

# Environmental Assessment Report Project Application

**Epping Park – Stage 1 Residential Development**  
61 Mobbs Lane, Epping (MP 08\_0257)

Submitted to  
The Department of Planning  
On Behalf of Sydney Broadcast Property Pty Ltd

Volume 1  
June 2009 ■ 08412

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This report has been prepared by: Oliver Klein

Signature Date 24/06/09

This report has been reviewed by: Gordon Kirkby

Signature Date 24/06/09

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## Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended).

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### Environmental Assessment prepared by

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Qualifications	BA (Geography) MURP MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Project Application

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### Project Application

Applicant name	Sydney Broadcast Property Pty Ltd
Applicant address	Suite 1101, Level 11, 14 Martin Place, Sydney
Land to be developed	61 Mobbs Lane, Epping
Proposed development	Construction of the first stage of residential development at Epping Park (Buildings 3, 4, 5 and 7) comprising of 218 residential units and 12 courtyard houses.

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**Environmental Assessment** An Environmental Assessment (EA) is attached.

**Certificate** I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

It is in accordance with the Environmental Planning and Assessment Act and Regulation.

It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

**Signature**

**Name** Oliver Klein

**Date**



# Executive Summary

## Purpose of this Report

This submission to the Department of Planning comprises an Environmental Assessment for a Project Application under Part 3A of the *Environmental Planning and Assessment Act 1979*. It relates to development at 61 Mobbs Lane, Epping for the first residential stage in accordance with the Concept Plan (MP 05\_0086) approved for the site by the Minister for Planning on 22 August 2006 and the gazetted State Significant Site listing under the State Environmental Planning Policy (Major Projects) 2005.

The proponent for this development is Sydney Broadcast Property Pty Limited.

## Overview of the Project

The proposal seeks approval for the following elements:

- Building 3: 12 two-storey courtyard houses with at-grade parking and associated landscaping;
- Building 4: a 6 storey stepped residential flat building (RFB) containing 67 residential units, associated landscaping, and basement parking;
- Building 5: a 6 storey stepped RFB containing 67 residential units, associated landscaping, and basement parking;
- Building 7: a 6 storey RFB containing 84 residential units, associated landscaping, and basement parking;
- strata subdivision of Buildings 4, 5 and 7; and
- Torrens title subdivision of Building 3.

## The Site

The Epping Park site is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190m<sup>2</sup> in area, with a 500m primary frontage to Mobbs Lane which is accessed via Midson Road to the east, and Marsden Road to the west.

Sydney Broadcast Property Pty Ltd owns the entire Epping Park site which is comprised of several allotments legally described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP570891. The site is currently occupied by the Seven Network which operates 24 hours a day, employing up to 700 staff.

## Planning Context

Section 3.0 of this EAR considers all applicable legislation in detail. The proposal complies with all relevant planning controls.

The site is currently zoned General Residential under Schedule 3 of State Environmental Planning Policy (Major Projects) 2005. The proposal is permissible with consent and meets the objectives of the subject zones.

## Environmental Impacts

The environmental impacts are considered in Section 6 of this EAR. The proposed works do not raise any adverse environmental impacts and will provide a diverse mix of high quality housing to meet the needs of the community.

## Conclusion

The proposal is entirely permissible under the planning controls for the site in Schedule 3 of State Environmental Planning Policy (Major Projects) 2005. The matters for which approval are sought are also consistent with the approved Concept Plan and Concept Plan Statement of Commitments.

The Draft Statement of Commitments has been prepared to inform the detailed design of the development and manage construction and on-going environmental impacts. The environmental assessment addresses the Director General's Requirements and demonstrates the impacts of the proposal can be satisfactorily managed and therefore the project should be approved.



# 1.0 Introduction

This Project Application and Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Project Application seeks approval for the first stage of residential development at 61 Mobbs Lane, Epping, (henceforth known as Epping Park) as described in **Section 2** of this report. This EAR fulfils the Director General's Environmental Assessment Requirements (DGRs) issued on 18 February 2009 (**Appendix A**).

The report has been prepared by JBA Urban Planning Consultants Pty Ltd, for the proponent, Sydney Broadcast Property Pty Ltd (SBP), and is based on information provided by PTW Architects (**Appendix B**) and Aspect Studios (**Appendix C**), and supporting technical documents provided by the expert consultant team.

This EAR describes the site, its environs and the proposed development. It also includes an assessment of the proposal in accordance with the DGRs under Part 3A of the EP&A Act. It should be read in conjunction with the information contained within and appended to this report.

## 1.1 Project Background

Seven Network has been operating at 61 Mobbs Lane for nearly 50 years. Broadcasting facilities opened at the site in December 1946 under the banner of Amalgamated Television (ATN) Sydney. At the time of opening, the site was ideal for broadcasting purposes due to its elevated position with 270 degree views across Sydney and surrounding development that was predominately low scale. However, technology advancements meant that in order to meet Seven Network's future needs the existing broadcast facilities on-site needed to be replaced, and that the present hill top location was no longer required and appropriate. As a result the Seven Network resolved to vacate from the site and entirely relocate to alternative premises elsewhere in Sydney.

In July 2005, the Department was briefed on the proposed redevelopment of the Mobbs Lane site.

On 6 September 2005, the Minister for Planning endorsed a submission which recommended that the Seven Network site be considered for inclusion within Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) as a potential State Significant Site. On 1 August 2006, State Environmental Planning Policy (Major Projects) 2005 (Amendment No. 6) was gazetted which amended the Major Projects SEPP by listing the site as a State Significant Site in Schedule 3 of that policy. This provided for a new planning regime for the site which amongst other things rezoned the site and provided for basic development parameters in relation to land use distribution, range of land uses, density, and building heights.

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.

The approved Concept Plan is shown in **Figure 1**.



**Figure 1** – 61 Mobbs Lane approved Concept Plan

The proposed Stage 1 Residential Development is consistent with the provisions of the SEPP listing and the approved Concept Plan.

The Concept Plan approval included a number of modifications (conditions) which require the submission of certain documentation (to the satisfaction of the Department) prior to the submission of an application for development on the site. Documentation of the satisfaction of these conditions is located at **Appendix D**.

