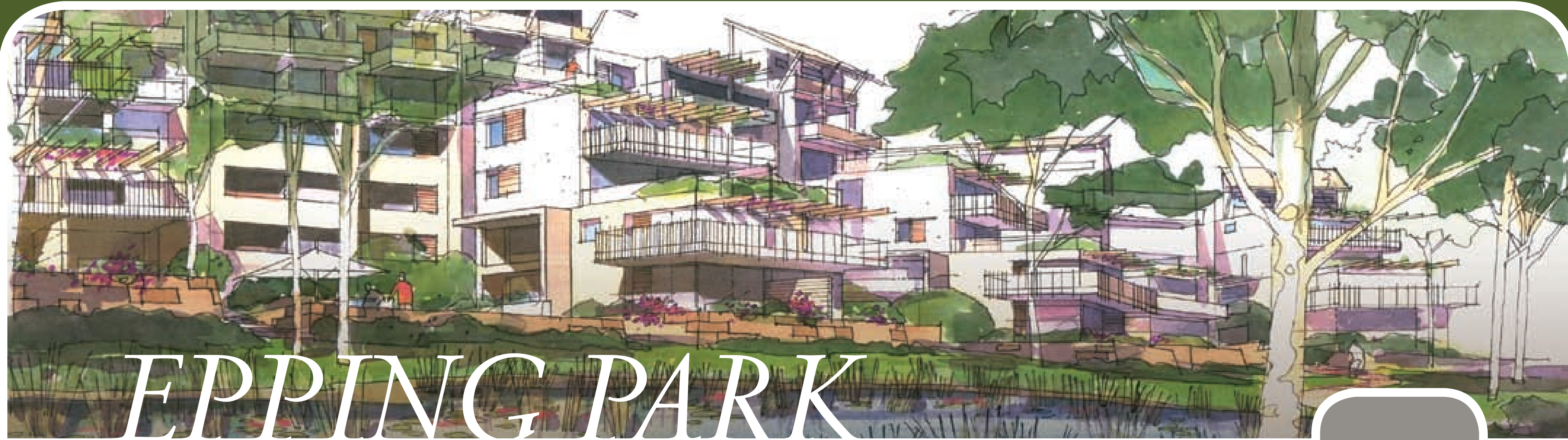
We encourage you to attend this community information and feedback session on future plans for Epping Park.

This is part of a consultation process where you can find out more about the project and let us have your views and ideas.



The notification area for consultation materials is bounded by the pink line.

Appendix C – Storyboards from community information and feedback session



EPPING PARK

Welcome

Welcome to the Epping Park community information and feedback session. We appreciate your time and interest in this project and intend to keep you informed as plans progress.

Over the coming year, the Seven Network will be relocating from its site at 61 Mobbs Lane, Epping to the Australian Technology Park in Redfern. Following the move, work will commence on Epping Park, a high quality residential project within a landscaped setting.

Sydney Broadcast Property, a joint venture of Rebel Property Group and the Seven Network, will be responsible for the project and is currently coordinating plans for the first stages. These include:

- Early Works Package such as demolition, roads, services and landscaping, a proposed child care centre and resident facilities
- Stage 1 Residential development including the construction of approximately 198 units and 12 courtyard homes.

We are currently refining these plans prior to lodging Environmental Assessment Reports with the Department of Planning.

Your feedback from today will help us shape the reports before their submission.

To help with your feedback, please look at our display boards and have a chat with some members of the project team who are here today to answer your questions and listen to your ideas.

The project team involved in finalising the plans include:

- McLachlan Lister – project manager
- PTW Architects – architect
- Aspect Studios – landscape architect
- Halcrow MWT – traffic consultant
- Worley Parsons – civil engineer
- Lincolne Scott – services engineer
- Enstruct – structural engineer
- JBA Urban Planning Consultants – planning consultant
- Graham Brooks and Associates – cultural heritage consultant
- AHMS – archaeological consultant
- Elton Consulting – community consultation.

We welcome your feedback on the information presented today. Please fill out a feedback form and return it to us today, or send it via the reply-paid envelope by **Friday 27 February 2009**.



Indicative landscape plan for site
DRAFT



EPPING PARK

The approved concept plan – ‘blueprint’ for the site’s redevelopment

In August 2006, the Minister for Planning approved a concept plan for the site. This concept plan provides the ‘blueprint’ with which all future development must be generally consistent with.

