

ENVIRONMENTAL ASSESSMENT REPORT

61 MOBBS LANE, EPPING – STAGE 2 BUILDINGS 6, 9, 10 and 17



BUILDINGS 6, 9, 10 and 17 (MP11_0048)

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

T: 9287 2888
F: 9287 2777

JULY 2011



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 Level 11, 528 Kent Street SYDNEY NSW 2000
In respect of	61 Mobbs Lane, Epping (Stage 2, buildings 6, 9, 10 & 17)

Applicant & Land Details

Applicant	Meriton Apartments Pty Ltd Level 11, 528 Kent Street SYDNEY NSW 2000
Subject Site	61 Mobbs Lane, Epping
Lot & DP	Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089.
Project Summary	Development of 221 apartments within four buildings and a retail unit. (MP 11_0048)

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	July 2011



CONTENTS

EXECUTIVE SUMMARY	i
1 INTRODUCTION	1
1.1 BACKGROUND	1
1.2 STATUTORY CONTEXT	1
1.3 PROPOSED DEVELOPMENT	1
1.4 DIRECTOR GENERAL REQUIREMENTS	2
1.5 CONCLUSION	2
2 SITE AND SURROUNDINGS.....	3
2.1 SITE DESCRIPTION	3
2.2 SURROUNDING DEVELOPMENT	4
3 DESCRIPTION OF DEVELOPMENT PROPOSAL	5
4 THE DIRECTOR GENERAL'S REQUIREMENTS	6
4.1 DIRECTOR GENERAL REQUIREMENTS – KEY ISSUES.....	6
4.2 DIRECTOR GENERAL REQUIREMENTS – GENERAL.....	7
4.3 DIRECTOR GENERAL REQUIREMENTS – PLANS AND DOCUMENTS	8
5 KEY ISSUES	10
5.1 RELEVANT EPI'S POLICIES AND GUIDELINES.....	10
5.2 CONCEPT PLAN	18
5.3 BUILT FORM AND HEIGHT	19
5.4 URBAN DESIGN	22
5.5 ENVIRONMENTAL AND RESIDENTIAL AMENITY	24
5.6 TRANSPORT AND ACCESSIBILITY (OPERATIONAL AND CONSTRUCTION).....	25
5.7 SEPP65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT	26
5.8 ECOLOGICALLY SUSTAINABLE DEVELOPMENT	26
5.9 CONTRIBUTIONS	27
5.10 STAGING	27
5.11 HERITAGE AND ARCHAEOLOGICAL MANAGEMENT	29
5.12 CONTAMINATION ISSUES	30
5.13 LANDSCAPING AND PUBLIC DOMAIN	30
5.14 DRAINAGE AND GROUNDWATER	30
5.15 STATEMENT OF COMMITMENTS	31
5.16 ENVIRONMENTAL AND CONSTRUCTION MANAGEMENT PLAN	31
5.17 UTILITIES	31
5.18 CONSULTATION.....	32
6 CONCLUSION.....	33



FIGURES

Figure 1: Site location	3
Figure 2: Aerial view of site	4
Figure 3: Neighbourhood location	4
Figure 4: Zoning Map	14
Figure 5: Draft PLEP Map	16
Figure 6: View of site under construction	20

ANNEXURES

1. Director General's Requirements
2. Concept Plan
3. Survey Plan
4. Architectural Plans and Shadow Diagrams
5. Photomontages
6. Landscape Plan
7. State Environmental Planning Policy 65 Compliance
8. Solar Access Assessment
9. BASIX Certificate
10. Traffic and Parking Assessment
11. Accessibility Report
12. Acoustic Report
13. Environmental Sustainable Development Report
14. Waste Management Report
15. Geotechnical Report
16. Stormwater Management
17. Contamination
18. Utilities
19. Crime Risk Assessment Report
20. Erosion and Sedimentation Plan
21. Environmental and Construction Management Plan
22. Construction Traffic Management Plan
23. Quantity Surveyors Report
24. Draft Statement of Commitments
25. Heritage and Aboriginal Management
26. Voluntary Planning Agreement



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 21 April 2011 in relation to Stage 2 (Buildings 6, 9, 10 and 17) (MP11_0048) at 61 Mobbs Lane, Epping.

Subject Site

The subject is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The overall site area is 89,190m² 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 rear yards of single houses and some dual occupancy, and to the west by Mobbs Lane Reserve which is open space bushland.

Approval Background

Stage 1 of this project is comprised of buildings 1, 2, 3, 4, 5, 7 and 8. Buildings 1, 2 and 3 have been approved as MP10_0107 on the 17 January 2011 for the construction of 28 townhouses. Buildings 4 and 5 have been approved as MP 08_9257 on the 15 September 2010 for the construction of 134 apartments. Buildings 7 and 8 are proposed to be for the construction of 130 apartments and are currently being assessed by the Department of Planning and Infrastructure.

Proposal

This planning application proposes the construction of 221 apartments within four separate buildings, the restoration of the existing tennis court and a retail shop.

Building 6 comprises 76 apartments, building 9 comprises 68 apartments, building 10 comprises 42 apartments and building 17 comprise 35 apartments. Overall there is provision for 14 x 1 bedroom apartments, 203 x 2 bedroom apartments and 4 x 3 bedroom apartments. Car parking is provided at basement level and at ground level, with a total of 326 car parking spaces provided for Stage 2.

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 over Stage 2), and the provision of utilities to the site, transport access, parking provision, landscaping and

the incorporation of Environmentally Sustainable Development standards (BASIX Certificates).

The assessment concludes that the proposal is consistent with the objectives of the EP&A Act, the relevant Director General Requirements, and the Concept Plan, (MP05_0086) approved on the 22 August 2006 and, as modified on the 21 February 2011.

Building Layout

Buildings have been designed in accordance with the relevant planning controls and approved Concept Plan. Building 6 is orientated on a north south axis, bordered by Building 5 to the east and the communal tennis courts to the west. Building 6 is located within a central location and bordered by the communal tennis courts to the west and Building 4 to the east. Building 9 is situated to the north of the site and abutts the Ryde Horticultural TAFE and residential dwellings. Building 10 is bordered by internal access roads to the north, west and south and the communal tennis courts to the east. Building 17 is located to the south of the site overlooking the open space area and Mobbs Lane.

The layout of these buildings and the distances between them has been determined by the Concept Plan (MP05_0086) and the Residential Flat Design Code of State Environmental Planning Policy 65. Visual and acoustic amenity have been carefully considered in the Concept Approval and applied at each stage of the development.

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 an Environmental and Construction Management Plan. Refer Annexure 24 within this report.

The draft Statement of Commitments have 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 and Infrastructure in the form of an approval.

1 INTRODUCTION

1.1 BACKGROUND

On 21 April 2011, the Department of Planning and Infrastructure 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 (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.

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 that 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 2 (Buildings 6, 9, 10 and 17) to be in excess of \$10 million (as per the definition of Capital Investment Value in the SEPP). Refer to **Appendix 23** for a full cost estimate.

1.3 PROPOSED DEVELOPMENT

This Major Project Application for Stage 2 (Buildings 6, 9, 10 and 17) of 61 Mobbs Lane, Epping proposes the construction of 221 apartments.

