

**PREFERRED PROJECT REPORT  
MP 10\_0107**

**61 MOBBS LANE, EPPING – STAGE 1 TOWNHOUSE  
DEVELOPMENT**

**NOVEMBER 2010**

## EXECUTIVE SUMMARY

This Preferred Project Report is submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act, 1979 (The Act). The Project Application, Epping Park – Stage 1 townhouse development (MP 10\_0107), was lodged with the Department of Planning in September 2010. The application was publicly exhibited for 30 days from 29 September 2010 to 29 October 2010.

This Preferred Project Report provides a response to all issues raised by the Department of Planning, Parramatta City Council, State Government authorities and the public. The outcome of which includes the following key changes to the original submission:

- To accommodate concerns pertaining to the increase in traffic and traffic safety, Meriton have committed to the installation of the traffic lights at the corner of Mobbs Lane and Marsden Road as a matter of urgency. Accordingly plans have been submitted to the SRDAC and the Roads and Traffic Authority in October 2010 to construct the traffic signals. As soon as the relevant approvals have been received Meriton is committed to its construction.
- The rear gardens of building 3 have been further examined and a cross section has been submitted which illustrates the change in topography and the landscape design solution adopted.
- Waste Storage has been further investigated. Buildings 1 and 2 have been redesigned to include a waste bin area at the entrance of the buildings. It will then be feasible to wheel the bins to an internal road for collection.
- The issue of “Adaptability” pertaining to townhouses has been reviewed by an Independent Access Consultant and it has been concluded that AS 4299 does not pertain to townhouses.

This Preferred Project Report has noted and commented on all issues raised. This submission therefore seeks approval for Epping Park – Stage 1 Townhouse Development as referenced in the Architectural Plans previously submitted.



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## 1.0 INTRODUCTION

This Preferred Project Report is submitted to the Minister for Planning pursuant to Part 3A of the Environmental *Planning and Assessment Act, 1979 (The Act)*. The Project Application, Epping Park – Stage 1 Townhouse Development (MP 10\_0107), was lodged with the Department of Planning in June 2010. The application was publicly exhibited for 30 days from 29 September 2010 to 29 October 2010.

Following exhibition of the Application, the Department of Planning forwarded a letter, dated 10 November 2010 detailing issues raised in its assessment of the Project Application. (A copy of the Department's letter is enclosed in **Annexure 6**).

On the 23 November 2010, Parramatta City Council forwarded a letter raising concerns pertaining to the proposal. (A copy of Council's letter is enclosed attached in **Annexure 7**).

A range of government agencies have been consulted including NSW Transport, Sydney Water, Sydney Regional Development Advisory Committee, Department of Environment and Climate Change and Integral Energy. (Copies of correspondence are enclosed in **Annexure 8**).

Following exhibition of the Application, the Department of Planning forwarded a summary of the public submissions received during the exhibition period, a total of 28 submissions were received.

This Preferred Project Report has been prepared pursuant to Section 75H (6) of the Act, 1979. The report addresses all relevant issues raised during the notification period and provides a design response.

This report:

- Provides an overview to the project proposal;
- Details and responds to the issues raised by the Department of Planning, letter dated 10 November 2010;
- Details and responds the issues raised by Parramatta City Council, letter dated 29 October 2010;
- Summarises and responds to the key issues received from the public notification period;
- Identifies the key changes to the Project Application;
- Provides a list of Statement of Commitments; and
- Provides a conclusion to the report.

## 2.0 OVERVIEW OF THE PROJECT

On the 6 September 2005, the Minister for Planning endorsed a submission recommending that the subject site be considered for inclusion into Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 as a potential State Significant Site. On 1 August 2006, State Environmental Planning Policy (Major Projects) 2005 (Amendment No.6) was gazetted which amended the Major Projects SEPP by listing the site as a State Significant Site in Schedule 3. This effectively rezoned the site and established design parameters.