### Concurrent Project Application

A concurrent Project Application has also been lodged for the Early Works Package for the site which includes, amongst other things, demolition of existing site improvements; construction of final landform; construction of internal roads and external road works to support the development; reticulation of services; landscaping of the public domain; a child care facility; residents' facilities; and subdivision. At the completion of the relevant early works the site will be suitable for the proposed Stage 1 Residential Development.

## 1.2 Overview of Approval Sought

This Project Application seeks approval for the first stage of residential development which is proposed in the easternmost section of the Epping Park site. The proposal seeks approval for the following elements:

- Building 3: 12 two-storey courtyard houses with at-grade parking and associated landscaping;
- Building 4: a 6 storey stepped residential flat building (RFB) containing 67 residential units, associated landscaping, and basement parking;
- Building 5: a 6 storey stepped RFB containing 67 residential units, associated landscaping, and basement parking;
- Building 7: a 6 storey RFB containing 84 residential units, associated landscaping, and basement parking;
- strata subdivision of Buildings 4, 5 and 7; and
- Torrens title subdivision of Building 3.

Plans illustrating the location of the proposal, building footprints and access and private landscaping for the proposed first stage of residential development on the site are provided at **Attachment B**.

This Project Application has been prepared based on the assumption that the Early Works Package Project Application will be approved in advance of or concurrently with this Project Application. Matters relevant to site preparation, infrastructure and landscaping of the public domain are addressed in the Early Works Package application and have not been re-assessed in this Project Application.

## 1.3 Capital Investment Value

The Quantity Surveyor's Statement prepared by Davis Langdon estimate the overall cost of works to be \$74,244,000.

## 1.4 Project Team

An expert project team has been formed to deliver the project and includes:

<b>Proponent</b>	Sydney Broadcast Property
<b>Urban Planning</b>	JBA Urban Planning Consultants
<b>Architecture</b>	PTW Architects
<b>Surveyor</b>	Whelans Insites
<b>Landscape</b>	Aspect Studios
<b>ESD and BASIX</b>	Advanced Environmental
<b>Geotechnical</b>	Douglas Partners
<b>Contamination</b>	CETEC
<b>Utilities</b>	Worley Parsons / Lincoln Scott
<b>Drainage</b>	Worley Parsons
<b>Transport and Accessibility</b>	Halcrow MWT
<b>BCA</b>	BCA Logic
<b>Consultation</b>	Elton Consulting
<b>Waste Management</b>	Parsons Brinckerhoff
<b>Aboriginal Heritage</b>	AHMS
<b>European Heritage</b>	GBA Heritage
<b>Wind</b>	Windtech

## 2.0 Site Analysis

### 2.1 Site Location

The Epping Park site is located at 61 Mobbs Lane, Epping in the Parramatta local government area (LGA).

The site is 89,190m<sup>2</sup> in area, with a 500m primary frontage to Mobbs Lane which is accessed via Midson Road to the east, and Marsden Road to the west. A site location plan is provided at **Figure 2** below.



Figure 2 – Locality Plan



## 2.2 Site Description

An aerial photo of the site is shown at **Figure 3**. A Survey Plan, Locality Context Plan, and Site Analysis Plan have been provided at **Appendix B**.



Figure 3 – Site Plan

### Existing Development

Existing development on the site includes the following:

- Seven Network television studios and ancillary buildings (**Figure 4**);
- transmission / telecommunications tower (**Figure 5**);
- satellite receiving station and satellite dishes (**Figure 6**);
- security gate house (**Figure 7**);
- 790 on-site parking spaces and petrol bowzers (**Figure 8**);
- a disused tennis court (**Figure 9**); and
- a helipad (**Figure 10**).

The existing studios and ancillary buildings comprise approximately 22,000m<sup>2</sup> gross floor space and are equivalent to typical six storey structures. The three largest satellite dishes are in the order of 15m high (i.e. equivalent to five storeys). The remainder of the site, particularly to the west, is dominated by vegetated open space. A drainage swale which flows into Terrys Creek is also located in the north western portion of the site. It should be noted that the existing transmission / telecommunications tower is significantly higher than the existing studio buildings at an RL 175.61 (46.625m).

The site operates 24 hours a day, employing up to 700 staff. There are a number of vehicle movements per day generated by the current operations which include staff, heavy vehicles and audience-participation vehicle movements.



Figure 4 – Television studios and ancillary buildings



Figure 5 – Transmission tower



Figure 6 – Satellite receiving station and dishes



Figure 7 – Gate house



Figure 8 – Car park and petrol bowser



Figure 9 – Tennis court



Figure 10 – Helipad

## Landform

The topography of the site is generally flat to undulating at the western portion of the site, with a significant fall of approximately 30m from the upper eastern side (where the studios are currently located) to the south-west corner (near the satellite dishes). The western portion of the site could be considered to be largely undulating. A site survey is located at **Appendix B**. The western side of the site has reasonable tree cover.

A concurrent Project Application for Early Works Package will regrade the site to make it suitable for the proposed Stage 1 Residential Development (see Bulk Earth Works Cut/Fill Plan at Appendix B of the Early Works Package Project Application).

## Access

Located to the west and south-west of the site are the major collector roads of Marsden Road, Pennant Hills Road (a.k.a Cumberland Highway) and Stewart Street. Carlingford and Midson Roads are located to the north and east. Access to the site is currently only available via one entry point from Mobbs Lane.



## 2.3 Land Ownership and Legal Description

Sydney Broadcast Property Pty Ltd owns the entire Epping Park site, which is the subject of this Project Application. The site is comprised of several allotments legally described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP570891. A Survey Plan is located at **Appendix B**.

## 2.4 Surrounding Development

The site is presently predominately surrounded by low density detached residential development which is mainly characterised by California Bungalow and Federation style dwellings. There are some examples of higher density residential development at the periphery of the site with development in recent years being characterised by the construction of townhouse style dwellings with high site coverage.