It was approved following amendments made in response to feedback from the Department of Planning and submissions from the public exhibition process.

The consent allows for the following development on the site:

- Up to **650 dwellings**
- Up to 80,000m² maximum gross floor area equivalent to a maximum floor space ratio of 0.89:1
- Up to 96,000m² total envelope area
- No more than 73 dwellings per hectare
- **Building heights of two to six storeys** distributed across the site to complement site boundaries and suit the site’s topography
- **Landscaped public open space (no less than 3.1 hectares)**
- Private open space
- Associated services and infrastructure.

Work on site is expected to commence in early 2010 and will take place in stages, from the east to the west of the site, over approximately six years. Over this period the level of construction activity will vary.

All stages are proposed to be submitted as separate project applications to the Department of Planning. Every stage will be determined only after a rigorous environmental assessment process with supporting community consultation.



Indicative building height and arrangement

DRAFT **PTW**
10.02.2009



EPPING PARK

Design Principles

Future development will be guided by the following design principles:

Sustainability

- Water and energy conservation and efficiency, waste minimisation and recycling principles will be integral to the design and delivery of the project and for the life of the development
- Buildings are to be organised in groups around landscaped open spaces and will be sited in a way to optimise access to sunshine and light
- A stormwater management system will be incorporated on the site to provide an integrated approach to the storage and recycling of rainwater.

Consistency

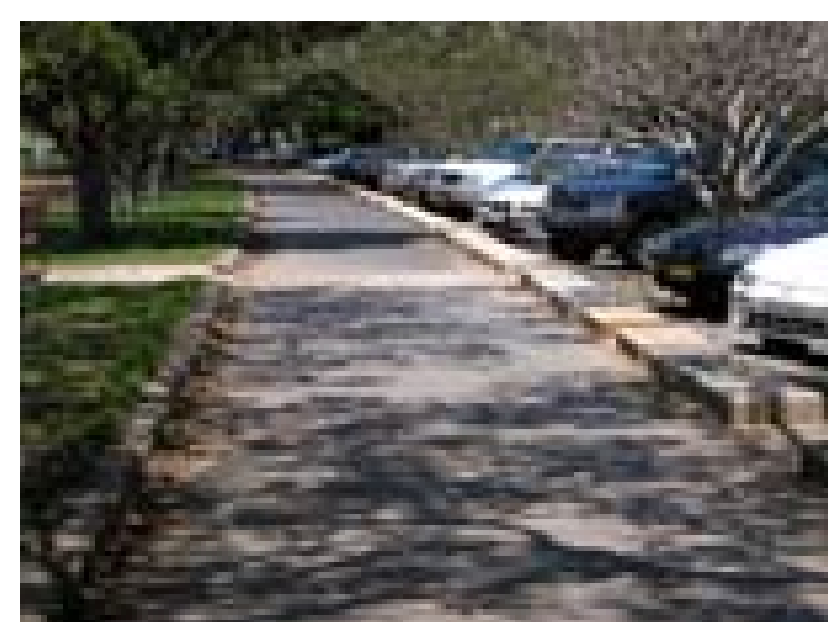
- The appointment of a lead architect for the whole development program ensures a 'consistent' look with common design themes applied throughout the site and careful use and combination of materials
- The combination of materials ensures some diversity, while maintaining a complementary look across the site.

Integration with the community

- This will not be a 'gated community.' The site is designed to integrate with the local community through the removal of fences currently on the southern and western site boundaries, and inclusion of pedestrian and cycling pathways to, from and across the site
- Building construction materials such as face brickwork, terra cotta tiles and timber screens to reflect the materials of the surrounding Federation and Californian bungalows in the area.

The design of buildings and open space on the site will:

- Support safe access and seek to minimise conflicts with the surrounding streets
- Ensure that the publicly accessible open space areas are understood and recognised as areas for wider community access and enjoyment
- Encourage and facilitate the use of these areas.





EPPING PARK

Planning Process

- In 2005, Epping Park was identified as a Major Project under Part 3A of the Environmental Planning and Assessment Act 1979
- As a result, the Minister for Planning has the responsibility to determine most project applications for the site
- Parramatta City Council will be responsible for determining project applications with a value less than \$5 million. For example, a development application for a temporary marketing suite is currently with Council for determination and has been placed on public exhibition.