On 22 August 2008, the Minister approved a Concept Plan (MP 05-0086) for residential development, landscaped open space, and associated facilities.

In June 2009, an Environmental Assessment Report for Epping Park – Early Works Package (MP 08\_0258) was submitted to the Minister of Planning for approval.

In April 2010 a Preferred Project Report (MP\_08\_0258) was submitted to the Minister of Planning in response to issues raised in the Early Works submission and subsequently approved by the Planning and Assessment Commission on 14 July 2010.

In June 2009 a Project Application for Stage 1 (Buildings 4 & 5) Residential Development (MP 08\_0257) was lodged with the Minister and approved on the 15 September 2010.

The Project Application, Epping Park – Stage 1 townhouse development (MP 10\_0107), was lodged with the Department of Planning in September 2010. The application was publicly exhibited for 30 days from 29 September 2010 to 29 October 2010. In response to such this Preferred Project Report has been prepared.

### 3.0 ISSUES RAISED BY THE DEPARTMENT OF PLANNING

On the 25 September 2010 the Department of Planning issued a letter outlining a number of issues to be considered for the Stage 1 Townhouse Development (MP 10\_0107). A summary of the key issues raised in the letter are identified under the heading, "Issues" below and the proponent's response to these issues is provided. (Please refer to full letter in **Appendix 6**).

#### Private Open Space to Building 3:

Issues: Consider increasing the usability of the rear private open space in Building 3

Response: The rear yards in Building 3 have been designed by both PTW Architects and Guy Sturt Landscape Architects. Given the topography of the site it was decided that a level area could only be provided to townhouses 1 to 7. Where the land dropped away more steeply at 8 to 12 it was decided to minimise retaining walls and provide large planting areas.

With regard to the question of "usability"; it is Meriton's experience that different residents require different types of private open space. That is, some residents prefer to have only paved sitting areas with low maintenance ornamental planting without the upkeep of lawn areas and other residents- (usually those with young families) prefer a play area-ideally of lawn. Both options within this group of townhouses have been designed, in order to provide choice.

Further, given the change of levels at townhouses 8 to 12, providing a large level area would reduce the amenity of the neighbouring residents to the north by the necessity of creating a large retaining wall. This, combined with a raised ground level would potentially overlook the neighbouring rear gardens. Therefore the option of providing planted areas with no retaining walls will provide a more sympathetic outlook to the adjoining sites and retain privacy.

The amenity of future residents and impact on existing neighbours was carefully considered in the design process and an appropriate response is indicated in the submitted Landscape Plans. Refer **Annexure 1** for Cross Section of rear gardens.

#### Waste Storage/Collection:

Issue: Re – examine the waste collection provision in Buildings 1 and 2.

Response: The issue has been re-examined and garbage storage areas have now been provided at the entrance of Buildings 1 and 2. Refer to **Annexure 2** for detailed drawings. These spaces can accommodate the necessary size bins required by Parramatta City Council being 1 x 140L and 1 x 120L bin.

This way, the bins can be wheeled onto internal road 2 for collection.

**Building 3 – Adaptability:**

Issue: Confirmation as to the potential Compliance with AS 4299 Adaptable Housing regarding building 3.

Response: AS 4299 refers to “Adaptable Housing Units” which are designed in such a way that it can be modified to become accessible if needed. The level of adaptability is defined by the class of building. An independent Access Consultant has reviewed the buildings and concluded that AS 4299 does not refer to townhouses. Refer to **Annexure 3** for copy of letter.

**Architectural Drawings:**

Request: Provide 5 x copies of all Architectural and Landscape Plan on A1.

Comment: Plans are submitted with this report.

## 4.0 ISSUES RAISED BY PARRAMATTA CITY COUNCIL

On the 23 November 2010 Parramatta City Council reviewed the Stage 1 Townhouse Development application (MP 10\_0107). A summary of the key issues raised in the letter are identified under the heading, "Issues" below and the proponents response to these issues is provided. (Please refer to full letter in **Annexure 7**).