The northern boundary of the site is shared with the Northern Sydney Institute of TAFE – Epping Annex (see **Figure 11**) which is used for a variety of educational purposes.

A right-of-way runs along the north western boundary between the Mobbs Lane Reserve and TAFE land. The path runs between the subject site and the rear of 10 dwellings fronting Third Avenue.

The eastern side of the site is bounded by 15 detached residential dwellings (see **Figure 12**) which are generally set back approximately 40m from the site boundary. Survey plans illustrating the rear elevations and distance to the rear wall of the dwellings are included at **Appendix E**.

To the south of the site on the other side of Mobbs Lane is the former Eastwood Brickworks where a large-scale residential development is currently under construction (see **Figure 13**).

The western side of the Seven Network site is bounded by Mobbs Lane Reserve (see **Figure 14**), a publicly accessible open space area of approximately 4ha. Located within Mobbs Lane Reserve is Terrys Creek which flows south through Mobbs Lane Reserve under Mobbs Lane itself to the Fred Spurway Reserve.



**Figure 11** – North Sydney TAFE Epping Annex



Figure 12 – Typical residential development



Figure 13 – Redevelopment of the Brickworks



Figure 14 – Mobbs Lane Reserve

## Road Network

The surrounding road network includes Mobbs Lane, Marsden Road, Midson Road, and Edenlee Street as shown on **Figures 15 – 17**. Various external works are proposed to these roads as part of the concurrent Early Works Package Project Application.



**Figure 15** – Mobbs Lane



**Figure 16** – Marsden Road



**Figure 17** – Midson Road

## 3.0 Planning Framework and Context

The following planning instruments and planning policy documents are of key relevance to the proposed development:

- *Environmental Planning and Assessment Act 1979;*
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development;*
- *State Environmental Planning Policy (BASIX) 2004;*
- *State Environmental Planning Policy (Major Projects) 2005;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *Parramatta Local Environmental Plan 2001;*
- *Parramatta Development Control Plan 2005; and*
- *Draft West Central Subregional Strategy.*

### 3.1 Strategic Plans

#### Draft West Central Subregional Strategy

The draft West Subregional Strategy was released in December 2007 and is a key part of the implementation of the 2005 Metropolitan Strategy. The Subregional Strategy is intended to guide land-use planning until 2031 in the Auburn, Bankstown, Fairfield, Holroyd and Parramatta local government areas. The key relevant directions 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 230 new dwellings (as part of an overall maximum of 650) in an existing urban area.

### 3.2 State Legislation

#### Environmental Planning and Assessment Act, 1979

Part 3A of the EP&A Act outlines the process for considering major project applications. In particular it outlines:

- what development constitutes a major project;
- the matters which the Minister must take into account when assessing a major project application;
- information which must be submitted with a major project application;
- the environmental assessment requirements for approval;
- public exhibition of major project applications;
- assessment report procedures; and
- appeals under Part 3A.

This document and appended materials are an Environmental Assessment Report for the purpose of this Project Application under Part 3A of the EP&A Act.

### State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

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 purpose 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/ can be suitable for the proposed development.

**Section 6.10** and **Appendix F** discusses the proposal's compliance with SEPP 55, and concludes that all of the sites, the subject of this application can be made suitable for the proposed uses.

### State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65)

SEPP 65 applies to RFBs that are more than three storeys and include more than four dwellings. **Section 6.4 – 6.5** of this report and the Architectural Design Statement at **Appendix B** demonstrate the proposal's consideration of the ten design principles in SEPP 65 and the rules-of-thumb in the Residential Flat Design Code.

### State Environmental Planning Policy (BASIX) 2004

A BASIX certificate is required to be submitted for all the residential buildings that form part of the Stage 1 Residential Development to demonstrate that the required water and energy saving targets have been met. BASIX Certificates for the proposal are included at **Appendix G**.

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

The Major Projects SEPP identifies certain categories of development and certain specified sites that are subject to assessment and determination under Part 3A of the EP&A Act for which the Minister for Planning is the approval authority.

This Project Application is a Major Project as it fits wholly within the terms of the original opinion formed by the Minister in September 2005 for the Concept Plan. The Department agreed that no further opinion was required for this Project Application under clause 6 of the Major Projects SEPP. Accordingly, the planning process for this application commenced at the request for DGRs.

Irregardless of the above, the proposed development could be declared to be a Project to which Part 3A applies under Clause 6(1)(b) of the SEPP, as it is a development under Part 4 Clause 5 of Schedule 3 that has a capital investment value of more than \$5 million.

The SEPP zones the land for residential and open space development (see **Figure 18**), as well as setting broad development controls relating to density, height (see **Figure 19**), dwelling yield and built form. The works proposed for this Project Application are entirely located in Zone A – General Residential.