June 2005	Sydney Broadcast Property (SBP) submitted a request to the NSW Department of Planning (DoP) for the project to be considered as a State Significant Development.
September 2005	Minister for Planning agrees that the proposed development is a Major Project and subject to Part 3A of Environmental Planning and Assessment Act 1979 (EP&A Act).
November - December 2005	SBP prepares an Environmental Assessment and submits its concept plan, which was then placed on public exhibition.
February - May 2006	SBP modifies the concept plan in response to issues raised by DoP and in community and stakeholder submissions. SBP submits a Preferred Project Report to the DoP for consideration.
16 August 2006	Project gazetted as a State Significant Development.
22 August 2006	After reviewing the Preferred Project Report, the Minister for Planning approves the concept plan subject to modification conditions. The concept plan is the blueprint for future development of the site.



Development approvals and consultation process

19 December 2008	Development application for temporary marketing suite submitted to Parramatta City Council for its determination.
22 December 2008	Preliminary Environmental Assessment (PEA) reports submitted to the Department of Planning (DoP) for 'Early Works Package' and 'Stage 1 Residential' with request for Director General's Requirements (DGRs).
Mid February 2009	DGRs released, with technical studies undertaken to ensure project documentation conforms with requirements.
21 February 2009	Community Information and Feedback Session (CIFS) held to present information on PEA reports, prior to finalisation of Environmental Assessment (EA) reports.
	Technical studies undertaken to inform development of EA reports, with outcomes from the CIFS considered as part of finalising the EA reports.
	EA reports completed and submitted to DoP with the project applications. EA reports placed on public exhibition with the opportunity for anyone interested to make formal submissions.
	DoP undertakes assessment of the EA reports taking into consideration any submissions received. DoP makes recommendations as to whether the proposal should be approved, and if so, what conditions should be associated with the approval.
	Minister for Planning considers the recommendations and makes a determination.

We are here ←

Consultation

Sydney Broadcast Property is committed to ongoing consultation with community members and key stakeholders. Throughout the planning process, Sydney Broadcast Property has been working with key local and state government agencies including Parramatta City Council, the Roads and Traffic Authority, State Transit Authority and the Department of Planning.

As the project moves forward, the consultation process will include:

- A project website to be regularly updated, www.talkeppingpark.com.au
- Quarterly project newsletters
- Community information sessions, such as today's event
- Meetings with stakeholders.



EPPING PARK

Site History

From the 1800s, the Epping Park site has had a diverse past, with varied land uses and owners:

- 1823, the site was granted to James Dunlop, an astronomer from the Parramatta Observatory
- In the late 1820s William Mobbs, a figure known for his orchard enterprise bought the site
- The Mobbs family and later the Eyles family used the site for fruit production and farming until 1896
- Over the next 60 years, the site had a number of owners
- In 1955, Amalgamated Television Services (now the Seven Network) purchased the site and have maintained a presence there ever since, using the site for broadcasting purposes.

The Seven Network is expected to complete its relocation to the Australian Technology Park, Redfern by 2010.

The Seven Network has had a long association with the area, with the creation of television over the years, which evokes strong cultural and social links among the local community and resonates greatly with popular Australian culture.



Recognising the site's history at Epping Park

To ensure the historical and social connections of the past are not lost, the following strategies are being considered:

Naming strategy

This could take familiar names, with previous uses or activities on the site and those from its agricultural past. These could be used in areas such as pathways, lanes and open space. Examples could include names such as Studio Avenue or Orchard Lane.

Planting strategy

Plant and tree species could reflect those grown during the site's occupation by the Mobbs and Eyles family. These could include orange, apple and peach trees.

Public art installation

Public art installations could work to incorporate popular themes, historical phases or events within the site. These could include television equipment.



Source: Morrell, *Forty Years of Television*



EPPING PARK

Open Space

An integral part of the development will be to enhance and complement existing open space in the area, particularly the adjoining Mobbs Lane Reserve.

Epping Park will include:

- Open space for residents
- Publicly accessible open space for the community.

Publicly accessible open space on site

- More than one third of the site, at least 3.1 hectares, of the 8.9 hectare site, will be publicly accessible open space
- Approximately 20% of publicly accessible open space will be provided at the first stage of development.

Networked open space for easy access, use and enjoyment

- The development will provide a network of open space on site with direct links to Mobbs Lane Reserve.

