

# ENVIRONMENTAL ASSESSMENT REPORT

## 61 MOBBS LANE, EPPING – STAGE 1: BUILDINGS 7 & 8



### BUILDINGS 7 & 8 MP10\_0158

Meriton Apartments Pty Limited  
Builders and Developers  
Level 11, 528 Kent Street  
SYDNEY NSW 2000

T: 9287 2888  
F: 9287 2777

DECEMBER 2010



## STATEMENT OF VALIDITY

### Submission of Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

### Environmental Assessment prepared by

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Name           | Walter Gordon                                                              |
| Qualifications | BA, MURP, Assoc. Dip. Valuation, MAPI                                      |
| Address        | Meriton Apartments Pty Ltd<br>Level 11, 528 Kent Street<br>SYDNEY NSW 2000 |
| In respect of  | 61 Mobbs Lane, Epping (Stage 1, buildings 7 & 8)                           |

### Applicant & Land Details

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Applicant       | Meriton Apartments Pty Ltd<br>Level 11, 528 Kent Street<br>SYDNEY NSW 2000     |
| Subject Site    | 61 Mobbs Lane, Epping                                                          |
| Lot & DP        | Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2<br>DP129023 and Lot 1 DP57089. |
| Project Summary | Development of 130 apartments within two buildings<br>(MP 10_ 0158)            |

### Environmental Assessment

An Environmental Assessment is attached.

### Declaration

I certify that I have prepared the contents of the Environmental Assessment in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulation and that, to the best of my knowledge, the information contained in this report is not false or misleading.

|           |                  |
|-----------|------------------|
| Signature | .....            |
| Name      | Walter Gordon    |
| Date      | 14 December 2010 |



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## EXECUTIVE SUMMARY

This Environmental Assessment report accompanies a Project Application under Part 3A of the Environmental Planning and Assessment Act (EP&A), 1979. The report addresses the Director General's Requirements issued on the 16 September 2010 in relation to Stage 1 (Buildings 7 & 8) (MP10\_0158) at 61 Mobbs Lane, Epping.

### Subject Site

The subject is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent and is situated approximately 1.4km from both Epping and Eastwood rail stations. The site has a frontage to Mobbs Lane of approximately 500m which is accessed via Midson Road to the east, and Marsden Road to the west.

The site is bounded to the south by Mobbs Lane, to the east by single houses fronting Edenlee Street, to the north by a branch of Ryde Horticultural TAFE, to the northwest by rear yards of single houses and some dual occupancies, and to the west by Mobbs Lane Reserve open space bushland.

This Stage 1 phase is comprised of two buildings, Buildings 7 and 8 located on the northern boundary of the site. For the purposes of this application 'the site' constitutes the perimeter of Buildings 7 and 8 only.

### Proposal

This planning application proposes the construction of 130 apartments within two separate buildings. Building 7 comprises 42 apartments and building 8 comprises 88 apartments. Overall there is provision for 9 x 1 bedroom units, 109 x 2 bedroom units and 12 x 3 bedroom units.

### Key Issues

The architectural style of the apartments, have been designed with extensive articulation and modulation to provide an interesting built form. The apartments have well designed internal floor layouts which will provide a high level of amenity, with good acoustic and visual privacy for future residents.

The proposal has been considered within in context, taking into account the existing site conditions, (specifically the change in topography), the provision of utilities to the site, transport access, parking provision, landscaping and the incorporation of Environmentally Sustainable Development standards (BASIX Certificates).

The site has no environmental constraints or items of heritage significance which would inhibit the development of the site for its intended purpose.

The assessment concludes that the proposal is consistent with the objectives of the EP&A Act, the relevant Director General Requirements, the Concept Plan, (MP.No.05\_0086) approved on the 22 August 2006 and the Early Works Package, (MP. No. 08\_0258, approved 14 July 2010.



## Potential Impacts

The buildings have been designed in accordance with the relevant planning controls and approved Concept Plan. Buildings 7 and 8 are situated to the north east of the site and abutt the Ryde Horticultural TAFE. The buildings are separated to the north by a rear corridor which runs alongside the boundary. This set back will provide a comfortable acoustic separation and will be visually screened by shrubs and planting. It is important to note that the northern neighbour is not a residential use.

To the immediate east of the proposal is a local park, therefore there will be minimal impact on any surrounding sites to the east. To the west are proposed additional residential flat buildings, as yet undeveloped. In addition buildings 7 & 8 are separated by a landscaped open space area which will provide a suitable break in the built form. To the south are the northern elevations of approved buildings 4 and 5 and publicly accessible open space areas. These buildings are separated by an internal road which provides a sufficient barrier to any potential impacts of overlooking, noise or loss of privacy.

## Draft Statement of Commitments

The draft Statement of Commitments contains all the necessary identification of issues and mitigation measures to be implemented during the construction phase. Specifically, it focuses on Stormwater Management, Construction Impacts, Waste Generation and Collection, Use of Cranes, Staging of Development and Occupation and an Environmental and Construction Management Plan. Refer to Clause 5.14 within this report.

The draft Statement of Commitments has been prepared as a requirement by the Director General and in recognition that such considerations need to be made, to minimise any adverse impacts associated with construction.

## Conclusion

This Environmental Assessment concludes that the proposed development is consistent with the requirements of the relevant planning controls and approved Concept Plan. The report addresses all the Director General's Requirements. The proposed development should therefore receive endorsement from the Department of Planning in the form of an approval.

# 1 INTRODUCTION

## 1.1 BACKGROUND

On 16 September 2010, the Department of Planning provided the applicant written confirmation that the proposed development is to be considered under Part 3A of the Environmental Planning and Assessment Act, 1979 (the Act).