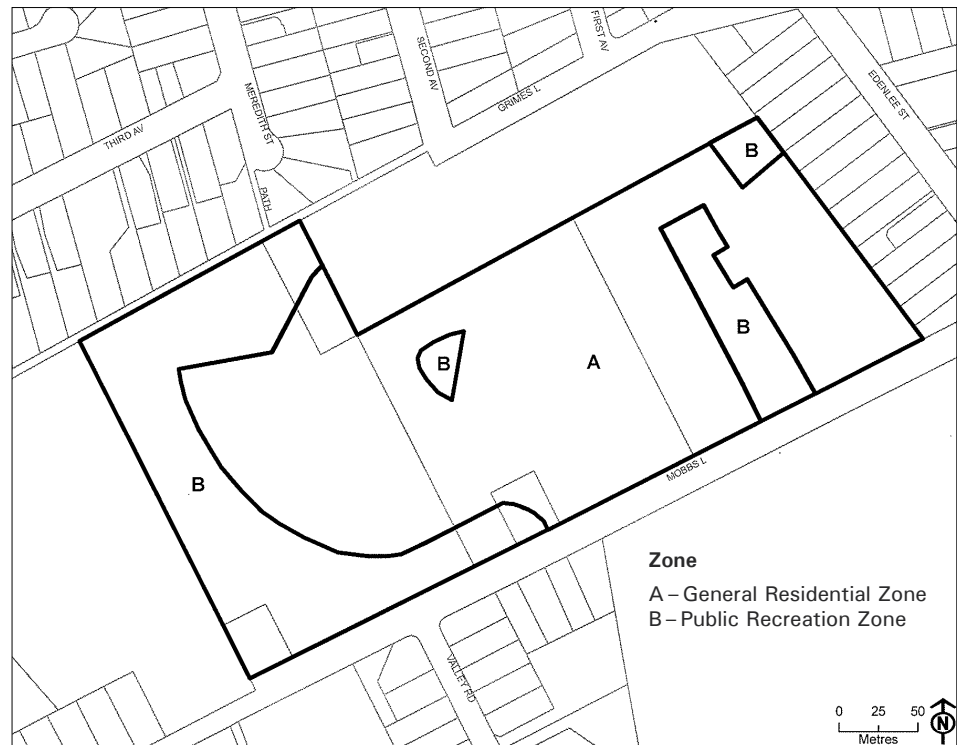


Figure 18 – Zoning Map

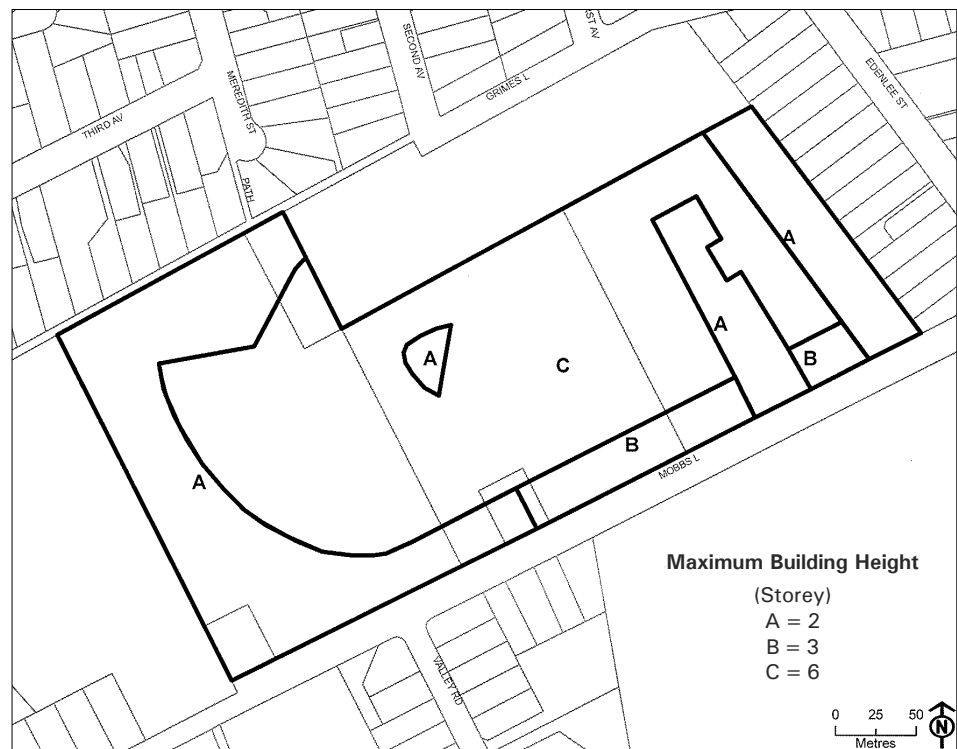


Figure 19 – Building Height Map

## State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP came into force on 1 January 2008. The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services;
- providing greater flexibility in the location of infrastructure and service facilities;
- allowing for the efficient development, redevelopment or disposal of surplus government owned land;
- identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development);
- identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development; and
- providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

Under Clause 104, the Roads and Traffic Authority (RTA) is to be made aware of traffic generating development and given the opportunity to provide comment. The proposed development is considered a traffic generating development by virtue of Schedule 3 of the SEPP, which requires referrals for all residential flat buildings with 75 or more dwellings.

## 3.3 Local Legislation

### Parramatta Local Environmental Plan 2001 (LEP)

The Major Projects SEPP provides the key land use, floor space and height controls for the site. The LEP does not strictly apply to the proposed Project Application. However, the general controls for development on the site have been taken into account as part of the preparation of the application and as relevant where required under the approved Concept Plan's Statement of Commitments.

### Parramatta Development Control Plan 2005 (DCP)

The DCP supports the LEP by providing additional objectives and development standards for development in the Parramatta LGA. Despite also not strictly applying the general principles for development have been taken into account during the preparation of this application and as relevant where required under the approved Concept Plan's Statement of Commitments.

## 4.0 Consultation

In accordance with Part 3A of the EP&A Act, consultation is required to occur at the following stages:

- the Director General of the Department of Planning is required to consult with relevant public authorities in preparing the environmental assessment requirements for the Project Application; and
- the Director General is required to advertise and exhibit the Environmental Assessment and appended reports and documentation for no less than 30 days.

Further, the DGRs specifically request that SBP undertake an appropriate and justified level of consultation in accordance with the Department of Planning's *Major Project Community Consultation Guidelines October 2007*. To satisfy this requirement and as part of their obligations under the Concept Plan Statement of Commitments the proponent has undertaken significant consultation with all stakeholders, as discussed below.

### 4.1 Council and Agency Consultation

A summary of the consultation undertaken to date with Council and Agencies is located below. Further to this consultation, several of the specialists responsible for the preparation of the technical reports that comprise the appendices of this EAR, engaged in various consultations with relevant stakeholders, including the relevant utility providers.