Linked to neighbourhood

- Strong pedestrian links to and from the surrounding areas
- The open space at the western end of Epping Park will be linked to the pathways in the adjoining Mobbs Lane Reserve
- There will be clear entry points from Mobbs Lane onto the site and pedestrian connections along Grimes Lane.

Publicly accessible open space: clear and recognisable

- The status of this space will be clear, and designed so that the community understands and recognises it as publicly accessible open space
- Its design would ensure the community can easily access it, use it and enjoy it
- An easement for public access and a positive covenant over the site for this purpose will provide recognition and legal status for the relevant areas of the site.

The publicly accessible open space will not be Parramatta City Council's responsibility nor will it be Council's cost to maintain.

Design objectives for open space

- Overall landscaping plan for the site
- A common 'palette' of planting across the entire site
- Retain healthy trees on site
- Remove introduced weeds and vegetation to prevent it spreading into adjacent vegetation in Mobbs Lane Reserve
- Tree and plant species in the publicly accessible space will be in keeping with species used within other local parks under Parramatta City Council's jurisdiction. This will increase the linkages with existing public open space
- Site landscaped in a way that blends in with the surrounding public spaces
- Provide an attractive and safe environment
- Protect the privacy for new and existing residents in the neighbourhood.



Indicative open space plan

DRAFT



EPPING PARK

Traffic Management

A traffic report has been developed to address the anticipated impacts of future development on the existing road network. The traffic measures in place will work to cater for future demand and improve traffic management for the site and the surrounding community. Recommended adjustments detailed below will ensure that surrounding streets will continue to operate on good levels.

Plan and recommendations

- Developed by expert consultants Halcrow MWT
- Based on the approved concept plan for 650 dwellings
- Based on discussions held with the Roads and Traffic Authority, State Transit Authority and Parramatta City Council
- The consultant team will continue to work closely with these authorities throughout the 'roll out' of the project.

Site access

- All vehicular access via two points in Epping Park
- One of these is opposite the entrance to the Newthorpe Estate (former brickworks redevelopment site) and the other at the eastern end of the site.

Road and intersection improvements, Mobbs Lane

- Turning bays/passing lanes at each entry point
- Road widening and new kerbing
- At the eastern entry point, a right turn turning bay for traffic heading west along Mobbs Lane. The passing lane at this point will be some 30 metres long and there will be no stopping signs on the approaches to the intersection
- At the western entry point, which is also opposite the entry to the Newthorpe Estate, there will be right turn bays to each of the sites and this intersection will be sign controlled.

Marsden Road and Mobbs Lane intersection

- Traffic signals will be installed at the intersection of Marsden Road and Mobbs Lane
- Right turn storage bay in Marsden Road for traffic heading north and turning into Mobbs Lane.

Studies show that these measures would allow the intersection to operate at a good level of service with the additional traffic from the development.

Corner Midson Road, Mobbs Lane and Eastwood Avenue

- A pedestrian phase will be provided across the Mobbs Lane approach at Midson Road to increase pedestrian safety
- Modelling shows intersection will continue to operate at a good level of service with pedestrian phase.



Indicative internal street



Transport and Access

Parking

- All parking needs for residents and visitors will be provided on site in basement and at-grade parking
- Formal parking bays along part of Mobbs Lane fronting the site
- A car parking area associated with the proposed child care centre at the south western corner of the site.

Public transport

- The site is within a walkable distance of approximately 1.9km by foot of Epping Station and approximately 1.6km by foot to Eastwood station
- The site is serviced by Sydney Buses routes that connect with both stations
- Epping to Chatswood Rail Link will improve the access to other parts of the metropolitan area
- Sydney Broadcast Property recognises the importance of maintaining services to meet the needs of the present and future population and has therefore held discussions with the State Transit Authority. It is understood that bus services are currently under review, and we will continue to liaise with the State Transit Authority to ensure that new and existing residents can benefit from proposed bus route changes.

Pedestrian and bicycle accessibility

- Pedestrian links across the site and between the site and the neighbourhood
- Bicycle connections to Epping Park at the two vehicular access points
- Link to the shared bicycle pedestrian path on the northern side of Mobbs Lane
- Linkages on Mobbs Lane provide an additional connection to the existing on road path on Midson Road.





EPPING PARK

Stage 1 Residential Development

Action to date

On 22 December 2008, a Preliminary Environmental Assessment report for the first stage of residential development was submitted to the Department of Planning.