Specifically the following works are proposed:

- Building 6 is proposed to accommodate 74 x two bedroom apartments, 2 x three bedroom apartments, providing a total of 76 apartments and 114 car parking spaces;
- Building 9 is proposed to accommodate 6 x one bedroom (small) apartments, 62 x two bedroom apartments providing a total of 68 apartments and 99 car parking spaces;
- Building 10 is proposed to accommodate 7 x one bedroom apartments, 35 x two bedroom apartments, providing a total of 42 apartments and 61 car parking spaces are provided;

- Building 17 is proposed to accommodate 1 x one bedroom apartment, 32 x two bedroom apartments and 2 x three bedroom apartments, providing a total of 35 apartments and 52 car parking spaces; and
- The existing tennis court is to be restored and upgraded.
- The retail shop is to be located adjacent to the tennis court.

1.4 **DIRECTOR GENERAL REQUIREMENTS**

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

1.5 **CONCLUSION**

This Environmental Assessment responds to all items listed in the Director General Requirements. The development proposal is consistent with the approved concept plan.

2 SITE AND SURROUNDINGS

2.1 SITE DESCRIPTION

The subject site is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent. 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 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**.

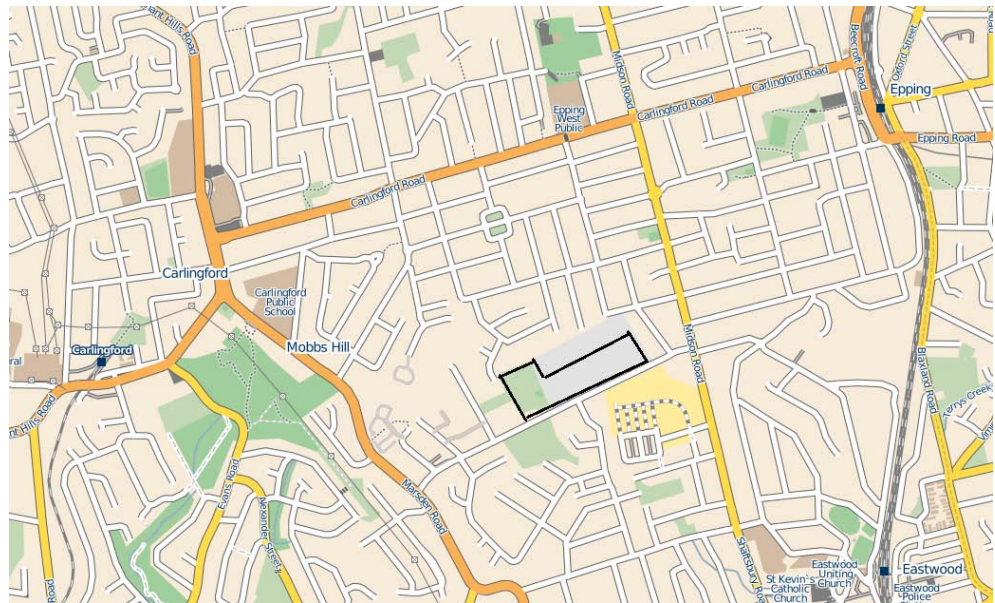


Figure 1: Site location within Epping - showing approximate boundary



Figure 2: Aerial view within Epping - showing approximate boundary

2.2 SURROUNDING DEVELOPMENT

The site is located approximately 5k from Macquarie Shopping Centre and approximately 3k from Eastwood Shopping Centre and Epping Shopping Centres. A full range of goods and services are available at these nodes of activity including rail, shopping centres, medical facilities and tertiary education opportunities.

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 the Ryde Horticultural TAFE.

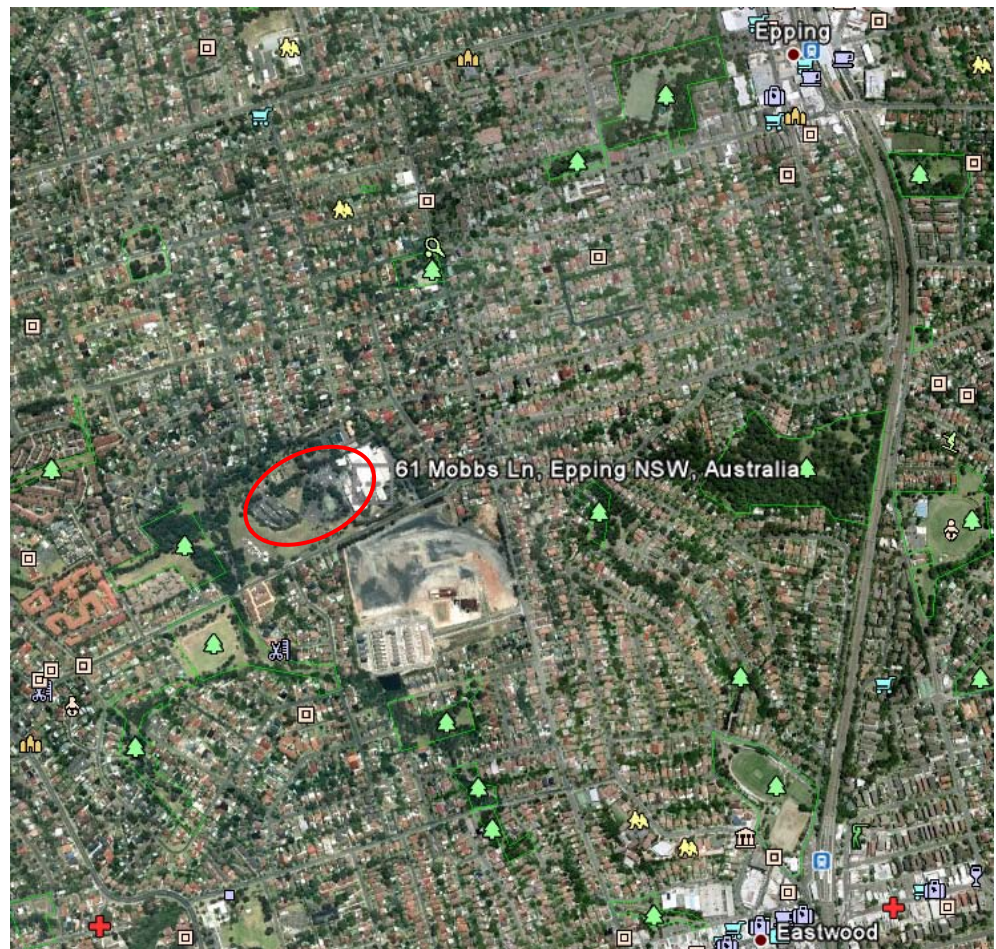


Figure 3: Aerial views of site showing neighbourhood location, in proximity to Epping and Eastwood Centres

3 DESCRIPTION OF DEVELOPMENT PROPOSAL

This development application proposes the construction of 221 apartments as outlined below.