#### Parramatta City Council

Since the Concept Plan approval in August 2006, SBP has consulted with officers and elected members of Parramatta City Council (Council) on a number of matters to better inform the design of the development and site. The primary purpose was to respond to a number of reporting requirements of the Concept Plan approval and as part of discussions to agree on a development contributions framework. Some of the matters which SBP consulted with Council staff on include:

- Traffic
  - proposed road improvement works along Mobbs Lane
  - Marsden Road/ Mobbs Lane intersection upgrade
  - Midson Road/ Mobbs Lane intersection upgrade
- Stormwater
  - proposed stormwater management strategy
- Landscaping
  - design of publicly accessible open space on site and its interface with Mobbs Lane Reserve and Grimes Lane
- Child care
  - demand for and location of the proposed child care centre

#### Roads and Traffic Authority

SBP consulted with the RTA as part of the reporting requirements under Modification B4 of the Concept Plan approval and in developing the development contributions framework. The issues discussed were the intersection improvements at Marsden Road and Mobbs Lane and at Midson Road and Mobbs Lane. Chapter 5 of the Transport Report (see **Appendix H**) responds to the parking and traffic related issues raised in a letter from the RTA dated 12 January 2009 (as appended to the DGRs).



## State Transit Authority

SBP consulted with the State Transit Authority (STA) as part of the reporting requirements under Modification B4 of the Concept Plan approval and during the design of the proposed intersection improvements at Marsden Road and Mobbs Lane and at Midson Road and Mobbs Lane. The STA also provided input to the design of improved bus infrastructure (e.g. bus stops, bus shelters) on Mobbs Lane fronting the site.

## Other Agencies

SBP has also consulted with various utility providers including Sydney Water, Jemena (gas provider), Integral Energy and Telstra.

## 4.2 Community Consultation

SBP commissioned Elton Consulting to undertake a program of community and stakeholder engagement during preparation of the development proposal. This engagement program is in accordance with the Engagement & Communication Strategy prepared by Elton Consulting in May 2007 and approved pursuant to Modification B3 by the Department on 12 June 2007.

The community and stakeholder engagement process is reported at **Appendix I** and summarised below. The purpose was to:

- provide neighbours with information about the proposal;
- give them an opportunity to comment on the proposed development; and
- provide an opportunity for these comments to be reviewed by the SBP and the project team.

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

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

A community information and feedback session was held on Saturday 21 February 2009 for members of the local community and stakeholders. Participants were invited to view a series of display panels presenting information on the project, and to ask questions and provide feedback to members of the project team. Eighty-four community stakeholders and a Parramatta City Council Officer attended the session.

On 23 February 2009, a stakeholder briefing was held for local community organisations and open space and bush care groups. At the briefing, a detailed discussion was held around project information from the display boards presented at the community information and feedback session.

Based on the feedback received from the community information and feedback session and stakeholder briefing, the following key issues were raised:

- transport and access;
- the built form of the development;
- open space and landscaping;
- the planning and consultation process;
- future facilities; and
- infrastructure.

The feedback was then collated and documented as and has been used to provide a community perspective in the detailed design of the project and production of technical studies.

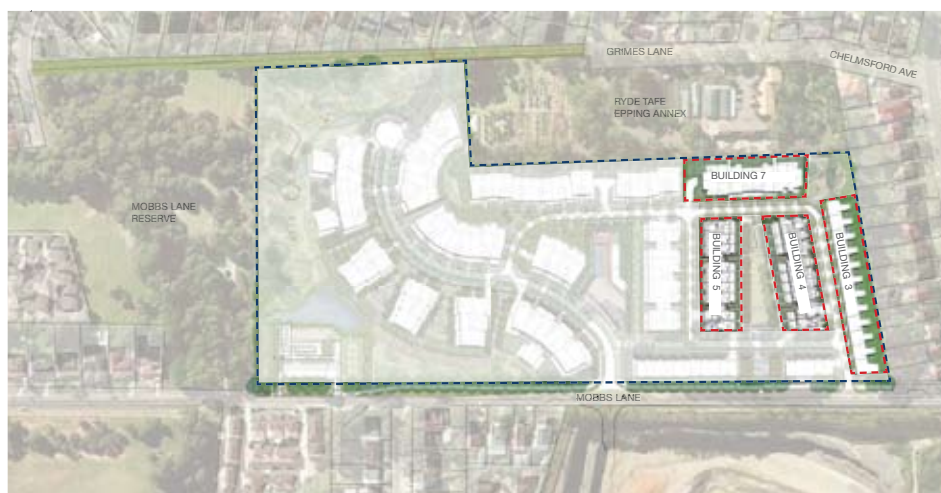
SBP also provided stakeholder briefings to TAFE, Alan Walker Village and Housing NSW.

On the 10 March 2009, SBP received correspondence from Epping Action Group, a newly formed community group established regarding the Epping Park site. The letter introduced the group and outlined some of their opinions. On 24 March SBP responded to the letter from Epping Action Group, welcoming their interest in the development and committing to work with them and other stakeholders to best understand the issues and concerns of the community.

## 5.0 Description of Proposed Development

### 5.1 Introduction

This section of the report provides a detailed description of the proposed development. These works are the first stage of residential development which is proposed in the easternmost section of the site and will include Buildings 3, 4, 5 and 7 (see **Figure 20**). Architectural drawings for the proposed development are included at **Appendix B**. In total the first stage of residential development will accommodate 218 residential units and 12 courtyard houses as detailed in **Tables 1** and **2** below.



**Figure 20** – Proposed buildings within approved Concept Plan

**Table 1** – Overview of proposal

Building	Maximum Height	Dwellings	Parking (spaces)	GFA (m <sup>2</sup> )
3	2 storeys	12 courtyard homes	24 At-grade off-street	2,529
4	6 storeys	67 units	88 Basement	6,191
5	6 storeys	67 units	87 Basement	6,236
7	6 storeys	84 units	84 Basement	6,506
<b>Total</b>		<b>218 units &amp; 12 houses</b>	<b>283 Spaces</b>	<b>21,462</b>

**Table 2** – Overall dwelling mix

	Number of Dwellings
1 Bedroom Units	111
2 Bedroom Units	71
3 Bedroom Units	36
3 Bedroom + Study Units	0
4 Bedroom	12
<b>Total</b>	<b>230</b>

## 5.2 Design Principles

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

- to create a high level of residential amenity for future occupants;
- to provide a built form capable of achieving iconic status;
- to provide a sufficient amount of parking such that public transport still remains viable in the area but that residents have the convenience of a private vehicle;
- to ensure that the design embodies the Concept Plan urban design objectives; and
- to ensure that the design responds to the site's constraints and opportunities.