Proposal

The Stage 1 Residential development is for the construction at the eastern end of the site of buildings 3, 4, 5 and 7.

Building ID	Height	No of Dwellings (approximate)	Resident Parking
3	2 storeys	Approx 12 courtyard homes	At grade
4	Stepped up to 6 storeys	Approx 67 units	Basement
5	Stepped up to 6 storeys	Approx 65 units	Basement
7	Stepped up to 6 storeys	Approx 66 units	Basement
TOTAL		Approx 198 units and 12 homes	

Process to consider and determine Stage 1 Residential development

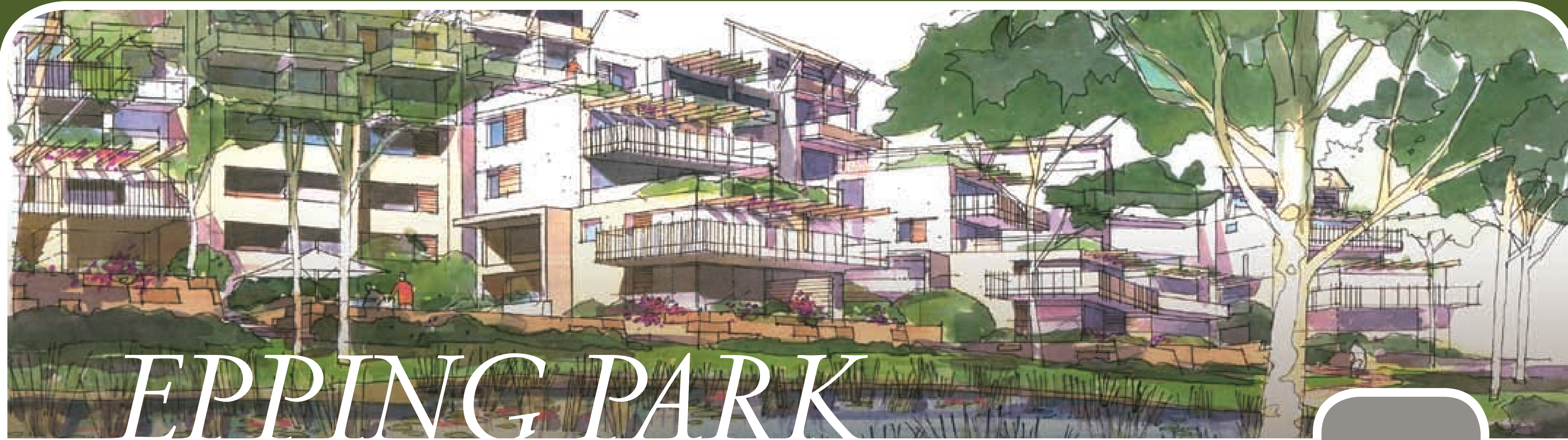
- Department of Planning considers Preliminary Environmental Assessment and issues Director General's Requirements
- Director General's Requirements set out what detailed studies are required to assess the proposal and these are undertaken
- Studies are undertaken including consultation with the community and stakeholders
- When the Environmental Assessment report is completed it will be submitted to the Department of Planning with a project application
- Our community consultation program is part of this process and the completed Environmental Assessment document will be placed on public exhibition
- At the completion of the process the Minister for Planning will determine this application.