On the same date, the Department of Planning provided a copy of the Director Generals Environmental Assessment Requirements under Part 3A of the Act and it is to this end that this report is prepared ( Refer to *Annexure 1*) for a copy of the Director Generals Requirements.

This Environmental Assessment Report accompanies a Project Application in accordance with the Act. The Project Application is accompanied with the relevant documentation listed under Stage 1 of the *"Draft Guidelines – Major Infrastructure and Other Projects under Part 3A of the Environmental Planning and Assessment Act"*, as detailed below.

| Application Requirement                                                                                                                                                             | Documentation                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| (a) A written and graphical description of the project and any ancillary components, including relevant preliminary plans.                                                          | Written description - Section 3.<br>Graphical plans - Annexure 2.                                                                       |
| (b) The location(s) and a map identifying the site(s) / alignment / corridor.                                                                                                       | Section 2.                                                                                                                              |
| (c) The capital investment value and other relevant information in relation to parameters set out in the major project SEPP for determining whether Part 3A applies to the project. | Annexure 17.                                                                                                                            |
| (d) The planning provisions applying to the site and whether the project is permitted under the prevailing EPI.                                                                     | Section 5.1.                                                                                                                            |
| (e) The views of other agencies, local Council or the community if known.                                                                                                           | Previously undertaken as part of the Concept Approval. In addition the application will be advertised as part of the exhibition period. |
| (f) List any other approvals required.                                                                                                                                              | Will be part of the CC stage                                                                                                            |
| (g) If relevant, justification as to why the project should be considered to be a major project under Part 3A taking into consideration the relevant criteria.                      | Not applicable. Its status has previously been resolved.                                                                                |
| (h) Preliminary assessment to identify the likely environmental issues.                                                                                                             | Section 5                                                                                                                               |
| (i) Completed application form.                                                                                                                                                     | Lodged with documentation.                                                                                                              |
| (j) The prescribed application fee.                                                                                                                                                 | Lodged with the application.                                                                                                            |
| (k) Number of copies.                                                                                                                                                               | 7 x copies of EA and Architectural Plans.                                                                                               |
| (l) Any other matters required by the director-general, following consultation with the Department.                                                                                 | Noted. Will be provided where required.                                                                                                 |

## 1.2 STATUTORY CONTEXT

The *State Environmental Planning Policy (Major Projects) 2005* Schedule 3, identifies the Channel 7 Site, at 61 Mobbs Lane Epping as a State Significant development. Clause 5(1) of Part 3A of the above SEPP states that, “*Such development within the Channel 7 site as has a capital investment value of more than \$5 million*” will be considered under Part 3A.

The Quantity Surveyor estimates the cost of construction for Stage 1 (Buildings 7 and 8) to be in excess of \$10million (as per the definition of Capital Investment Value in the SEPP). Refer to *Appendix 18* for a full cost estimate. On the 16 September 2010 Director General Requirements and acknowledgment of the site as being assessed pursuant to Part 3A of the Act were received by Meriton. It is in fulfilment of these requirements that this report has been prepared.

Any additional licences and agreement required will be obtained as part of the Construction Certificate phase of the development.

## 1.3 PROPOSED DEVELOPMENT

This Major Project for Stage 1 (Buildings 7 and 8) of 61 Mobbs Lane, Epping proposes the construction of 130 apartments.

Specifically the following works are proposed:

- Building 7 is proposed to accommodate 7 x one bedroom apartments and 35 x two bedroom apartments, providing a total of 42 apartments.
- Building 8 is proposed to accommodate 2 x 1 bedroom apartments, 74 x 2 bedroom apartments and 12 x 3 bedroom apartments, providing a total of 88 apartments.
- Basement car parking is provided under both buildings 7 & 8 and is accessed by a single entry to the west of the buildings. A total of 174 car parking bays is provided, 26 visitor car parking bays and 1 car wash bay, providing a total of 201 car parking bays. In addition, 43 bicycles spaces are provided.

## 1.4 DIRECTOR GENERAL REQUIREMENTS

Section 4 of this Environmental Assessment report contains a summary of how the Director Generals Environmental Assessment Requirements have been addressed.