## 5.3 Building 3

Building 3 consists of 12 two-storey courtyard homes located along the eastern boundary of the site as illustrated on Drawing No 3000-3301 (see **Appendix B**) and **Figure 21** and as detailed in **Table 3**.



**Figure 21** – Indicative perspective of Building 3

**Table 3** – Building 3 Overview

	Lot Area (m <sup>2</sup> )	GFA (m <sup>2</sup> )
Dwelling 1	398	246
Dwellings 2, 6, 7 & 11	294	205
Dwellings 3-5 & 8-10	294	205
Dwelling 12	327	233
<b>Total</b>	<b>3,665</b>	<b>2,529</b>

## Built Form – Dwellings 2-11

The building envelope of Dwellings 2-11 is distributed across two storeys. The bulk of the building mass is located towards the front of the properties. The interconnected dwellings are located on irregular shaped blocks to allow the larger ground floor level to extend towards the rear of the property and create large private courtyards and setbacks to adjacent development. The ground floor consists of a kitchen, dining, family and living areas, while the first floor contains four bedrooms, two bathrooms and a study area.

While retaining an identical floor plan to the other courtyard homes, Dwellings 2, 6, 7, and 11 have external balconies on the first level which overlook the street. In addition to the balconies these dwellings also have a slightly higher roof level and differently detailed façades.

The courtyard homes have a front setback of 4.5m. The ground floor of the dwellings is generally setback 5.55m from the rear of the adjoining residential properties along Edenlee Street. The first floor is setback a further 14m from the rear boundary.

## Built Form - Dwellings 1 and 12

Dwellings 1 and 12 are located at opposite ends of Building 3. Both dwellings have been designed to respond to their prominent corner positions on the site. While retaining essentially the same design as other courtyard homes, Dwellings 1 and 12 incorporate an accentuated pitched roof and mezzanine level with balcony into the scheme. The designs make a bold architectural statement to mark the entrance to Epping Park whilst providing passive surveillance over the public domain. Dwelling 1 has also been designed to have a larger ground floor level which is angled outwards to create a defined street edge with Mobbs Lane.

Dwelling 1 has a side setback of 6.4m narrowing to 5m at its closest point from the site boundary with Mobbs Lane. The Lot for Dwelling 1 is set back 4m from the site boundary at Mobbs Lane.

## Parking and Access

Each dwelling contains at-grade garage parking for two vehicles, providing a total of 24 spaces overall. Vehicular and pedestrian access is located off the main spine road which runs between Building 3 and 4 and connects the Epping Park site to Mobbs Lane.

## Landscaping

The proposed landscape works are illustrated on Drawings S1-PA05 and 06 and detailed in the Landscape Statement prepared by Aspect Studios located at **Appendix C**. Building 3 will consist of a planted garden at the front of each house, a side courtyard with paved entertaining area and planted rear garden with lawn. Three different planting palettes will be designed for use between the 12 houses adding variety throughout the streetscape.

## 5.4 Buildings 4 and 5

Buildings 4 and 5 are two six-storey stepped residential flat buildings containing a combined total of 134 apartments and basement car parking for 175 vehicles as illustrated on Drawing No 4101-5301 (see **Appendix B**) and **Figure 22** and as detailed in **Table 4**.



**Figure 22** – Indicative perspectives of Buildings 4 and 5



**Table 4 – Buildings 4 and 5 Overview**

Apartments / Car Spaces		GFA (m <sup>2</sup> )
<b>Building 4</b>		
Basement	88 Spaces	–
Ground Level	10	1,097
Level 1	17	1,284
Level 2	16	1,291
Level 3	14	1,193
Level 4	6	775
Level 5	4	551
Sub-Total	67	6,191
<b>Building 5</b>		
Basement	87 Spaces	–
Ground Level	10	1,142
Level 1	17	1,284
Level 2	16	1,291
Level 3	14	1,193
Level 4	6	775
Level 5	4	551
<b>Sub-Total</b>	<b>67</b>	<b>6,236</b>

### Built Form

At their closest point, Buildings 4 and 5 are separated by 37.0m which increases to 52.2m. Both buildings consist of a maximum of six storeys which step down to 3 storeys. Building 4 has a maximum RL of 137.1 and Building 5 a maximum RL of 136.17. The first three storeys of both buildings fill the approved envelope to establish a building podium and create a defined street edge. From Level 3 upwards the buildings have been designed to respond to the site topography and step back towards the north, minimising the bulk of the building, maximizing view opportunities for apartments in both directions, and creating large open landscaped terraces to soften the building edge and enhance residential amenity. Pitched roofs have been used to soften the building envelope while screening building plant and drawing upon the architectural character of the area and to allow increased solar access to the Village Green.

The apartment layouts have been designed to provide maximum efficiency in spatial planning and flexibility in use. Living spaces are positioned close to the main façade of the buildings, capturing views and maximising solar access to the primary living space. The balconies have been semi-recessed and angled to create private and protected spaces that maximise views and generate architectural interest.

## Dwelling Mix

The buildings predominantly consist of one and two bedroom units with a smaller number of three bedroom apartments on Levels 3 to 5. The design also includes one one-bedroom and one two-bedroom adaptable unit in each building. A full breakdown of the unit mix for the building is shown in **Table 5** below.

**Table 5** – Buildings 4 and 5 Unit Mix

No. of Apartments	
<b>Building 4</b>	
1 Bedroom Units	32
2 Bedroom Units	17
3 Bedroom Units	18
Sub-Total	67
<b>Building 5</b>	
1 Bedroom Units	31
2 Bedroom Units	18
3 Bedroom Units	18
Sub-Total	67
<b>Total</b>	<b>134</b>

## Access and Parking

Buildings 4 and 5 each contain one level of basement car parking. The floor extends outside of the external building envelopes and meets underneath the Village Green (no through connection between the basements is provided) as shown on Drawing A4254/A5252. The Building 4 basement level contains 88 vehicle car spaces, 27 bicycle spaces, storage areas, plant rooms, and waste and recycling facilities. The Building 5 basement level contains 87 vehicle car spaces, 15 bicycle spaces, storage areas, plant rooms, and waste and recycling facilities.