### Public Domain Interface:

Issue: Increase passive surveillance from Buildings 1 & 2 towards Mobbs Lane.

Response: Buildings 1 and 2 have excellent surveillance towards Mobbs Lane as the buildings have a large balcony which directly over looks the street. In addition, the dining room and kitchen areas are orientated onto the balcony. These are rooms within a dwelling which are in constant use, thus providing constant surveillance. Refer to photomontage No. A1301 (attached in **Annexure 4**) which clearly demonstrates the relationship between the buildings and the street, and the position of the balcony.

### Adaptable Units:

Issue: No adaptable units are provided in Buildings 1, 2 and 3. 1 in 10 units are required to be adaptable.

Response: Refer to Access Consultant report in **Annexure 3**.

### Accessibility:

Issue: All dwellings should be accessible to people with disabilities.

Response: All relevant BCA standards and Australian Standards will be satisfied and complied with.

### Building 3 Private Open Space:

Issue: Private Open Space: The front fence should be a max. of 1.2m in height, 40m<sup>2</sup> per dwelling of private open space is required and no front yards are permissible

Response: The private open space is located to the rear of the dwelling to ensure that the space is private and useable. The front fences will not exceed 1.2m, as per the submitted architectural plans and the rear yards provided in building 3 are substantially in excess of 40m<sup>2</sup>. The size of the rear yards range from 106 – 187m<sup>2</sup>. Refer to **Annexure 1** which contains a schedule of areas for the rear yard.

### Buildings 3 Frontage:

Issue: A continuous frontage of 130m regarding building 3 conflicts with Parramatta DCP.

Response: The length of Building 3 was approved by the Department of Planning on 22 August 2008, via the Concept Plan (MP 05-0086) and architectural plans have been designed in accordance with the Concept Plan.

### **Garage Dominance:**

Issue: The location of the garage has not been designed to be fully integrated into the design of the townhouses.

Response: The orientation of Building 3 and subsequent garage access was approved by the Department of Planning on 22 August 2008, via the Concept Plan (MP 05-0086). Given the layout of the site and the internal road, the proposed location of the garage is the only practical access point.

### **Building 3 – Privacy:**

Issue: The balconies at the rear of Building 3 should be deleted.

Response: Balconies provide a valuable recreational and aesthetic function. They have been included to ensure ventilation into the building. They are also highly sought after by occupants.

Proposed landscaping treatment along the neighbouring properties in addition to fencing and the fall in the land, will ensure adequate privacy is maintained.

### **Concept Plan – Front setbacks 1 and 2:**

Issue: The front setbacks on buildings 1 and 2 conflicts with the Concept Plan.

Response: The setback for buildings 1 and 2 have been designed in accordance with the approved Concept Plan.

### **Concept Plan – Rear Setback – Building 3:**

Issue: The Concept Plan is unclear – the Council seek clarity over the eastern setback.

Response: The eastern setback has been determined by the Concept Plan which indicates the built form as being two storeys to the front and one storey to the rear. The setback is designed to ensure that the occupants have sufficient rear gardens which complements townhouse living.

### **Concept Plan – Heights:**

Issue: The transition from 2 – 1 storeys on the eastern boundary and roof element above ceiling height is excessive.

Response: The townhouses have been designed in accordance with the approved Concept Plan (MP 05-0086) and are consistent with the height requirements required.

**Housing Diversity:**

Issue: The proposal only provides 3 and 4 bedroom dwellings – need more choice.

Response: The townhouses are not a stand-alone development and form part of a wider site that contains a generous mix of 1, 2, 3 and 4 bedroom dwellings / units. The current proposal needs to be understood within the context of the entire development for the site.

**Building 3 – Tree Retention:**

Issue: Consideration to tree retention on eastern boundary.

Response: Landscaping along the eastern boundary facing Mobbs Lane has been approved pursuant to the Early Works Major Project Application (MP\_0258). Trees have been considered and where feasible retained. In addition there will be landscaping as per the Landscape Plans submitted.