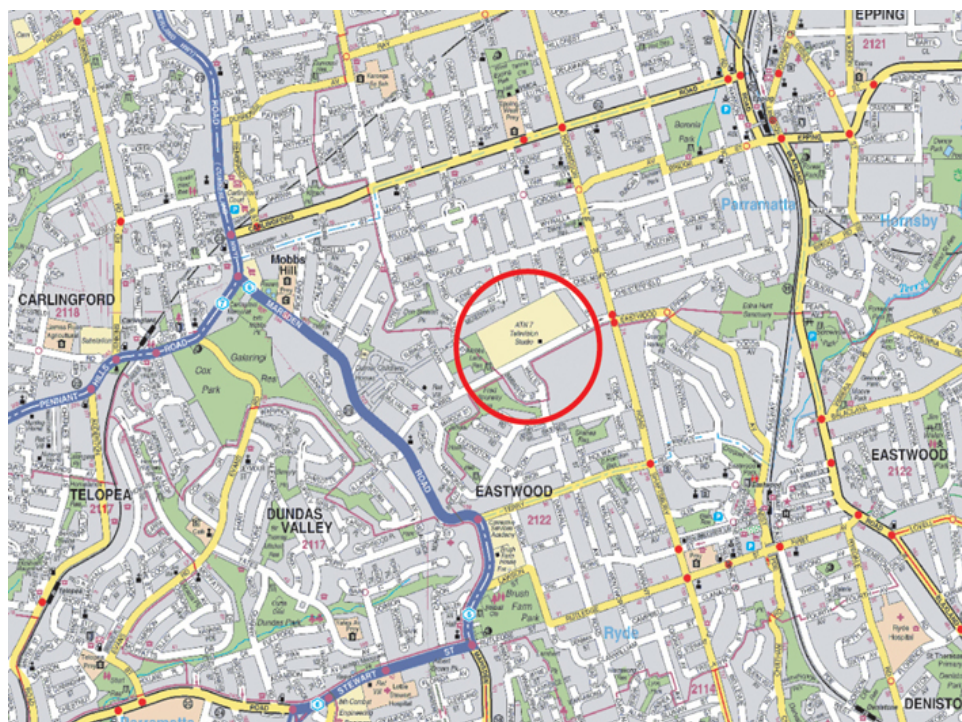


## 2 SITE AND SURROUNDINGS

### 2.1 SITE DESCRIPTION

The subject is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent and is situated approximately 1.4km from both Epping and Eastwood rail stations. The site has close to 500m frontage to Mobbs Lane which is accessed via Midson Road to the east, and Marsden Road to the west.

The site is located approximately 5k from Macquarie Shopping Centre and approximately 3k from Eastwood Shopping Centre where a full range of goods and services are available to the community. The general location of the site is shown in *Figure 1* below and the extent of the site is shown in the aerial photographs overleaf at *Figure 2*.



*Figure 1: Location of subject site*

The site is legally comprised of several allotments described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089.1 Refer to the survey plan enclosed at *Annexure 3*.



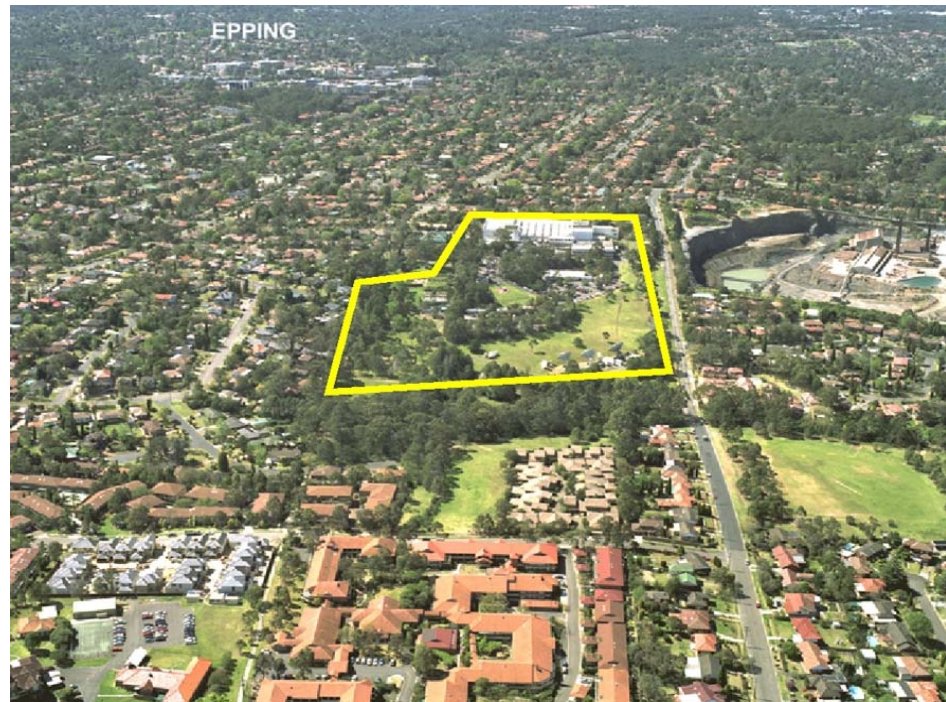


Figure 2: Aerial views of site showing approximate boundary location

## 2.2 SURROUNDING DEVELOPMENT

To the immediate west of the site is a public recreation area, with a playground and walking trails. To the south of the site, is Mobbs Lane road and a large site currently under construction for residential purposes.

To the east of the site are single detached houses fronting Eden lee Street and to the north is a branch of Ride Horticultural TAFE.

### 3 DESCRIPTION OF DEVELOPMENT PROPOSAL

#### 3.1 CONCEPT PLAN

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

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

Refer to **Annexure 4** for a Schedule of Compliance regarding the approved Concept Plan.

It should be noted that prior to approval of the Concept Plan, a thorough consultation process was undertaken by the Applicant. Consultation included communication with the public and other agencies and is fully documented in the Concept Plan (MPA No. 05\_0086). Further additional consultation was undertaken during the preparation of the “Early Works Package” (MP 08\_0258) by Elton Consulting on behalf of the applicant. The proposed Stage 1 (buildings 7 and 8) are consistent with the parameters of the approved Concept Plan and Early Works Package.

#### 3.2 DETAILED DESCRIPTION

This development application proposes the construction of 130 apartments as outlined in detail below and as contained within the Architectural Plan in **Annexure 4**. The proposed development incorporates the elements contained in the following tables.