ELEMENT – BUILDING 6	PROPOSED DEVELOPMENT
Total number of apartments	76 apartments
Unit Mix	74 x two bedroom apartments 2 x three bedroom apartments (including 8 adaptable apartments)
Gross Floor Area (excluding basement)	7258m ²
Building Height (storeys)	Five and six storeys
Car Parking	114 car parking spaces
ELEMENT – BUILDING 9	PROPOSED DEVELOPMENT
Total number of units	68 apartments (including 7 adaptable apartments)
Unit Mix	6 x 1 bedroom apart 62 x 2 bedroom apartments
Gross Floor Area (excluding basement)	6648m ²
Building Height (storeys)	Three, four and six storeys
Car Parking	99 car parking spaces.
ELEMENT – BUILDING 10	PROPOSED DEVELOPMENT
Total number of units	42 apartments.
Unit Mix	7 x one bedroom apartments 35 x two bedroom apartments (including 5 adaptable apartments)
Gross Floor Area (excluding basement)	3873m ²
Building Height (storeys)	Six storeys
Car parking	61 car parking spaces
ELEMENT – BUILDING 17	PROPOSED DEVELOPMENT
Total number of units	35 apartments
Unit Mix	1 x one bedroom apartment 32 x two bedroom apartments 2 x three bedroom apartments (including 4 adaptable apartments)
Gross Floor Area (including basement)	3468 m ²
Building Height (storeys)	Three and four storeys
Car Parking	52 car parking spaces

Full Architectural Plans are provided in Annexure 4.

4 THE DIRECTOR GENERAL'S REQUIREMENTS

The Director General requirements state that the Environmental Assessment (EA) must include the following:

4.1 DIRECTOR GENERAL REQUIREMENTS – KEY ISSUES

NO.	REQUIREMENTS	COMMENT
1.	Relevant EPI's policies and Guidelines to be addressed including; - Objects of the EP&A Act 1979 - SEPP (Major Projects) 2005 - SEPP 55 (Remediation of Land) - SEPP 65 (Design Quality) - SEPP (BASIX) 2004 - Parramatta LEP, 2001 - Draft Parramatta LEP, 2010 - SEPP (Infrastructure) 2007 - Metropolitan Plan for Sydney, 2036 - Draft West Central Sub Regional Strategy - Extent of non- compliances	Refer to 5.1 of the EA report.
2.	Concept Plan - Consistency with Concept Plan - Compliance Table/cumulative tally	Refer to Annexure 2 and 7 and Section 5.2 of the EA report.
3.	Built Form and Height - Address height, bulk and scale within the locality - Address height, bulk and scale re Concept Plan - Building envelope/height views	Refer to Annexure 2 and 5.3 of the EA report
4.	Design Quality - Facade massing - Setbacks - Building articulation - Use of appropriate colour - Materials/finishes - Landscaping - CPTED - Public domain	Refer to Architectural Plans in Annexure 4, Photomontages in Annexure 5 and 5.4 of the EA report
5.	Urban Design - Solar access - Acoustic privacy - Visual privacy - View loss - Environmental and residential amenity - Separation distances between buildings - Consideration be given to Adaptable housing - Consideration be given to accessibility for people with disabilities	Refer to Architectural Plans in Annexure 4, Photomontages in Annexure 5 and Annexure 12 for Acoustic report. Refer to SEPP 65 compliance in Annexure 7 and Section 5.5 of the EA report.
6.	Transport and Accessibility Impacts (Construction and Operational) - Details on transport and accessibility generation - Access - Loading Areas - Car Parking arrangements - Pedestrian and bicycle linkages - Proposed accesses - Parking Provision - Compliance with Australian Standards - Details of service vehicle movements (vehicle type and likely arrival and departure times)	Refer to Annexure 10 for Traffic and Parking Assessment Report and Annexure 22 for Construction and Traffic Management Plan and Acoustic and Vibration Report. Refer to Section 5.6 of the EA report.

NO.	REQUIREMENTS	COMMENT
7.	SEPP 65 – Design Quality of Residential Flat Development - Address design principles of SEPP 65 - Address Residential Flat Design Code	Refer to SEPP 65 Compliance Table and Design Principles Letter in Annexure 7.
8.	Ecologically Sustainable Development (ESD) - Detail how ESD principles are incorporated into the design, construction and ongoing phases of the development - Demonstrate how the development has been assessed against a suitably accredited rating scheme - Details of a BASIX compliance certificate	Refer to Annexure 13 for ESD Report and 5.8 of the EA report.
9.	Contributions - Address provisions of public benefit, services and infrastructure having regard to Councils Section 94 Contribution Plan - Provide details of any Voluntary Planning Agreements of other legally binding instruments.	Refer to 5.9 of the EA report
10.	Staging Details regarding staging of the development	Refer to Section 5.10 of the EA report.
11.	Contamination/Acid Sulphate Soils Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55	Refer to Annexure 15
12.	Landscaping and Public Domain Provide details on landscaping and the interface between the public domain	Refer to Annexure 6
13.	Drainage and Groundwater Address drainage and flooding issues; including stormwater, drainage, infrastructure and WSUD	Refer to Annexure 16
14.	Statement of Commitments A draft statement detailing measures for environmental management, mitigation measures and monitoring of the project	Refer to Annexure 25
15.	Environmental and Construction Management Plan - Address impacts of noise and vibration on and off site - Air quality impacts on the neighbourhood - Water quality management for the site - Waste and chemical management	Refer to Annexure 21
16.	Utilities Address existing capacity and requirements of the development for the provision of utilities	Refer to Annexure 18
17.	Consultation Undertake the appropriate and justified level of consultation in accordance with the Departments "Major Project Community Consultation Guidelines October 2007"	Refer to 5.17 of the EA report

4.2 DIRECTOR GENERAL REQUIREMENTS – GENERAL

NO.	REQUIREMENTS	COMMENT
1.	Executive summary	Refer to page i of EA report
2.	Site Analysis Plan including - site plans, - aerial photographs, and - description of existing and surrounding environment.	Refer to Section 2 of EA report and Annexure 4
3.	Description of proposed development	Refer to Section 3 of EA report
4.	Assessment of "key issues"	Refer to Section 5 of EA report

NO.	REQUIREMENTS	COMMENT
5.	Assessment of potential impacts Draft Statement of Commitments, ▪ outlining environmental management, ▪ mitigation and ▪ monitoring measures	Refer to Annexure 25
6.	Plans and documents outlined in table below	Refer to 4.3 below.
7.	Signed statement from the author of the EA certifying that the information is complete and neither false nor misleading	Refer to 'Statement of Validity'
8.	Quantity Surveyors Certificate of Cost	Refer to Annexure 23
9.	A conclusion justifying the project, taking into consideration the; ▪ environmental impacts of the proposal, ▪ suitability of the site, and ▪ whether or not the project is in the public interest.	Refer to Section 6 of EA report

4.3 DIRECTOR GENERAL REQUIREMENTS – PLANS AND DOCUMENTS

The Director General's Requirements states that the following plans, architectural drawings, diagrams and relevant documentation shall be submitted:

NO.	REQUIREMENTS	COMMENT
1.	An existing site survey plan ▪ drawn at an appropriate scale ▪ location of the land, boundary measurements, area and north point; ▪ existing levels of the land; ▪ location and height of existing structures on the site; ▪ location and height of adjacent buildings and private open space; ▪ All levels at AHD.	Refer to Annexure 3
2.	A Site Analysis Plan, to include ▪ existing natural elements of the site ▪ existing vegetation; ▪ footpath crossings and alignments; ▪ existing pedestrian and vehicular access points; ▪ boundaries; ▪ orientation; ▪ view corridors ▪ all structures on neighbouring properties relevant to the application	Refer to Annexure 4.
3.	A locality/context plan, to include ▪ at an appropriate scale; ▪ significant features such as parks, community facilities, open space, heritage items; ▪ the location of existing buildings, shopping and employment areas; ▪ traffic and road patterns, pedestrian routes and public transport nodes.	Refer to Figures 1, 2 and 3 in EA Report

NO.	REQUIREMENTS	COMMENT
4.	Architectural drawings, to include - location of any existing building envelopes or structures on the land relation to the boundaries of the land and any development on adjoining land; - detailed floor plans and elevations; - elevation plans showing details of external building materials and colours proposed; - fenestrations, balconies and other features; - accessibility requirements of the BCA and the Disability Discrimination Act; - the AHD of the proposed development in relation to the land; - the level of the lowest floor, unbuilt area and the ground - any changes made to the level of the land by excavation, filling or otherwise.	Refer to Annexure 4.
5.	Geotechnical and Structural Report - assesses the risk of geotechnical failure on the site - identifies design solutions and works to be carried out to ensure the stability of the land, structures and safety of persons.	Refer to Annexure 15
6.	Stormwater Concept Plan	Refer to Annexure 16
7.	Erosion and Sediment Control Plan nature and location of all erosion and sedimentation control measures to be utilised on the site.	Refer to Annexure 20
8.	View Analysis photomontages to demonstrate proposed building envelope, sitting, bulk and scale.	Refer to Annexure 4
9.	Landscape Plan - illustrating open space areas; - screen planting along common boundaries - tree protection measure on and off the site	Refer to Annexure 6
10.	Shadow Diagrams solar access to the site and adjacent properties at summer solstice, winter solstice and the equinox.	Refer to Annexure 4
11.	Construction Management Plan and Traffic Management Plan addressing the management of traffic (including operations) during the construction stages of the development.	Refer to Annexure 22

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. State Environmental Planning Policy (Major Development) 2005
3. State Environmental Planning Policy 55 – Remediation of Land
4. State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings
5. State Environmental Planning Policy (BASIX)
6. Parramatta City Council Local Environmental Plan 2001
7. Draft Parramatta Local Environmental Plan 2010
8. State Environmental Planning Policy (Infrastructure 2007)
9. Metropolitan Plan for Sydney 2036
10. Draft West Central Sub-Regional Strategy
11. An outline on non-compliances against relevant environmental planning instrument, plans and guidelines.

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, 1970 are noted and responded to below.

(a) to encourage:

- (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,***

The site is to be developed in accordance with the approved Concept Plan (MP05_0086) which has carefully considered the interface between the urban and natural environment in order to promote the social and economic welfare of the local Epping community;

- (ii) *the promotion and co-ordination of the orderly and economic use and development of land,***

The site is to be developed in accordance with the approved Concept Plan (MP05_0086) and in accordance with the Early Works Approval

(MP08_0258) which allows for the orderly and economic use of the site by staging the development of the site in a logical sequence of events;

(iii) the protection, provision and co-ordination of communication and utility services,

The Early Works Approval (MP08_0258) allows for the construction and implementation of communication and utilities prior to the construction of residential units. This programme is currently being implemented;

(iv) the provision of land for public purposes,

In accordance with the approved Concept Plan (MP05_0086), as modified on the 21 February 2011, portions of the site have been clearly identified as 'publically accessible', therefore the provision of such has been planned for;

(v) the provision and co-ordination of community services and facilities, and

In accordance with the approved Concept Plan (MP05_0086), as modified on the 21 February 2011 substantial portions of the site has been identified as "publicly accessible". Further the site provides for a Child Care Centre which will be available to the broader community;

(vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and

In accordance with the approved Concept Plan (MP05_0086), as modified on the 21 February 2011, a large portion of the site to the west is retained in its natural state to ensure that the environment is maintained for the protection and conservation of the existing habitat;

(vii) ecologically sustainable development, and

Independent Environmental Consultants, Cundall have prepared a thorough Environmental Sustainable Development Report for the current stage which has informed the design process. A copy of the report is enclosed in Annexure 11. In addition, the proposed buildings are fully compliant with the requirements of BASIX and will, thereby, ensure that the apartments in the building are energy efficient. Refer to Annexure 9 for a copy of the BASIX Certificate.

(viii) the provision and maintenance of affordable housing, and

The site was previously operated as the Channel 7 television station which provided no housing. The current proposal will provide 800 units for the entire site, significantly providing choice into the local housing market.

Further, a range of unit sizes are proposed to provide more choice and affordability to the local market.

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

Consideration of the proposed development will be given by both the State Government and its agencies as well as Parramatta Council.

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

The proposed development will be subject to a high level of opportunity for public comment during the notification period.

The proposal is therefore consistent with the Objects of the Act.

5.1.2 State Environmental Planning Policy (Major Projects) 2005

The SEPP identifies the zoning of the site to be General Residential and Public Recreation. Refer to the Zoning Map in Figure 4. In addition the SEPP establishes height controls for the entire site based on the approved Concept Plan (MP05_0086) dated the 22 August 2006 and modified by the Concept Plan on the 21 February 2011. The modified Concept Plan was approved for the following:

***“Increase the number of dwellings from 650 to 800 and amend the dwelling mix;
Delete total envelope area and 73 dwellings per hectare requirements;
Replace the definition of Gross Floor Area;
Inclusion of a 120m² neighbourhood shop;
Increase the number of car parking spaces on site; and
Increase the total common open space on site by an additional 4,265m².*”**

An extract of the Zoning Map from the SEPP (Major Projects), 2005 is enclosed overleaf.

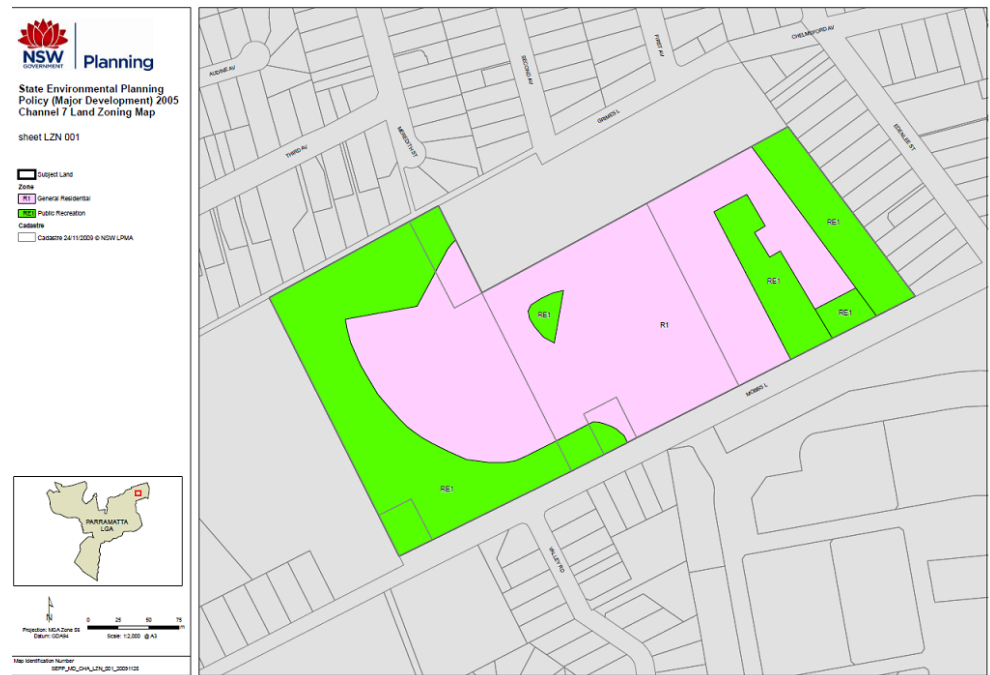


Figure 4: Zoning Map (Major Projects) SEPP

The Concept Plan is the principle document permitting land uses and height on the site and overrides the land zoning in the Parramatta Local Environmental Plan (PLEP), 2001. A copy of the modified Concept Approval is contained in **Annexure 2**.