Vehicular access to both car parks is located off purpose-built ramps which connect to the road that runs to the east of Building 4 and to the west of Building 5. The main pedestrian access of both buildings is located via two separate entrances in each building which access different apartments within that building. Both entrances are accessible off their respective adjoining roads as well as the central Village Green, and are connected via wheel chair accessible pedestrian ramps as shown on Drawing A4102/A5102. Building fire egress is located at two points near the building entrances.

## Materials

The materials selected for the building are shown on Drawing A4200/A5200 and detailed on the Materials and Finishes Drawing A0009. The facades will be a combination of face brick, render, weatherboard, aluminium louvers, steel and glass. The roof will be covered with terracotta coloured concrete tiles in keeping with the local character of the area.



## Landscaping

The proposed landscape works are illustrated on Drawings S1-PA07 and 08 and detailed in the Landscape Statement prepared by Aspect Studios located at **Appendix C**. The landscape spaces associated with these buildings will comprise of ground floor entry stairs, ramps and circulation paths, ground floor private terraces on the street and Village Green frontages of each building, and private roof terraces for a selection of apartments on Levels 3, 4 and 5.

## Waste Management

Building 4 makes provision for 24 general waste bins on a chute and carousel system. Provision has also been made for an additional 12 recycling waste bins.

Building 5 makes provision for 24 general waste bins on a chute and carousel system. Provision has also been made for an additional 12 recycling waste bins.

The provision of waste facilities is based on the calculations made in the Waste Management Plan prepared by Parsons Brinckerhoff at **Appendix J**.

## 5.5 Building 7

Building 7 is six storey residential flat building containing 84 apartments and one and a half levels of basement car parking for 84 vehicles as illustrated on Drawing No 7000-7302 (see **Appendix B**) and **Figure 23** and as detailed in **Table 6** below.



**Figure 23** – Indicative perspective of Building 7

**Table 6** – Building 7 Overview

	Apartments / Car Spaces	GFA (m <sup>2</sup> )
Basement Part Level 2	24 Spaces	0
Basement 1	60 Spaces	0
Ground Level	14	1,090
Level 1-4	56 (14 per level)	4,336 (1084 per level)
Level 5	14	1,080
Total	84 Apartments and 84 Car Spaces	6,506

## Built Form

Building 7 consists of six storeys and has a maximum RL of 137.83. The building envelope has been modulated to narrow in the centre, extend, and then taper at the ends. Pitched roofs have been used to soften the building envelope while screening building plant and drawing upon the architectural character of the area.

The enclosed building mass is setback 7.2m from the northern boundary, however, the balconies of the levels above are located 5m from the boundary in certain locations. The building is separated from Buildings 4 and 5 to the south by 17.7m.

The apartment layouts have been designed to provide maximum efficiency in spatial planning and flexibility in use. Living spaces are positioned close to the main façade of the buildings, capturing views and maximising solar access to the primary living space.

## Dwelling Mix

The building consists of one and two bedroom units. The ground floor contains two one-bedroom adaptable units. A full breakdown of the unit mix for the building is shown in **Table 7** below.

**Table 7** – Building 7 Unit Mix

No. of Apartments	
1 Bedroom Units	48
2 Bedroom Units	36
<b>Total</b>	<b>84</b>

## Access and Parking

Building 7 contains one and a half levels of basement car parking. Basement Level 1 extends outside of the external building envelope as shown on Drawing A7101. The Basement Level 1 contains 60 car spaces, 150m<sup>3</sup> of resident storage, plant rooms, and waste and recycling facilities. Basement part Level 2 occupies the eastern section of the basement and makes provision of an additional 24 spaces, 28 bicycle spaces, plant room, and storage areas.

Vehicular access to the car park is located off a purpose built ramp which connects to Road 2 that runs to the south of Building 7. The main pedestrian access is also off Road 2 through ramps which lead from the footpath to the two building lobbies shown on Drawing A7101. Alternative fire egress is located at two points through the rear of the building.

## Materials

The materials selected for the building are shown on Drawing A7201 and detailed on the Materials and Finishes Drawing A0009. The facades will be a combination of face brick, render, weatherboard, aluminium louvers, steel and glass. The roof will be covered with terracotta coloured concrete tiles.

## Landscaping

The proposed landscape works are illustrated on Drawings S1-PA09 and detailed in the Landscape Statement prepared by Aspect Studios located at **Appendix C**. The proposed landscape works will comprise of private terraces on the ground floor, a planted roof on top of the basement car park and a strip of deep soil planting along the western boundary of the lot.

## Waste Management

Building 7 makes provision for 28 general waste bins on a chute and carousel system. Provision has also been made for an additional 14 recycling waste bins. The provision of waste facilities is based on the calculations made in the Waste Management Plan prepared by Parsons Brinckerhoff at **Appendix J**.

## 5.6 Landscaping and Public Domain

Consent for all landscaping works outside of those described in **Sections 5.3 - 5.5** and shown on the Landscape Drawings at **Appendix C** is sought under the concurrent Early Works Package Project Application, including the central area of publicly accessible open space between Buildings 4 and 5 (the 'Village Green') and the park in the north-east corner of the site (between Building 3 and proposed Building 7).

## 5.7 Stormwater Management Works

Worley Parsons has prepared a Stormwater Management Strategy for the Epping Park Site as part of the concurrent Early Works Package Project Application as detailed in **Appendix K**. The strategy comprises on-site detention and Water Sensitive Urban Design measures to manage the quantity and quality of stormwater through the Epping Park site including the Stage 1 Residential Development.

## 5.8 Subdivision

Individual lots for the proposed residential buildings will be created as part of the concurrent Early Works Package Project Application by way of a Community Title structure. As the basement car parks for Buildings 4 & 5 protrude under the "Village Green", stratum lots will also be created to accommodate this within the Early Works Package.