| ELEMENT – BUILDING 7                              | PROPOSED DEVELOPMENT                                                                                                                                     |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Area (Refers to area surrounding Building 7) | 1360 m <sup>2</sup> (Boundaries are approximate)                                                                                                         |
| Total number of units                             | 42 apartments                                                                                                                                            |
| Unit Mix                                          | 7 x 1 bedroom apartments<br>35 x 2 bedroom apartments                                                                                                    |
| Gross Floor Area (including basement car parking) | 5949m <sup>2</sup>                                                                                                                                       |
| Building Height (storeys)                         | 6 storeys                                                                                                                                                |
| ELEMENT – BUILDING 8                              | PROPOSED DEVELOPMENT                                                                                                                                     |
| Site Area (Refers to area surrounding Building 8) | 3680m <sup>2</sup> (Boundaries are approximate)                                                                                                          |
| Total number of units                             | 88 units                                                                                                                                                 |
| Unit Mix                                          | 2 x 1 bedroom apartments<br>74 x 2 bedroom apartments<br>12 x 3 bedroom apartments                                                                       |
| Gross Floor Area (including basement car parking) | 14 427 m <sup>2</sup>                                                                                                                                    |
| Building Height (storeys)                         | 3, 5 and 6 storeys                                                                                                                                       |
| Car Parking                                       | 174 x underground resident car parks<br>26 x visitor car parks<br>1 car wash bay<br>A total of 201 car parking bays.<br>43 bicycles spaces are provided. |

### 3.3 PRIVATE OPEN SPACE AND LANDSCAPING

The area around Buildings 7 & 8 has been designed by Guy Sturt Associates and includes tree planning, paved area, ground floor lawns and the planting of shrubs. Care has been taken to landscape the area between buildings 7 & 8, and to provide for street trees in the front of the buildings. The landscaping will contribute positively to the residential ambience of the entire development. Refer to *Annexure 6* for Landscape Plans which indicate which areas will be landscaped and the types of species proposed.

### 3.4 URBAN DESIGN

The planning and design objectives for the proposed development are as follows:

- To ensure that the design embodies the Concept Plan urban design objectives, and is able to meet the built form, height and gross floor areas applicable to this phase of the development;
- To create a high level of residential amenity for future occupants;
- To ensure that the design responds to the site's constraints and opportunities;



- To provide a sufficient amount of parking such that the public transport still remains viable in the area and that residents have the convenience of the private vehicle;

The buildings have been designed to respond to their location within the broader development context and specifically to the unique topography of the site. As such the building heights have been deliberately varied (in accordance with the Concept Plan) to provide a variety of built form and break up the overall length of Building 8.

In addition, the buildings have been designed to reflect a contemporary urbane aesthetic, with the use of clean lines and distinctive roof lines. The buildings will contain a mix of materials and finishes to express articulation and interest. The use of painted masonry will express verticality and the balconies and fencing will provide horizontal emphasis and areas of private use.

The colors have been selected by responding to the natural hues and tones within the locality. Highlight colours are used to distinguish the building's features and provide an identity. The differences in color further ensure that the buildings have a unique identity.

A detailed schedule of the proposed colours and materials accompanies this application. Refer to *Annexure 4* for a full set of Architectural Plans and *Annexure 5* for Photomontages.

### 3.5 WASTE MANAGEMENT

The development has been designed to include garbage bins associated with each in Building. In addition Buildings 7 and 8 will have waste collection facilities in the basement level. The development has also been designed to enable waste collection, by Council and/or contractor, to occur fully entirely within the basement area. A report by Wastes has been included in *Annexure 11*

### 3.6 ENERGY EFFICIENCY

The buildings have been designed to ensure that all apartments achieve maximum energy efficiency. The development complies with the requirements of BASIX. A BASIX Certificate, issued by Efficient Living, is at *Annexure 9*.

### 3.7 TRAFFIC, ACCESS AND PARKING

#### 3.7.1 Resident Parking

A detailed Traffic Report, prepared by TTPA, is enclosed at *Annexure 10*. The report concludes that the site and surrounding area is able to comfortably accommodate the vehicles associated with this phase of the development in terms of the existing infrastructure and public transport provision.

A total of 174 basement car spaces have been provided. Visitor car spacing is provided on the basis 1 car space per 5 units resulting in the provision of 26 car spaces; (including 1 car space for a car wash) therefore the total car parking

provided is 201 car spaces. In addition 44 bicycle spaces will also be provided in the basement.

### 3.8 SOLAR ACCESS

The buildings have been designed to maximise solar access to each apartments and to minimise overshadowing of buildings within the site and on adjoining sites. Shadow diagrams are with the Architectural Plans in Annexure 4.

A comprehensive report has been undertaken by Solar Access Consultants, who specifically analysed the buildings in terms of compliance with SEPP 65, as follows;

*Living rooms and private open spaces for at least 70 % in a development should receive a minimum of three hours of direct sunlight between 9.00 am and 3.00 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.*

The study has confirmed that Building 7 is able to achieve 76.2% and Building 8 is able to achieve 70.4%. Refer to *Annexure 8* for a copy of the report.

### 3.9 ACOUSTIC QUALITIES

All apartments will be built in accordance with the acoustic requirements of the Building Code of Australia. Acoustic impacts upon future residents are minimal. The location of Buildings 7 and 8 are not located on main roads or in the vicinity of railways or other noise generating land uses.

## 4 THE DIRECTOR GENERAL'S REQUIREMENTS

The table below addresses the General Requirements of the Director General as issued on the 14 July 2010.

| REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                           | COMMENT / REFERENCE                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. An Executive Summary;                                                                                                                                                                                                                                                                                                                                                                                                                              | An Executive Summary is at the beginning of this report.                                                                                                                                                                                                                                                                                              |
| 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;                                                                                                                                                                                                                                                                                                                   | Various site analysis drawings are included at Annexure 4. Aerial photographs and a description of the site and its surroundings are at section 2 of this report.                                                                                                                                                                                     |
| 3. A thorough description of the proposed development;                                                                                                                                                                                                                                                                                                                                                                                                | A detailed description of the proposed development is at section 3 of this report.                                                                                                                                                                                                                                                                    |
| 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;                                                                                                                                                                                                                                                                                                                                    | The key issues are addressed in section 5 of this report.                                                                                                                                                                                                                                                                                             |
| 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;                                                                                                                                                                                                             | An assessment of potential impacts and associated is incorporated into section 5 of this report. The Statement of Commitments is at section 5.14 of this report. Impacts have been addressed via the design process and any outstanding matters may be mitigated via a Condition of Consent and at the Construction Certificate stage of development. |
| 6. The plans and documents outlined below; <ul style="list-style-type: none"> <li>Site Survey Plan</li> <li>Site Analysis Plan</li> <li>Locality/Context Plan</li> <li>Architectural Plans</li> <li>Geotechnical and Structural Report</li> <li>Stormwater Concept Plan</li> <li>Erosion and Sediment Control Plan</li> <li>Landscape Plan</li> <li>Shadow Diagrams</li> <li>Construction Management Plan</li> <li>Traffic Management Plan</li> </ul> | The required documents are listed in the Annexure list at the beginning of this report                                                                                                                                                                                                                                                                |
| 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;                                                                                                                                                                                                                                                                                        | Provided immediately before the Contents pages of this report.                                                                                                                                                                                                                                                                                        |

| REQUIREMENT                                                                                                                                                                                         | COMMENT / REFERENCE                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and                    | The quantity surveyors certificate is at Annexure 18            |
| 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest. | The conclusion to the Environmental Assessment is at section 6. |

The table below addresses the plans and documents Requirements of the Director General.

| REQUIREMENT                           | COMMENT / REFERENCE             |
|---------------------------------------|---------------------------------|
| 1. An existing site survey.           | Refer Annexure 3.               |
| 2. A Site Analysis Plan.              | Refer Section 1 and Annexure 4. |
| 3. A locality/context plan.           | Refer Section 1                 |
| 4. Architectural drawings.            | Refer Annexure 4.               |
| 5. Geotechnical and Structural Report | Refer Annexure 12.              |
| 6. Stormwater Concept Plan            | Refer Annexure 13.              |
| 7. Environment and Construction Plan  | Refer Annexure 17.              |
| 8. Landscape Plan                     | Refer Annexure 6.               |
| 9. Shadow diagrams                    | Refer Annexure 4.               |
| 10. Construction Management Plan      | Refer Annexure 17.              |
| 11. Traffic Management Plan           | Refer Annexure 10.              |



## 5 KEY ISSUES

The following key issues raised by the Director General are addressed below.

### 5.1 RELEVANT EPI'S POLICIES AND GUIDELINES

The following planning controls, policies and guidelines are relevant to the subject site:

1. Objects of the EP&A Act 1979;
2. NSW State Plan 2010;
3. Draft West Central Sub-Regional Strategy;
4. SEPP 55 – Remediation of Land;
5. SEPP 65 – Design Quality of RFB;
6. SEPP (Building Sustainability Index: BASIX 2004);
7. SEPP (Infrastructure) 2007;
8. Parramatta Local Environmental Plan 2001; and
9. Any non compliances with relevant EPI's.

The following paragraphs contain an assessment of the proposed development under each of the above planning instruments.

#### 5.1.1 Objects of the EP& A Act, 1979

The objects of the EP&A Act, 1979 essentially refers to the orderly development of land with the necessary infrastructure to support the development. The suitability of the site for its proposed use has been fully assessed in terms of the site status as a State Significant Development and a Major Project in terms of part 3A of the Major Project State Environmental Planning, 2005 and accordingly meets the objects of the Act.

#### 5.1.2 NSW State Plan 2010

The NSW State Plan 2010 sets targets, priorities and actions for the delivery of services in New South Wales. The Plan sets some specific targets and measures relating to various categories. The following table provides an assessment of the proposed development against the relevant targets contained within the Plan.

| Target                                            | Comment                                                                                                                  |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <i>Increase walking and cycling</i>               | Fronting Mobbs Lane will be a new footpath and promote walking and cycling. The development does not discourage cycling. |
| <i>Increase the number of jobs closer to home</i> | The internal layouts of the apartments promotes the opportunity to work from home.                                       |

| Target                                                                                     | Comment                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Grow cities and centres as functional and attractive places to live, work and visit</i> | The proposed apartments will have a high level of amenity and have been skilfully designed to provide for an attractive environment.                                                                                                                                                                               |
| <i>Improve housing affordability</i>                                                       | The proposal will increase the supply of housing in the Epping area. Increasing the supply of housing is the most effective way of reducing housing costs.                                                                                                                                                         |
| <i>Maintain and invest in infrastructure</i>                                               | The proposal involves a substantial investment in housing infrastructure in the Epping area.                                                                                                                                                                                                                       |
| <i>Increase business investment and support jobs</i>                                       | The proposal constitutes a substantial business investment and the development will involve the creation of numerous construction and ongoing maintenance jobs. Typically approximately 200-jobs per construction phase.                                                                                           |
| <i>Improve air quality</i>                                                                 | The proposal is located in close proximity to the bus services, which will assist in the reduction of car use. A bus stop currently exists in Mobbs Lane. The apartments have been designed to be energy efficient pursuant to BASIX. These measures will assist in improving air quality by minimising emissions. |
| <i>Reduce waste</i>                                                                        | The proposal provides for recycling facilities to minimise waste from the completed apartments. The construction management plan at <i>Annexure 17</i> provides details in relation to waste management during construction.                                                                                       |
| <i>Reduce rates of crime, particularly violent crime</i>                                   | A crime risk assessment report has been prepared and is at <i>Annexure 16</i> . The report concludes that with the undertaking of certain safety measures, crime risk on the site will be minimised.                                                                                                               |
| <i>Reduce levels of antisocial behaviour</i>                                               |                                                                                                                                                                                                                                                                                                                    |

The proposal is consistent with the targets of the NSW State Plan 2010 and will specifically contribute to the provision of much needed infill housing in areas which have infrastructure.