5.1.3 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, if 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 15** and refers to the entire site. The findings conclude that the site is suitable for residential development.

5.1.4 State Environmental Planning Policy 65 – Design Quality Residential Flat Buildings

SEPP 65 aims to provide guidelines which result in the improvement of the design quality of residential flat development in New South Wales. The policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

SEPP 65 has developed a “Residential Flat Design Code” which establishes a range of guidelines pertaining to the local context, site design and building design (including building configuration, amenity, form, and performance). The proposal has

been designed in accordance with the relevant guidelines and a full review of the proposal against the SEPP guidelines is contained with **Annexure 7**.

5.1.5 State Environmental Planning Policy (BASIX)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the subject site and requires the submission of a BASIX Certificate with the development application. A BASIX Certificate is at **Annexure 9**.

5.1.6 Parramatta Local Environment Plan, (PLEP) 2001

The primary planning controls for the site falls under the Major Projects SEPP 2005. Notwithstanding this, the relevant objectives are considered below:

Relevant PLEP Objectives	Comment
(c) <i>to encourage a range of development, including housing, employment and recreation, this accommodates the needs of the existing and future residents of the City of Parramatta.</i>	The proposed development consists of a range of apartment's types, and has access to swimming pools, tennis court, shop and childcare centre.
(d) <i>to provide opportunities for a range of housing types to accommodate the needs of the community.</i>	A range of 1, 2 and 3 bedroom apartments is proposed of various sizes, layouts, outlook and private open space 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 within reasonable distance to public buses and trains.
(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.

5.1.7 Draft Parramatta Local Environment Plan, (PLEP) 2001

The land will be zoned General Residential and Public Recreation.

Zone R1 General Residential Objectives are as follows:

"Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet.*
- *the day to day needs of residents.*

Permitted without consent

Home occupations.

Permitted with consent

Attached dwellings, Boarding houses; Car parks; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Residential flat buildings; Roads; Secondary dwellings; Semi-detached dwellings, Seniors housing; Shop top housing.

Prohibited

Any development not specified above”.

It is clear from the above that Residential Flat Buildings are permitted with consent.

Zone RE1 Public Recreation Objectives are as follows:

“Objectives of zone

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

Permitted without consent

Environmental protection works; Flood mitigation works.

Permitted with consent

Boat sheds; Charter and tourism boating facilities; Child care centres; Community facilities; Entertainment facilities; Environmental facilities; Food and drink premises Information and education facilities; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities.

Prohibited

Pubs; any development not specified above.”

It is clear from the above uses that uses proposed, for example child care centre, roads etc are permissible with consent and that the draft plan is generally in accordance with the SEPP 65 Concept Plan.



Figure 5: Zoning Map (Draft Parramatta LEP, 2010)

5.1.8 Parramatta Development Control Plan, (PDCP) 2005

The DCP refers to controls pertaining to ventilation, solar access, building separations that are cross referenced to SEPP 65. All of these issues are addressed via a comprehensive assessment of the SEPP 65 criteria against the project. Refer to **Annexure 7**.

Adaptable Units

10% of units are to be 'adaptable' in accordance with the Parramatta Development Control Plan, 2005. The development proposes 10% of units to be adaptable and therefore complies with the DCP.

Access and Parking

The number of residential car spaces provided is in accordance with the DCP and relevant guidelines. Refer to **Annexure 10**, Traffic and Parking Assessment for a full assessment.

5.1.9 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. This Major Project Application will be referred to the RTA as part of the Department of Planning's notification process.

5.1.10 The Metropolitan Plan for Sydney, 2036

The Metropolitan Plan for Sydney 2036 anticipates that Sydney will grow by 1.7 million to almost 6 million people by 2036. As a result, Sydney will need 770,000 additional homes by 2036 — a 46 per cent increase on the current 1.68 million homes (December 2010).

The table overleaf 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>	A mix of apartments into the development provides one, two and three bedroom units which will appeal to the full range of socio-economic groups 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 221 apartments into the local housing market will contribute towards affordable housing. Therefore, the proposal is considered to be complementary to this objective of the Strategy.
<i>C5.1: Improve the design quality of new development.</i>	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. Buildings have been designed to comply with the Residential Flat Design Code of SEPP65. The layout of the apartments enhances the residential amenity with appropriately sized internal living areas, which flow onto generous usable balconies and courtyards. Accordingly, the proposal is considered to be complementary to this objective of the Strategy.

5.1.11 Draft 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 221 apartments which is a portion of a larger residential delivery project.

5.1.12 Non compliances with relevant environmental planning instruments etc

Any non-compliance with relevant environmental planning instruments, plans and guidelines have been noted throughout the Environmental Assessment Report and provided with justification.

5.2 CONCEPT PLAN

On the 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). On the 21 February 2011 a modification to the above approval was approved for the following development on the site:

- *"Increase the number of dwellings from 650 to 800 and amend the dwelling mix;*
- *Delete total envelope area and 73 dwellings per hectare requirements;*
- *Replace the definition of Gross Floor area;*
- *Inclusion of a 120m² neighbourhood shop;*
- *Increase the number of car parking spaces on the site; and*
- *Increase the total common open space on site by an additional 4,265m².*

Schedule 2 of the approval identifies the 'Development Description' as follows:

Concept Approval (MP05_0086)	Compliance
(1) "Up to 800 dwellings"	Stage 2 proposes a total of 221 apartments. Stage 1 provides 289 apartments leaving 290 apartments for Stage 3. Therefore the total number of apartments proposed for the site is 800 units, which is consistent with modifications to the Concept Plan. A Schedule of such is contained in Annexure 4 .
(2) "Up to 80,000m ² maximum gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site".	Stage 2 has a total gross floor area on 21 247 m ² l. Refer to Annexure 7 for a detailed scheduled.