**Developer Contributions:**

Issue: Council stated that a VPA should be entered into prior to the issue of a Construction Certificate for this stage.

Response: The VPA for the entire development is currently being negotiated and is to be linked to the approval of Stage 1 (buildings 4 and 5). As such it will have jurisdiction over this stage of the project as well.

**Traffic and Parking:**

Comment: Council comments that Councils Car parking standards should be complied with.

Response: It is noted and all standards have been complied with in this application. Council has suggested a number of recommendations and standards to be considered in relation to car parking which would normally be found as conditions. Further, car parking has been designed to comply with the BCA and relevant Australian Standard.

## 5.0 ISSUES RAISED BY NSW TRANSPORT (STATE TRANSIT)

On the 5 October 2010 NSW Transport reviewed the Stage 1 Townhouse Development application (MP 10\_0107). A summary of the key issues raised in the letter is identified under the heading, "Issues" below and the proponent's response to these issues is provided. (Please refer to full letter in **Annexure 8**).

### Detailed Engineering Plans:

Issue: STA require engineering plans outlining proposed road improvements and new bus stop on Mobbs Lane

Response: This issue was addressed in the Early Works Major Project Application (MP 08\_0258) and full sets of plans were submitted and approved by the Department of Planning. Construction certificate approvals are currently being sought for the Mobbs Lane road improvements to comply with the Early Works Major Project approval.

### Delivery of Infrastructure:

Issue: The delivery of infrastructure should be in the initial stages of the development

Response: The Early Works Major Project Application (MP 08\_0258) has been approved. Demolition has occurred and construction of major infrastructure is at CC stage. In terms of staging the early works infrastructure will be commenced before the building work.

### Construction Traffic Management Plan:

Issue: STA require an opportunity to provide input into the Construction Traffic Management Plan.

Response: A Construction Traffic Management Plan has been prepared as required by conditions of approval under the Early Works consent for the entire wider site.

## 6.0 ISSUES RAISED BY SYDNEY WATER

On the 5 October 2010 Sydney Water reviewed the Stage 1 Townhouse Development application (MP 10\_0107). A summary of the key issues raised in the letter is identified under the heading, "Issues" below and the proponent's response to these issues is provided. (Please refer to full letter in **Annexure 8**).

### **Drinking Water System:**

Comment: Sydney Water confirmed that the drinking water system has sufficient capacity, being the 375mm main in Mobbs Lane to service the development.

Response: No issues, as the proposed development is therefore able to be supported by Sydney Water.

### **Wastewater System:**

Comment: A point inside the site is required to connect to the new 300mm extension along Valley Road.

Response: The proponent will provide such a point, as part of the Early Works Package.

### **Sydney Water Servicing:**

Comment: A Section 73 Certificate will be required.

Response: A Section 73 Certificate will be provided as part of the Early Works Package.

## 7.0 ISSUES RAISED BY SYDNEY REGIONAL DEVELOPMENT ADVISORY COMMITTEE (SRDAC)

On the 22 October 2010 SRDAC reviewed the Stage 1 Townhouse Development application (MP 10\_0107). A summary of the key issues raised in the letter is identified under the heading, "Issues" below and the proponent's response to these issues is provided. (Please refer to full letter in **Annexure 8**).

### Traffic Lights at Marsden Road / Mobbs Lane:

Issue: Constructed and Operational prior to Occupational Certificate for 150 dwellings and child care centre or 225 dwellings without child care.

Response: The traffic signal upgrade work plans for Edenlee and Midson have been expedited and were submitted to SRDAC on 22 November 2010. SRDAC referred them to the RTA Project Manager on 23 November 2010. Therefore this issue is in the process of approval and the proponent is committed to construction as soon as all the relevant approvals have been received. A copy of the plans are enclosed in **Annexure 5**.