### 5.1.3 The Sydney Metropolitan Strategy “City of Cities

The Sydney Metropolitan Strategy anticipates that Sydney will grow by 1.1 million people between 2004 and 2031, from a current population of 4.2 million to 5.3 million by 2031.

The following table provides an assessment of the proposed development against the main relevant objectives and actions contained within the Strategy.

| Objective / Action                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>C2.1: Focus Residential Development Around Centres, Town centres, Villages and Neighbourhood centres.</i> | The subject site is located approximately 1.5 – 2km to the Eastwood, Epping and Carlingford railways lines and associated centres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>C2.3: Provide a Mix of Housing.</i>                                                                       | The overall proposal is as approved in the Concept Plan. The introduction of apartments into the development provides a mix of three and four bedroom units which will appeal to families in the area.                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>C4.1: Improve the Affordability of Housing.</i>                                                           | One of the most effective ways of making housing more affordable is by increasing supply. This is particularly relevant in recent times. The proposed introduction of 130 apartments into the local housing market will assist in easing prices. Therefore, the proposal is considered to be complementary to this objective of the Strategy.                                                                                                                                                                                                                                                        |
| <i>C4.3: Use Planning mechanisms to provide affordable housing.</i>                                          | The designation of the site as State Significant and a Major Project under Part 3A of the Environmental Planning and Assessment Act, 1979 has facilitated the release of this centrally located land and aided in the provision of residential uses to the local area.                                                                                                                                                                                                                                                                                                                               |
| <i>C5.1: Improve the design quality of new development.</i>                                                  | <p>The type of built form proposed, being apartments, achieves variety into the residential mix and a high level of design quality to the development. The apartments have been designed in accordance with the Concept Plan controls and achieve the desired height, floor space and landscape provisions.</p> <p>The layout of the apartments enhances the residential amenity with appropriately sized internal living areas, which flow onto generous usable balconies and courtyards.</p> <p>Accordingly, the proposal is considered to be complementary to this objective of the Strategy.</p> |

The proposal is able to meet all of the above objectives and will contribute positively to the provision of housing in this locality.

#### 5.1.4 West Central Sub Regional Strategy

Sub regional planning is an important aspect of the planning and implementation of the 2005 *Metropolitan Strategy, City of Cities: A Plan for Sydney's Future*. The sub regional strategies act as a broad framework for the long term development of the area, guiding government investment and linking local and state planning issues.

The Metropolitan Strategy established a target of 95,500 additional homes within the West Central Subregion by 2031 to accommodate the needs of the existing and future population.

The subject site falls within the portion of Sydney identified in the plan as 'West Central'. The key directions of the strategy include:

- Allowing for housing growth close to public transport corridors;
- Providing greater housing choice and affordability; and
- Improving recreation facilities and access to open space.

The Strategy sets the Parramatta LGA a housing target of 21,000 additional dwellings by 2031 of which 60-70% of new housing will be accommodated in existing urban areas. The proposed development will assist with achieving this target by contributing the housing and infrastructure to facilitate construction of up to 28 dwellings which is a portion of a larger residential delivery project.

#### 5.1.5 State Environmental Planning Policy (Major Projects) 2005

The SEPP Major Projects 2005 identifies the zoning of the site to be General Residential Zone and Public Recreation Zone. In addition the SEPP establishes height controls for the entire site. The height controls that pertain to apartments are achieved. The density control for the site is 73 dwellings per hectare, which is achieved by the introduction of the 130 apartments.

The Concept Plan is the principle document permitting land uses on the site and overrides the land zoning in the Parramatta Local Environmental Plan (PLEP), 2001. Notwithstanding this, a critique of the relevant objectives of the PLEP is provided in the table below.

#### 5.1.6 State Environmental Planning Policy No.55 – Remediation of Land

SEPP 55 provides controls and guidelines for the remediation of contaminated land. In particular, this policy aims to promote the remediation of contaminated land for the purposes of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 specifies that a consent authority must not consent to the carrying out of any development on land unless it has considered whether land is contaminated and if the land is contaminated, it is satisfied that the land is suitable for the proposed development. A Soil and Groundwater, Phase III: Risk Assessment Report prepared by CETEC is attached in Annexure 14 and refers to the entire site. The findings conclude that the site is suitable for residential development.

#### 5.1.7 The Infrastructure State Environmental Policy (Infrastructure), 2007

The aim of the Infrastructure SEPP is to facilitate the effective delivery of infrastructure across the State. The proposed development is considered a traffic generating development by virtue of Schedule 3 of the SEPP, which requires referral to the RTA for residential flat buildings that meet specified criteria. The SEE will be referred to the RTA as part of the Department of Planning's notification process.