Concept Approval (MP05_0086)	Compliance
(5) "A maximum height number of 6 storeys and height distribution in accordance with figure 8.9 of the preferred project report dated May 2006, as amended by the "Preferred Project Report" dated December 2010, prepared by Architectus (note 7 storey buildings are not permitted on this site)".	Architectural Plans have been prepared in accordance with these criteria and none of the buildings exceed residential 7 storeys. Refer to Annexure 4 for Architectural Plans and Annexure 5 for photomontages. Both of which clearly demonstrate building height.
(6) "The development must provide a minimum of 5% one bedroom dwellings."	5% of one bedroom apartments equates to 40 apartments. 49 apartments are provided. Refer to Schedule in Annexure 4 .
(7) "The development must not exceed 15% provision of 3 bedroom + study dwellings".	15% of three bedroom plus study apartments equates to 120 apartments. Currently 103 apartments are provided. Refer to Schedule in Annexure 4 .
(8) "Landscaped public open space (no less than 3.1 hectares) and private open space".	The public open space area is 44,358 m ² . Refer to Open Space Plan enclosed in Annexure 6 .
(9) "Associated services and infrastructure".	Full services and infrastructure has been planned for and has been approved in the Early Works Package.
(10) "Land use distribution, building heights, densities, dwelling mixes and types".	These design parameters have been established by the modified Concept Plan.
(11) "Strata and Torrens title subdivision".	The subdivision of the site will be both strata and Torrens title.
(12) "Inclusion of a 120m ² neighbourhood shop".	The neighbourhood shop is included in this stage of the application and constitutes a total of 120m ² . Refer to Architectural Plans in Annexure 4 .

5.2.1 CONCEPT PLAN APPROVAL (MP05_0086) - CONDITION B12

Condition B12 of the Concept Plan Approval (MP05_0086), states the following:

"The proponent will implement all the recommendations set out within "The Parklands, 61 Mobbs Lane Epping – Preferred Project Report – Appendices" produced by Architectus (May 2006) in any future applications for development on the subject site to the satisfaction of the Department, in consultation with Council, and any other agencies where appropriate. Each Report may require updating as determined by the Department or Council."

In response to the above condition, each of the Appendices contained in the May 2006 Preferred Project Report are addressed below.

Appendix A – Precedent Study

The Precedent Study – provides comparative study of the development on the entire site and compares this to similar residential projects in the Sydney metropolitan area. The Stage 2 project application is in accordance with the approved Concept

Plan as modified on the 21 February 2011. The infill examples as of 2006 are still relevant today and no change to this report is required.

Appendix B – Traffic and Transport

A Traffic and Transport report prepared by Mason Wilson Twiney, November 2005 and updated by letter dated 9 May 2006 applied to the site for 650 dwellings. Mason Wilson Twiney updated the report as part of the modifications to the Concept Plan approved on the 21 February 2011 that permits 800 units. A separate Traffic Report for the Buildings in this Project Application is contained in Annexure 10. The overall theme of traffic and transport raised in the November 2005 report remain relevant.

Appendix C – Landscaping Technical Report

The Parklands Concept Plan, November 2005 applies to the entire site and the details were approved by the Planning and Assessment Commission by way of the Early Works Package Project Application MP08_0258. Landscape details pertaining to the areas immediately surrounding each proposed building in this Project Application are consistent with the concept plan as modified.

Appendix D – Water Management and Servicing Report

The Parklands, Concept Plan Water Management and Servicing Report prepared by Patterson Britton and Partners, November 2005 applied to the entire site and was also approved by way of the Early Works Package Project Application MP08_0258. The Water Management Concept Plan was further supplemented by Worley Parsons, on the 26 April 2009 and as enclosed in **Annexure 16** of this report.

The stormwater management of the site has also been updated by an approved modification to the Early Works Project Approval (MP08-0258), which introduced curbs and guttering on the internal roads to manage the stormwater runoff, and replaced the wetlands with a dry retention pond, (which has the potential to be used as recreation/open space). All of the above documents are enclosed in **Annexure 16**.

Appendix E – Ecology

A Flora Assessment and Tree Survey prepared by Anne Clements and Associates addressed the environmental setting of the site (including the climate, geology, soil landscape etc) of the site. The report then identified flora and trees on the site and the conservation significance of the site. The contents of this report are still applicable to this Project Application and no further change is required.

Appendix F – Retail

The Assessment of Neighbourhood Centre Framework prepared by Patrick Partners, November 2005 provides an overview of the retail facilities within the suburb of Epping and those located within close proximity to Mobbs Lane and Midson Road. The report concludes that there to be a range of shopping facilities to support the development at 61 Mobbs Lane, Epping Park. This report is still applicable and no changes are required.

Appendix G – Views

Annexure G contains photographs of the existing site, (pre construction) with the indicative built form overlayed. Within each Project Approval and the current Project Application, perspectives of each building and surrounds have been provided as an update. No further changes are required.

Appendix H – Heritage

A detailed Heritage Assessment of the site was undertaken by Graham Brooks and Associates in December 2005. The report concludes that the proposed development is consistent with the historical development of the site and would be compatible with the surrounding areas. Refer to a copy of the report as contained in **Annexure 25**. No further change is required.

Appendix I – Overshadowing

Annexure I contains shadow diagrams for the entire site based on the original approval. The built form in these diagrams has been updated and as each Project Application is submitted, shadow diagrams are prepared based on the architectural plans, which are accurate. A detailed analysis of the shadow diagrams for buildings 6, 9, 10 and 17 are enclosed in **Annexure 4**.

Appendix J – Contamination

A Limited Phase 1 Environmental Site Assessment Report prepared by Golder Associates, June 2003 is enclosed in Appendix J. The report presented findings applicable to the closing of the site and the long term management of the site. The report is still applicable to the site. No further changes are required.

Subsequent to the above, CETEC were engaged to conduct a Phase III: Risk Assessment pertaining to Soil and Groundwater, November 2008. The report concludes that the majority of contaminants were below detection limits.

CETEC were further engaged to undertake a soil assessment of the entire site. Findings of their investigations have been presented in a report/letter dated the 12 July 2011. The investigation covered 6 key areas of the site and the report concluded that the site is suitable for proposed residential, child care and retail and open space uses proposed. A copy of the report is enclosed in **Annexure 17**.

Appendix K - Council residential Development Strategy Review Brochure

This brochure pertains to future Housing Options for Parramatta was on exhibition from the 24 October – 19 December 2005.

This information has been used to inform residents of the Draft LEP and DCP at the time. The Draft LEP and DCP remain consistent with the approved Concept Plan. Parramatta Councils Draft LEP has been addressed in Section 5.18 of the Environmental Report.

Appendix L – Economics

An Economic Multipliers and Employment Generation Report prepared by HillPDA, was prepared on the 14 November 2005. The conclusions of the report are still relevant, but have no bearing on the built form of the current Project Applications and other Project Approvals.

Appendix M – Consultations

This schedule identified the various independent stakeholders who were consulted during the consultation process. In addition consultation was undertaken during the preparation of the “Early Works Package” (MP 08_0258) by Elton Consulting on behalf of the applicant. The Department of Planning has since referred individual Project Applications to the relevant State Government agencies and Parramatta Council for comment and made public on the Internet and through notices in relevant newspapers that a new Project Application was available for public comment.

5.3 **BUILT FORM AND HEIGHT**

The proposed development has been designed and is fully compliant with the Concept Plan, (MP 05_0086), as modified on the 21 February 2011, in terms of the built form and height of the proposed residential flat buildings. 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 in accordance with the approved Concept Plan. The urban design principles pertaining to the location of the buildings, buildings footprints, and height have accordingly been established.