Apartments
 Courtyard homes

Indicative Stage 1 Residential plan

DRAFT PTW 10.02.2009



Early Works Package

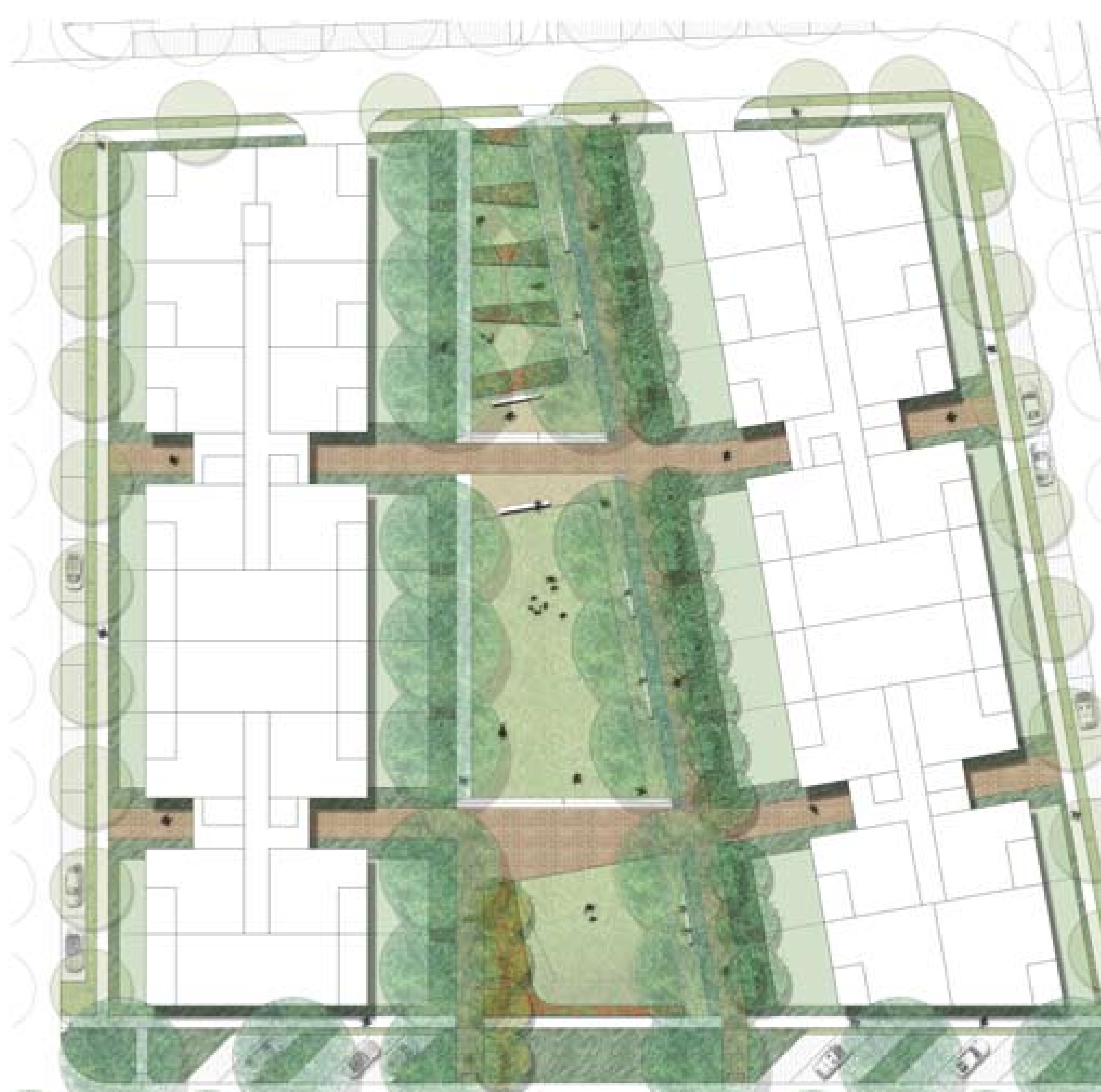
Action to date

On 22 December 2008, a Preliminary Environmental Assessment report was lodged with the Department of Planning for the Early Works Package for the site.

Proposal

The proposal includes amongst other things:

- Demolition of existing site improvements
- Internal roads and external road works to support the development
- Reticulation of services (sewer, water, stormwater, drainage, electricity, gas and communications)
- Landscaping of the publicly accessible open space and private open space
- A child care facility
- Resident facilities
- Subdivision.



Indicative village green

Process to consider and determine Early Works Package

- Department of Planning considers Preliminary Environmental Assessment and issues Director General's Requirements
- Director General's Requirements set out what detailed studies are required to assess the proposal and these are undertaken
- Studies are undertaken including consultation with the community and stakeholders
- When the Environmental Assessment report is completed it will be submitted to the Department of Planning with a project application
- Our community consultation program is part of this process and the completed Environmental Assessment document will be placed on public exhibition
- At the completion of the process the Minister for Planning will determine this application.



Thank you and next steps

Thank you for your time today.

Sydney Broadcast Property is committed to ongoing consultation with you throughout the planning process. We are also keen to hear from you about the information presented today.

To submit your comments or ideas, please talk to one of the project team members and/or fill out a feedback form and return it to us today, or send it via the reply-paid envelope by Friday 27 February 2009.

In the coming weeks, we will be refining the Environmental Assessment reports on the presented works, which will recognise your feedback from today. These will then be lodged with the Department of Planning and placed on public exhibition. During this period, you will be able to make a formal submission.