#### 5.1.8 Parramatta Local Environment Plan, 2001

As mentioned above the land use and height controls are established by the SEPP Major Projects 2005. The PLEP, 2001 does not strictly apply to the proposed Project Application. However, the general objectives of the PLEP have been taken into

account during the preparation of the application and as relevant where required under the approved Concept Plan's Statement of Commitments.

| Relevant PLEP Objectives                                                                                                                                                                   | Comment                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (c) <i>to encourage a range of development, including housing, employment and recreation, which accommodates the needs of the existing and future residents of the City of Parramatta.</i> | The Concept Plan provides a range of residential options (apartments), recreational sporting facilities and a child care centre into the Epping area. It will provide a community for future residence.                                                                                                 |
| (d) <i>to provide opportunities for a range of housing types to accommodate the needs of the community.</i>                                                                                | The Concept Plan provides 1, 2 and 3 bedroom apartments. Thus providing a range of residential options to accommodate people at various stages in the lifecycle.                                                                                                                                        |
| (e) <i>to foster environmental, economic, social and physical well-being so that the City of Parramatta develops as an integrated, balanced and sustainable city.</i>                      | The subject site has been identified as being a valuable infill site within a desirable location. As such it has been determined by the Department of Planning as being a 'state significant site' as it has the potential to contribute to providing an integrated, balanced and sustainable precinct. |
| (h) <i>to improve access to the city and facilitate the maximum use of improved public transport.</i>                                                                                      | The site is located on a bus route and is approximately 30 – 40 minutes by bus to the City. The site is within an approximate 5k radius of Epping, Eastwood and Carlingford rail stations.                                                                                                              |
| (i) <i>to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas.</i>                 | The site is not subject to any major environmental constraints and is therefore suitable for purposes proposed.                                                                                                                                                                                         |

## 5.2 CONCEPT PLAN

The proposed development has been designed to comply with the built form, height and landscape requirements of the Concept Plan, (MP 05\_0086) as approved on the 22 August 2006. This will ensure that the development has an appropriate scale and will relate appropriately to its context.

## 5.3 BUILT FORM AND HEIGHT

The proposed development has been designed and is fully compliant with the Concept Plan, (MP 05\_0086) in terms of the built form. The building footprint is consistent with the Concept Plan as are the heights which vary from 3, 5 and 6 storeys. Refer to Concept Plan in *Annexure 2*.

## 5.4 URBAN DESIGN

The proposed development has been designed to provide a well articulated façade with projecting balconies and regular placement of windows. All other elevations have a similar style of treatment to ensure that the building has a coordinated design approach and presents well to the street and 'publicly accessible areas'.

The proposed development has been designed to incorporate and display a contemporary and modern palette of colours and materials. The buildings will contain a careful balance of materials incorporating masonry, glass, metal and cladding. A colours and materials sample board accompanies the application. Refer to *Annexure 4* and *5*.

#### 5.5 ENVIRONMENTAL AND RESIDENTIAL AMENITY

The proposed development has been designed to provide for a high level of amenity for the future residents. The apartments have been designed to provide generous internal residential space and access to balconies or courtyards to provide a private recreational space. There is a range of apartment styles provided, specifically 1, 2 and 3 bedroom apartments.

The siting and design of the proposed building ensures that no hiding places will result on the site. The apartments have good casual surveillance of the street and all surrounding communal areas on the site.

A crime risk assessment report has been prepared and is at *Annexure 16*. The report has been prepared with consideration to the Department of Planning's guidelines entitled *Crime Prevention and the Assessment of Development Applications*. The report concludes that with the undertaking of certain safety measures, crime risk on the site will be minimised.

#### 5.6 TRANSPORT AND ACCESSIBILITY (CONSTRUCTION AND OPERATIONAL)

A traffic and parking study has been prepared by TTPA traffic consultants and is at *Annexure 10*. The report has been prepared in accordance with the relevant guidelines and gives consideration to matters relating to traffic generation, on-site car and bicycle parking, servicing and public transport options.

The study concludes that the transport services available at Epping will be able to accommodate the proposed additional trips as the traffic generation will be no greater than that under the approved Concept Plan. In addition there will be no adverse implications for transport services due to the existing convenience, capacity and frequency of bus and rail services, there is appropriate resident and visitor parking car parking provided on site, and pedestrians and cyclists will be suitably encouraged and facilitated.

A Traffic Management Plan has been prepared and is included in the report in *Annexure 10*.

#### 5.7 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposed development has been designed to contain various passive and active environmentally sustainable development initiatives to meet the requirements of BASIX. The BASIX Certificate at *Annexure 9* provides details of all the energy efficiency requirements to be installed as part of the construction of the buildings.



## 5.8 CONTRIBUTIONS

A Voluntary Planning Agreement has been submitted to Parramatta Council for the entire Mobbs Lane site. The proposed apartments being in accordance with the approved Concept Plan do not generate additional Section 94 Contributions.

## 5.9 STAGING

The Epping Park development will be delivered in a number of stages from east to west. The Concept Plan and Early works package have been approved by the Department of Planning. Currently the site has been cleared and existing buildings demolished. Stage 1, (buildings 4 and 5), are approved and construction commenced. Stage 1 (buildings 1, 2 and 3) are with the Department of Planning for determination. Subsequently this application, Stage 1, Buildings 7 and 8 will be the third phase in the Stage 1 component of the development to be constructed. Refer to *Annexure 19* for a 'Staging Statement'.

## 5.10 CONTAMINATION ISSUES

The Soil and Groundwater Phase III and Risk Assessment report prepared by CETEC, November 2008, Project No. CN081101 was approved as part of the Early Works Package and concluded that provided the required recommendations were undertaken, the land would be suitable for residential development. A copy of the original report is enclosed in *Annexure 14*.

## 5.11 LANDSCAPING AND PUBLIC DOMAIN

Public Domain works in the vicinity of the building development has been approved in the Early Works Major Project Application by the Planning and Assessment Commission (MP 08\_0258) on the 14 July 2010. A copy of which is enclosed in *Annexure 6*.

Landscaping pertaining to buildings 7 & 8 is shown on the Landscape Plan in *Annexure 6* and clearly indicates the areas to be landscaped and the types of plants and species to be used. These spaces will enhance the amenity of the apartments and provide valuable recreation places for future residents.