5.4.1 Facade

Each building has been designed to provide a well articulated façade with projecting balconies and regular placement of windows. The buildings have been designed to reflect a contemporary urbane aesthetic, with the use of clean lines and distinctive roof lines.

5.4.2 Massing

Building massing is of an appropriate scale consistent with that envisaged by the Concept Plan and as contained in the Major Projects SEPP.

5.4.3 Setbacks

Setbacks of buildings comply with SEPP65 Residential Flat Building Development Code. Refer to **Annexure 7**.

5.4.4 Building Articulation

The buildings will contain a mix of materials and finishes to express articulation and interest on the facades. The use of painted masonry will express verticality and the balconies and fencing will provide horizontal emphasis.

Refer to **Annexure 4** for a review of the Architectural Plans and **Annexure 5** for the photomontages which details building articulation.

5.4.5 Use of Appropriate Colours

Building colours 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 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** for a review of the Architectural Plans and **Annexure 5** for the photomontages which details of the façade of the buildings within context.

5.4.6 Landscaping

Each building is placed within a landscaped setting. Care has been taken to ensure that the appropriate trees, shrubs and pavings have been provided which complement the proposed buildings and the broader site. Refer to **Annexure 6** for the Landscape Plan.

5.4.7 Safety by Design

The Department of Planning has produced guidelines entitled *Crime Prevention and the Assessment of Development Applications*. These guidelines are designed to help in identifying crime risk and minimising opportunities for crime. The location of the buildings has considered the level of surveillance, access, space management and a sense of territorial management. A report is enclosed in **Annexure 19**.

5.4.8 Public Domain

The site has been specifically designed to provide areas of public domain. The central area of the site provides a tennis court and amphitheatre which surrounds the court. This area will provide a central public area for residents to congregate and enjoy the court.

In addition a retail unit is proposed adjacent to the tennis courts. This facility will provide an area to access convenience goods and has been designed with an outdoor seating area, to encourage residents to congregate and interact. All common areas have been landscaped to enhance the residential ambience of the development. Refer to **Annexure 4** for a review of the Architectural Plans,

Annexure 6 for Landscaping Plans and **Annexure 5** for the Photomontages which details of the public domain areas surrounding the buildings and tennis court area.

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. 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. There is a range of apartment styles provided, specifically 1, 2 and 3 bedroom apartments.

5.5.1 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 enclosed with the Architectural Plans in **Annexure 4**. A comprehensive report has been undertaken by SLR 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.

In summary, the percentage of apartments with at least 3 hours of direct sunlight, per buildings is as follows:

Building 6 – 70%
Building 9 – 76.5%
Building 10 – 71.4%
Building 17 – 71.4%

On average the study has confirmed that stage 2 is able to achieve 72% solar access. Refer to **Annexure 8** for a copy of the report.

5.5.2 Acoustic Privacy

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 6, 9, 10 and 17 are not located on main roads, are not neighbouring a railway line or other noise generating land uses. Detailed acoustic measures have been addressed in the preparation of an Acoustic Report in **Annexure 12**.

5.5.3 Visual Privacy

Apartments have been designed to maximise the visual outlook, in terms of district views and city views. Visual privacy between units is ensured via the location of screens placed strategically on balconies. Refer to **Annexure 5** for the Photomontages which illustrate this point.

5.5.4 View Loss

Location of buildings and associated views have been provided in accordance with the approved Concept Plan as modified, (MP 05_0086), refer to **Annexure 2**, Concept Plan.

5.5.5 Building Separation

Building separation has been provided in accordance with the approved Concept Plan as modified, (MP 05_0086), refer to **Annexure 2**, Concept Plan and SEPP 65 criteria. Refer to **Annexure 7** for details.

5.5.6 Adaptable Housing / Accessibility

Each building provides 10% adaptable apartments, which are larger in size and are configured to allow for easy access. The design features of an adaptable apartment include level living areas throughout, wider doorways and hallways, larger bathrooms designed to maximise circulation area and safety, increased laundry circulation space, kitchen designs to maximise circulation area with power outlets within easy reach and wider car parking bays to allow for ease of access.

5.6 TRANSPORT AND ACCESSIBILITY (OPERATIONAL AND CONSTRUCTION)

5.6.1 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 (Parramatta Council) and RTA guidelines and gives consideration to matters relating to transport and accessibility generation, access, loading area, carparking arrangements, pedestrian and bicycle linkages. In addition all the relevant Australian Standards are identified.

In summary parking has been provided using the following rates:

Apartment Type	Parking Rate	Parking Provided
1 bedroom apartment	1 car space	14 car parking bays
2 bedroom apartment	1.25 car spaces	253 car parking bays
3 bedroom apartment	2 car spaces	8 car parking bays
Visitor car parking	1 per 5 apartments	46 car parking bays
Car wash bay	1 per building	4 car wash bays
		326 total car parking bays
Includes Adaptable apartments	1 car space	24 car parking bays
Bicycle storage space	1 per 3 apartments	75 bicycle spaces

The Traffic report 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 originally 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.

5.6.2 Construction

Details of service vehicle movements during construction (including vehicle type, and likely arrival and departure times) are addressed in **Annexure 21**, the Environmental and Construction. Further details pertaining to the acoustic and vibrancy impacts during construction are addressed in the Acoustic Report prepared by Acoustic Logic and contained in **Annexure 21**.

5.7 SEPP65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

The design principles of SEPP65 and the guidelines of the Residential Flat Design Code have been fully assessed and can be found in the table contained in **Annexure 7**.

5.8 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.

5.8.1 Design / Construction / Operation

A detailed report has been prepared by Cundall Pty Ltd, which assesses the development in accordance with building form, energy consumption and renewable energy, indoor environmental quality, environmental site management, sustainable building materials, groundwater and storm water management, water consumption, air and noise pollution and waste management. Refer to **Annexure 13** for the full report.

5.8.2 Rating System

There is no rating tool that assesses ESD requirements for residential apartments other than BASIX.

5.8.3 Basix

The buildings have been designed to ensure that all apartments achieve maximum energy efficiency. BASIX analyses the buildings in terms of water, thermal comfort and energy. The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as: taps, showerheads and toilets, the dish washer and clothes washing machine.

Thermal comfort targets are established by the type of heating and cooling caps. The buildings thermal physics is measured using BERS thermal performance assessment tools. This identifies the expected level of energy consumption needed to heat and cool each dwelling per annum expressed in MJ (mega joules) per square meter of floor area. Each unit has individual heating and cooling caps and a weighted average heating and cooling load for the whole development.

The energy usage of the development is calculated based on the efficiency of fixed appliances that will be used. This includes the air conditioning system, hot water system, lighting, exhaust fans and the cook top, oven, and clothes drying facilities. Overall the stage 2 development complies with the requirements of BASIX. Refer to **Annexure 9** for copies of the Certificates.

5.9 CONTRIBUTIONS

A Voluntary Planning Agreement has been approved by Parramatta Council for the entire Mobbs Lane site, and is linked into the Project Approval for Buildings 4 and 5. (MP08_0257). The current Stage 2 application does not generate additional Section 94 Contributions. Refer to **Annexure 26** for a copy of the final Voluntary Planning Agreement.