For more information, please visit our project website at www.talkeppingpark.com.au or contact Caline from Elton Consulting on 9387 2600 or at eppingpark@elton.com.au

Thank you



Appendix D – Stakeholder briefing invitation letter



RE: Invitation to a stakeholder briefing on plans for Epping Park, Monday 23 February 2009

On behalf of Sydney Broadcast Property (SBP), Elton Consulting invites you to a stakeholder briefing on project plans for Epping Park. Elton Consulting is a firm of independent community engagement specialists who have been engaged to run the consultation process for this project.

SBP is currently progressing plans for the redevelopment of the Seven Network site at 61 Mobbs Lane, Epping, which will be referred to as Epping Park.

A concept plan for the redevelopment of the site was approved in 2006. SBP is now refining plans for the first stages of work. These are:

- Early Works including demolition, roads and services, landscaping, a proposed child care centre and resident facilities
- Stage 1 Residential development including the construction of approximately 198 units and 12 courtyard homes.

As a member of an active local community organisation, we would like to invite you and up to two other representatives from your organisation to a stakeholder briefing. Details are:

When: **Monday 23 February 2009**

Time: **6.00pm – 8.00pm**

Where: **Epping Church of Christ hall, 31 Bridge Street, Epping**

RSVP: **By Thursday 19 February by contacting Caline at Elton Consulting on 9387 2600 or at eppingpark@elton.com.au**

SBP is committed to ongoing consultation with the local community, and organisations such as those you belong to, throughout future stages of the project. At the briefing, you will have the opportunity to share your views on the project plans presented with members of the project and design team.

We are also holding a community information and feedback session prior to the briefing on **Saturday 21 February**, at **Jacaranda 1, TAFE Epping Annex, Chelmsford Ave, Epping**. This will be a drop-in session for the wider community. We encourage you to attend this session **anytime between 10.00am and 1.00pm**. Project information will be displayed at the session to enable you to have a better understanding of plans, prior to the stakeholder briefing. If you are unable to attend the community information and feedback session, project plans will also be discussed at the stakeholder briefing.

To find out more about Epping Park, please visit the project website at www.talkeppingpark.com.au. We look forward to meeting with you and hope to see you at the sessions.

Yours sincerely

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

Dianne Knott
Elton Consulting

Appendix E – Feedback form



Epping Park Community Information and Feedback Session Feedback Form

Thank you for participating in the community information and feedback session for Epping Park. We would appreciate your comments on the material you have seen today and any other issues you feel are relevant. If you wish to provide further feedback, please feel free to attach it to this form. Your feedback will assist the project team to develop a better understanding of community perceptions regarding plans for Epping Park. Your comments and ideas will be considered as part of Environmental Assessment reports to be lodged with the Department of Planning on the Early Works Package and Stage 1 Residential project applications.

1. As planning for Epping Park moves forward, what are the three most important issues you would like to see addressed?

- i.
.....
.....
- ii.
.....
.....
.....
- iii.
.....
.....

2. Are you aware of any specific information about the site which you think is important for the project team to consider as planning progresses? *(please describe)*

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3. How do you think we can best inform and engage with the local community and other interested stakeholders throughout the planning and construction stages of the Epping Park project?

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.....
.....
.....

4. Do you have any general comments or suggestions on the proposed plans you have seen today?

.....
.....
.....
.....
.....

Contact details (optional)

If you would like to receive further updates and information on Epping Park, please provide your contact details below

Name:

Postal address:

Email address:

Which best describes you? (Please tick one or more)

- A nearby resident _____ (Street) _____ (Suburb)
- A property owner in the area _____ (Street) _____ (Suburb)
- A commercial operator/business in the area _____ (Street) _____ (Suburb)
- A community organisation in the area _____ (Organisation)
- Other stakeholder (*Please specify*) _____

Thank you for taking the time to complete the feedback form. Please place it in the box provided at the exit. If you would like more time to consider your response, please return the completed form to us by **Friday 27 February 2009** via:

- **Fax:** (02) 9387 2557 (Please fax both sides of the form)
- **Post:** Using the reply paid envelope to: 'PO Box 1488 Bondi Junction NSW 1355'
- **Email:** eppingpark@elton.com.au

All information you provide will be treated as confidential. No individual will be identified in the report of this consultation.

Thank you for taking the time to share your ideas