## 5.12 DRAINAGE

A Stormwater Management Strategy, Servicing Strategy and Civil Works Report, prepared by Worley Parsons, dated 26 April 2009 has been prepared and approved by the Department of Planning, for the Early Works Stage of the project (14 July 2010). The Early Works Package includes the construction of the following:

- All internal roads;
- All stormwater management infrastructure;
- All servicing infrastructure;
- All resident facilities;
- The Child Care Centre; and
- Road re-alignment works in Mobbs Lane.

The stormwater management strategy (i.e. flooding, stormwater quantity and stormwater quality) includes:

- The servicing strategy;
- Internal civil works; and
- External civil works.

The assessment concluded that provided the required recommendations were undertaken the land would be suitable for the proposed residential development. The content of the report which applies to the entire site is equally applicable to this Stage of the development. A copy of the report is attached in *Annexure 15*. In addition recent modifications to the overall Stormwater Drainage Plan, MP08\_0258 MOD 1 are included. They proposed refinements to the system introducing the use of kerbs and guttering and a dry water quality basin. Approved on the 22 November 2010.

### 5.13 GROUNDWATER

An assessment of groundwater on the site is contained in the geotechnical report prepared by Douglas Partners, March 2009 as part of the Early Works Stage of the project. The report notes that the subsurface conditions of the site are capable of accommodating the proposed residential development. The report makes recommendations regarding site preparation, excavation, excavation support, groundwater, foundations and pavements. Development of the site will be undertaken in accordance with these recommendations. The content of the report which applies to the entire site is equally applicable to this development. A copy of which is attached in *Annexure 12*.

### 5.14 DRAFT STATEMENT OF COMMITMENTS

Relevant to the proposed development, statement of commitments relate to environmental management, mitigation measures and monitoring for the project. Each of these issues and commitments are made in the paragraphs that follow in this section.

#### 5.14.1 Stormwater Management

Stormwater for the apartments has been designed in accordance with the approved Early Works Package (MP 08\_0258) on the 14 July 2010. Stormwater will be captured and stored for irrigation purposes for landscaping for the completed development. The use of any such water will be undertaken in accordance with the relevant standards and regulations.

#### 5.14.2 Construction Impacts

Excavation for the car parking basement levels will involve water tanks placed upon trucks being used to wet the site on a periodical basis to reduce dust emissions, which is a standard method on construction site.

Noise emissions are primarily from machinery on the site and trucks entering and leaving a development site. To minimise noise impacts, the hours of work will be

restricted to between 7am-6pm Monday-Fridays 7am-5pm Saturdays, and no work on Sundays.

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during construction of the buildings. Sediment control management will be based on the Parramatta Council guidelines.

A truck route map will be made available to Council identifying which way vehicles will arrive and depart the site.

#### 5.14.3 Waste Generation and Collection

Construction material on the site is used in an efficient manner to reduce wastage. All construction material that is no longer required is sent to local building recycling companies or reused elsewhere on site where applicable.

Waste collection for the final development has been designed to take place from the basement car parking levels. The ceiling to floor heights and maneuverability of trucks have been designed as instructed by TTPA traffic consultants to ensure Council garbage trucks and service vehicles can enter and leave the site in a forward direction.

Where possible, grey water will be captured and stored for irrigation purposes for landscaping. The use of any such water will be undertaken in accordance with the relevant standards and regulations.

#### 5.14.4 Use of Cranes

Wiring will be appropriately covered where equipment or cranes are over transmission lines.

#### 5.14.5 Staging of Development and Occupation

This phase involves the construction of buildings 7 and 8 and the corresponding basement parking. A Staging Statement is enclosed in *Annexure 19*.

#### 5.14.6 Environmental and Construction Management Plan

An Environmental and Construction Management Overview was prepared by McLachlan Lister, 21 April 2009 and approved as part of the Early Works Package, 14 July 2010. A Final Construction Management Plan will be prepared prior to construction certification in consultation with the construction contractors and the relevant approval authority. Refer to *Annexure 18* for a Preliminary Environmental and Construction Management Plan.

### 5.15 UTILITIES

All relevant utility services are available to the subject site. Connection to services will occur as part of the construction schedule. Consultation is underway with the service authorities to establish appropriate timing for the connection of services to

the development. Refer to *Annexure 16* for details of proposed locations of sewer, water, electrical, communication and gas infrastructure.

#### 5.16 CONSULTATION

The local community is aware that the site has recently been rezoned as part of the Concept Plan approval and the Early Works Package.

The proposal will be notified by the Department of Planning NSW in accordance with the requirements of Part 3A of the Environmental Planning and Assessment Act, Department's website for downloading and analysis by any potentially affected or concerned residents. The development has been designed to be generally compliant with all relevant planning controls for the site. Accordingly, it is a form of development that is anticipated for the site.

## 6 CONCLUSION

In accordance with the *State Environmental Planning Policy (Major Projects) 2005* Schedule 3, the Channel 7 Site, at 61 Mobbs Lane Epping is identified as a State Significant development and the proposed development is an appropriate form of development.

The proposal satisfies the relevant planning controls. The apartments have been designed with a high level of residential amenity through their spacious design, orientation, natural ventilation and visual outlook to contribute to providing a mix of housing choices within the broader Epping Park precinct.

This Environmental Assessment Report has demonstrated that the development is an appropriate residential development in terms of the built form, bulk and scale and is consistent with the Concept Plan, (MP.No.05\_0086) approved on the 22 August 2006 and the Early Works Package, (MP. No. 08\_0258) approved 14 July 2010.

Occupants of the development will enjoy immediate access to architecturally designed quality residential apartments, good public transport, and recreational and retail services within the broader Epping area. This stage supports and reinforces the design intentions of the development to create a lively, sustainable, and pleasant place to live.