### Road Works on Mobbs Lane:

Comment: The road works on Mobbs Lane should be fully operational prior to Occupation Certificate.

Response: The road works have been designed in accordance with the Early Works Package consent are to be constructed in accordance with such. It is anticipated that the full extent of Mobbs Lane works be completed prior to the occupation of these buildings, and works in various stages are underway.

### Bus Bay Design:

Comment: The bus design should be designed for the largest bus possible.

Response: The bus stop area has been designed in accordance with the Early Works Package consent and will be constructed in accordance with such.

### Car Parking Provisions Standards

Comment: SRDAC stated that the car parking provisions meets the Department of Planning and Councils standards.

Response: Therefore there are no issues regarding car parking provision in this stage.

## **8.0 ISSUES RAISED BY THE DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE (DECCW)**

On the 11 October 2010 SRDAC reviewed the Stage 1 Townhouse Development application (MP 10\_0107) and stated that DECCW had no issues with the proposal.

## 9.0 ISSUES RAISED BY INTEGRAL ENERGY

On the 22 October 2010 Intergral Energy reviewed the Stage 1 Townhouse Development application (MP 10\_0107) and stated that the townhouses can be serviced by the existing voltage network. Therefore no specific concerns raised.

## 10.0 ISSUES RAISED DURING PUBLIC CONSULTATION

A total of 28 resident submissions were received in relation to the proposed townhouse development. The vast majority of responses do not specifically pertain to the proposed townhouse development but refers to the development of the entire site. The response below is restricted to the townhouses.

### **Traffic Congestion and Pedestrian Safety:**

**Issue:** The additional traffic generated by the development will increase congestion and limit pedestrian access.

**Response:** A total of 2 car spaces per townhouse will be provided in accordance with the Parramatta DCP requirements. The traffic / car parking report prepared by TTPA Traffic Consultants supports 2 cars per townhouse and has been previously included in the Environmental Assessment Report.

All streets located inside the site will be provided with footpaths on both sides to ensure safe pedestrian movement. In addition the proposed works along Mobbs Lane include a new pedestrian / cycle pathway as approved in the Early Works Major Project Application consent.

Meriton has expedited the construction of the traffic lights at the corner of Mobbs Lane and Marsden Road as a matter of urgency. Accordingly plans were submitted to the Roads and Traffic Authority in October 2010.

### **Traffic Management Plan:**

**Issue:** A Traffic Management Plan should be required to manage the Construction stage of the project.

**Response:** A Traffic Management Plan will be prepared at Construction Certificate Stage.

## 11.0 MINIMISATION OF IMPACT

All the issues raised by the Department of Planning, Parramatta City Council, State Government agencies and residents have been carefully considered. As such a number of changes have been made and additional information has been provided into this amendment, as itemised below:

- The design of the Traffic Lights at the corner of Mobbs Lane and Marsden Road has been expedited. Plans have been completed and submitted to the RTA for approval. A copy of which is enclosed in (**Annexure 5**);
- Cross sections of the rear yard in Buildings 3 has been submitted to provide information on the topography of the site, and are enclosed in (**Annexure 1**);
- Additional information is provided regarding the size of the rear yards in Building 3, and is enclosed in **Annexure 1**;
- Waste storage and collection areas have been re- designed in Buildings 1 and 2 a copy of which is enclosed in (**Annexure 2**); and
- A letter from the Access Consultant pertaining to AS 4299 has been provided and is enclosed in (**Annexure 3**).

## 12.0 CONCLUSION

The Preferred Project Report has responded to issues raised pertaining to the Stage 1 Residential Development application (MP 08\_0257), buildings 1, 2 and 3. Comments were received from the Department of Planning, Parramatta Council, state agencies and neighbours. All issues have been fully addressed resulting in the review of the building design and the provision of additional information.

The Statement of Commitments closely reflects the issues pertaining to the construction of the site. The proposed Stage 1 Project Application is considered to address all relevant matters and is worthy of approval.