5.10 STAGING

The Epping Park development will be delivered in a number of construction stages from east to west.

The stages of the development are currently anticipated as follows:

Demolition

- Demolition of existing buildings and sub structures on the site – completed in October 2010.

Early Works Package

- Construction of final landform across the site.
- Internal and external roads.
- Reticulation of services across the site.
- Landscaping of communal open space.
- Child care facility.

Stage 1 Residential (building 4 and 5)

- Two residential flat buildings (buildings 4 and 5) of three to six storeys with basement parking.
- Total of 134 apartments.
- Landscaping on the open space area between buildings.
- These buildings are currently under construction.

Stage 1 Residential (building 1, 2 and 3)

- Three residential townhouse buildings (buildings 1, 2 and 3) of two and three storeys.
- Total of 28 townhouses proposed.
- Building 1 and 2 have basement parking and Building 3 has onsite parking.
- Landscaping on the open space area between buildings 1 and 2.
- No construction works have commenced pertaining to these two buildings.

Stage 1 Residential (building 7 and 8)

- Two residential flat buildings (buildings 7 and 8) of 8 six storeys with basement parking.
- Total 130 apartments.
- Basement car parking.
- Landscaping on the open space area between buildings.
- No construction works have commenced pertaining to these two buildings.

Stage 2 (Buildings 6, 9, 10 and 17)

Stage 2 will be comprised of the following:

- Four residential flat buildings with basement parking.
- Total 221 apartments.
- Landscaping on the open space area between buildings.
- Tennis Court and retail unit.

The construction staging of buildings will generally be in an east west direction in accordance with the Early Works Staging description for the site. It is anticipated that Buildings 6 and 9 will commence first, followed by buildings 10 and 17. The shop and tennis court within the central resident facility area will be constructed during the final stages of completing buildings 6 and 10.

The sequence of construction may vary due to market conditions and construction management on site.



Figure 6: Subject site, currently under construction. Buildings 4 and 5 in the foreground

Buildings 1, 2 and 3 (MP10_010) has been approved and Buildings 7 and 8 (MP10_0158) are currently with the Department of Planning and Infrastructure for assessment.

Subsequently this application, Stage 2 marks the second construction phase of the project and relates to those buildings which are physically located in the middle of the site.

5.11 HERITAGE AND ARCHAEOLOGICAL MANAGEMENT

Detailed reports of the European Heritage and Aboriginal Archaeology of the site have been assessed at the original Concept Approval Stage (MP 05_0086), dated the 22 August 2006. An Aboriginal Report prepared by AHMS states that there are no aboriginal sites identified within the development site. However, should relevant material come to light during the construction process, the appropriate steps will be undertaken in accordance with DECC guidelines. A copy of the report is enclosed in **Annexure 25**.

Similarly, detailed Heritage studies were undertaken by Graham Brooks and Associates, which concluded that the proposed development was consistent with the historical development of the site and would be compatible with the surrounding areas. Refer to copies of the reports contained in **Annexure 25**.

5.12 CONTAMINATION ISSUES

SEPP 55 was addressed in detail with the approval of the Early Works Project Approval (MP08_0258). **Annexure 17** contains the report relating to relevant details.

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. original report is enclosed in **Annexure 17**.

In addition CETEC undertook a further investigation of the site and have prepared a final report dated 12 July 2011. A full copy of the report is enclosed in **Annexure 17** and provides additional information on areas investigated and findings. It is concluded that the site is suitable for residential development.

5.13 LANDSCAPING AND PUBLIC DOMAIN

Public domain works in the vicinity of residential flat buildings, 6, 9, 10 and 17 have been approved in the Early Works Major Project Application by the Planning and Assessment Commission (MP 08_0258) on the 14 2010. Detailed landscaping works pertaining to the above buildings and the communal areas, (tennis court and shops areas) have been developed to complement the topography of the site and the surrounding natural vegetation. Refer to the Landscape Plan in **Annexure 6** which clearly indicates the areas to be landscaped and the types of plants and species to be used. The plans identify the trees, plants, hedges and groundcover appropriate for the site. The landscaped spaces will enhance the amenity of the apartments and provide valuable recreation places for future residents.

The landscaped area around Buildings 6, 9 10 and 17 has been designed by Guy Sturt Associates and includes the central tennis court, shop area, tree planting, paved area, ground floor lawns and the planting of shrubs. Care has been taken to landscape the area between buildings, 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.

5.14 DRAINAGE AND GROUNDWATER

5.14.1 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 2010). A copy of the report is attached in **Annexure 16**. The Early Works Package included the construction and approval of the following:

- All internal roads;
- All stormwater management infrastructure;
- All servicing infrastructure;
- All resident facilities;
- The Child Care Centre;

- Road re-alignment works in Mobbs Lane;
- Flood Management;
- The servicing strategy;
- Internal civil works; and
- External civil works.

A modification to the overall Stormwater Drainage Plan, MP08_0258 MOD 1 to the stormwater system, by introducing kerbs and guttering and a dry water quality/detention basin was approved on the 22 November 2010.

Stormwater Plans prepared by Meriton are enclosed in **Annexure 16**. The plans identify the downpipe locations in every apartment. In addition irrigation storage tanks are provided in the basement of every building. Water is collected from gutters and downpipes and stored in the tanks. The water is then recycled and used for gardening and car washing.

5.14.2 Groundwater

An assessment of groundwater on the site is contained in the geotechnical report Section 7.5 prepared by Douglas Partners, March 2009 as part of the Early Works Stage of the project approval. 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 15**.

5.15 STATEMENT OF COMMITMENTS

A draft Statement of Commitments is enclosed in **Annexure 24**.

5.16 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 in 14 2010. Subsequently an Environmental and Construction Management Plan for Stage 2 has been prepared and is enclosed in **Annexure 21**.

5.17 UTILITIES

All relevant utility services are available to the subject site. Connection to services will occur as per the Staging Plan. Consultation is underway with the service authorities to establish appropriate timing for the connection of services to the development. Refer to **Annexure 18** for details of proposed locations of sewer, water, electrical, communication and gas infrastructure.

5.18 CONSULTATION

The local community is aware that the site has been rezoned as part of the Concept Plan approval, the Early Works Package and more recently in late 2010/2011 approval of the Department of Planning & Infrastructure has consistently notified previous separate Project Applications for Buildings 4 and 5, 1, 2, and 3 and more recently Buildings 7 and 8.

The current proposal pertaining to Buildings, 6, 9, 10 and 17 will be notified by the Department of Planning and Infrastructure NSW in accordance with the "Major Project Community Consultation Guidelines October 2007".

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 2 (Buildings, 6, 9, 10 and 17) are consistent with the parameters of the approved Concept Plan and Early Works Package.

6 CONCLUSION

At the time of preparing this Environmental Assessment Report the Channel 7 Site, at 61 Mobbs Lane Epping was identified as a State Significant development in accordance with the *State Environmental Planning Policy (Major Projects) 2005* Schedule 3.

The Environmental and Assessment Report has adequately addressed the matters outlined in the Director General Requirements received on the 21 April 2011.

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 as modified on the 21 February 2011, and the Early Works Package, (MP. No. 08_0258) approved 14 2010.

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.

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.