



Planning

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Our ref: MP 08_0257 & MP 08_0258

Mr Allen Linz
Sydney Broadcast Property Pty Ltd
Suite 1101, Level 11, 14 Martin Place
SYDNEY NSW 2000

Dear Mr Linz,

Major Project 08_0257 – Stage 1 Residential Development and MP 08_0258 – Early Works Package, 61 Mobbs Lane, Epping

I refer to your Environmental Assessment (EA) for the Projects at the above site. As you are aware, the Department publicly exhibited the Projects from 8 July 2009 until 7 August 2009.

I have forwarded a copy of the submissions received to date, pursuant to Section 75H(5) of the *Environmental Planning and Assessment Act, 1979*. These submissions include a response from relevant Government agencies and Parramatta City Council.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues and information to be addressed with the proposals that are outlined in **Attachment 1**.

The Director-General, pursuant to Section 75H(6) of the Act, requires that you provide a response to the issues raised in the submissions. It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed these issues (including those raised by the Department) and how the PPR minimises the environmental impacts of the proposal.

A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

It is recommended that you meet with Departmental Officers to discuss the issues raised in the public submissions and in this letter. In this regard, please contact Anthony Witherdin, Team Leader, Urban Assessments on (02) 9228 6173 or anthony.witherdin@planning.nsw.gov.au.

Yours sincerely



Michael Woodland
Director, Urban Assessments

ATTACHMENT 1

MP 08 0257 – Stage 1 Residential Development

Height and setbacks

- Demonstrate compliance with the Major Development SEPP in terms of building heights and the definition of a storey.
- Consideration should be given to reduce the height of the northern part of Building 7 to provide an appropriate transition in height from the park and the two storey development along the northern boundary of the site.
- The height of the proposed pitched roof structures on the residential flat buildings 4, 5 and 7 should be minimised to reduce the overall height of the development. A flat roof design should be considered or other alternatives to reduce the height of the roofline.
- Demonstrate compliance with the approved Concept Plan in terms of basement projections and the setback for building 7.
- Further consideration shall be given to reduce the proposed natural ground level of the townhouses (building 3) to ensure privacy of the adjoining properties is maintained.

SEPP 65 / Residential Flat Design Code Compliance

- Further details are to be submitted demonstrating compliance with SEPP 65 and the RFDC, including:
 - A design verification statement is to be submitted and the SEPP 65 statement amended (in particular the context, scale and density section) to provide detailed consideration of the proposal within the locality.
 - Solar access to all buildings should be improved given this proposal is the first development on the site. Alternatively, further ESD measures should be incorporated into the development to increase energy efficiency.

Staging of Works

- Further details are to be provided on the staging of the works and the co-ordination of the residential development with the early works package.

Contributions

- Further details are to be submitted in regards to the contributions to be provided for the proposal in accordance with the agreed development contributions framework.

General Requirements

- The BASIX Certificates submitted as part of the application contain inaccuracies and should be amended. All plans are to identify BASIX requirements on the plans.
- Deep soil landscaping should be provided along the boundary between the TAFE and the proposed building as originally approved by the Concept Plan.
- All revised drawings are to be submitted at an appropriate/accurate scale, on A1 sheets. All elevation plans shall indicate existing natural ground levels and proposed natural ground levels.

MP 08 0258 – Early Works Package

Landscaping

- Further details are to be provided regarding the retention of trees on the site until works occur within a particular area/stage.
- Greater retention of existing native and exotic trees on the site to assist in screening / softening of the development shall be considered.

Heritage

- The Aboriginal Heritage and Archaeological Investigation as referred to within the Statement of Commitments shall be submitted.