Following completion of the construction of Buildings 4, 5 and 7, strata subdivision is proposed for the dwellings. The super lot created for Building 3 will be subdivided into 12 separate individual torrens lots within the Community Scheme. This Project Application seeks approval for the strata and torrens title subdivisions. Draft plans of subdivision are located at **Appendix L**.

## 5.9 Staging

An indicative project Staging Plan for the overall development was submitted to the Department of Planning on 24 April 2009 to satisfy Concept Plan Modification B7. The plan is located at **Appendix M**.

The Epping Park development will be delivered in a number of stages. Subsequent project or development applications will be lodged for the remaining stages and will provide a greater level of design detail, as demonstrated in this Project Application. The exact number and size of stages will be dependent to a large extent on general market conditions.

It is likely that Epping Park will be delivered from east to west across the site, hence the Stage 1 Residential Development and Early Works Package Project Applications have been submitted concurrently. However, due to the size of the site and future construction requirements it is not expected that all the works contained in this Project Application and the Early Works Package will be constructed at once.

## 5.10 Services and Utilities

A Stormwater Management Strategy, Servicing Strategy & Civil Works Report has been prepared by Worley Parsons (see **Appendix K**) to address the provision of servicing for the Stage 1 Residential Development. The concurrent Early Works Package Project Application includes all internal services/infrastructure installations including, but not limited to, sewer, water, gas, electrical and communications services for the Epping Park site. This Project Application seeks approval for the necessary connections for the Stage 1 Residential buildings to the services and utilities proposed as part of the Early Works Package.

As detailed in the Stormwater Management Strategy, Servicing Strategy & Civil Works Report at **Appendix K**, preliminary discussions held with relevant service providers indicate that the site can be adequately serviced for potable water, sewer, electricity, gas, and telecommunications through either existing capacity and/or augmentation as relevant within and adjacent the site.

## 6.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposal. It addresses the matters for consideration set out in the Director General's Environmental Assessment Requirements (DGRs).

The draft Statement of Commitments complements the findings of this section.

### 6.1 Director General's Environmental Assessment Requirements

**Table 8** identifies where the individual matters listed in the DGRs have been addressed in this report and the accompanying technical studies.

**Table 8** – Director General's Environmental Assessment Requirements

Director-General's Requirements	Report Location
<b>General Requirements</b>	
Executive Summary	Page ix
Site Analysis	Section 2 & Appendix C
Description of the proposed development	Section 5
Assessment of key issues	Section 6
Assessment of potential impacts and Draft Statement of Commitments	Sections 6 & 7
Architectural plans	Appendix B
Statement of Validity	Page vii
Quantity Surveyor's Certificate	Submitted under a separate cover
Conclusion and justification of suitability of the site for proposal	Section 8
<b>Key Issues</b>	
Consistency with Concept Plan	Section 6.3 and Appendix N
Built Form	Section 6.4 and Appendix B
Urban Design	Section 6.5 and Appendix B
Landscaping and Public Domain Management	Section 6.6 and Appendix C
Transport and Accessibility	Section 6.7 and Appendix H
Ecological Sustainable Development	Section 6.8
Drainage	Section 6.9 and Appendix K
Contamination	Section 6.10 and Appendix F
Utilities	Section 6.11 and Appendix K
Environmental & Construction Management Plan	Section 6.12 and Appendix R
Staging	Section 5.10 and Appendix M
Consultation	Section 4 and Appendix I

## 6.2 Consistency with Relevant Strategic and Statutory Plans and Policies

The proposal is permissible with consent in Zone A General Residential and meets the zone objectives set out for the site in Schedule 3 of the Major Projects SEPP.

**Table 9** provides a summary of consistency with key strategic plans relevant to the project. A more detailed assessment of consistency with provisions and controls in relevant environmental planning instruments is provided in **Appendix N**.

**Table 9** – Summary of consistency with key strategic and statutory plans and policies

Instrument/Strategy	Comments
<b>Draft North West Subregional Strategy</b>	<p>This Project Application is consistent with the Strategy in that it will:</p> <ul style="list-style-type: none"> <li>provide greater housing supply and housing choice;</li> <li>contribute to achieving the targets for the Parramatta LGA which require 21,000 additional dwellings by 2031;</li> <li>better utilise land for residential purposes which is currently underutilised for a purpose which is now out of character with the surrounding area; and</li> <li>fulfil the objectives of encouraging urban consolidation.</li> </ul>
<b>SEPP 55</b>	The Phase I, II, and III external soil and ground water Environmental Site Assessments and Environmental Site Risk Assessment prepared for the site demonstrate that provided the recommended minor remediation works are undertaken the site is suitable for the proposed development (see <b>Section 6.10</b> ).
<b>SEPP 65</b>	An assessment of the proposal against the 10 design principles in SEPP 65 is located at <b>Appendix B</b> .
<b>SEPP (BASIX)</b>	BASIX Certificates have been provided at <b>Appendix G</b> .
<b>SEPP (Major Projects)</b>	Part 4 of Schedule 3 of the SEPP nominates a General Residential Zone and Public Recreation Zone on the site. The proposed residential buildings are located in the General Residential Zone in which multi dwelling houses and RFBs are permissible development (see <b>Appendix N</b> ).
<b>SEPP (Infrastructure)</b>	The project is to be referred to the RTA as required under Clause 104 of the SEPP.
<b>Parramatta LEP 2001</b>	<p>Clause 21 – Flood Liable Land</p> <p>Flooding issues were addressed in the Concept Plan. The Early Works Package Project Application includes stormwater plans.</p> <p>Clause 22 – Contaminated Land</p> <p>As detailed above under SEPP 55, a contamination investigation has been submitted in response to Modification B8 of the Concept Plan approval and approved by the Department of Planning.</p> <p>Clause 23 – Excavation and Filling of Land</p> <p>The Early Works Package Project Application will involve the re-contouring of the site to accommodate the first stage of residential development. Additional excavation for the basement car parking is proposed as part of this application.</p> <p>Clause 33 – Tree Preservation</p> <p>The removal of trees will be undertaken generally in accordance with the Concept Plan and is included in the Early Works Package Project Application.</p>

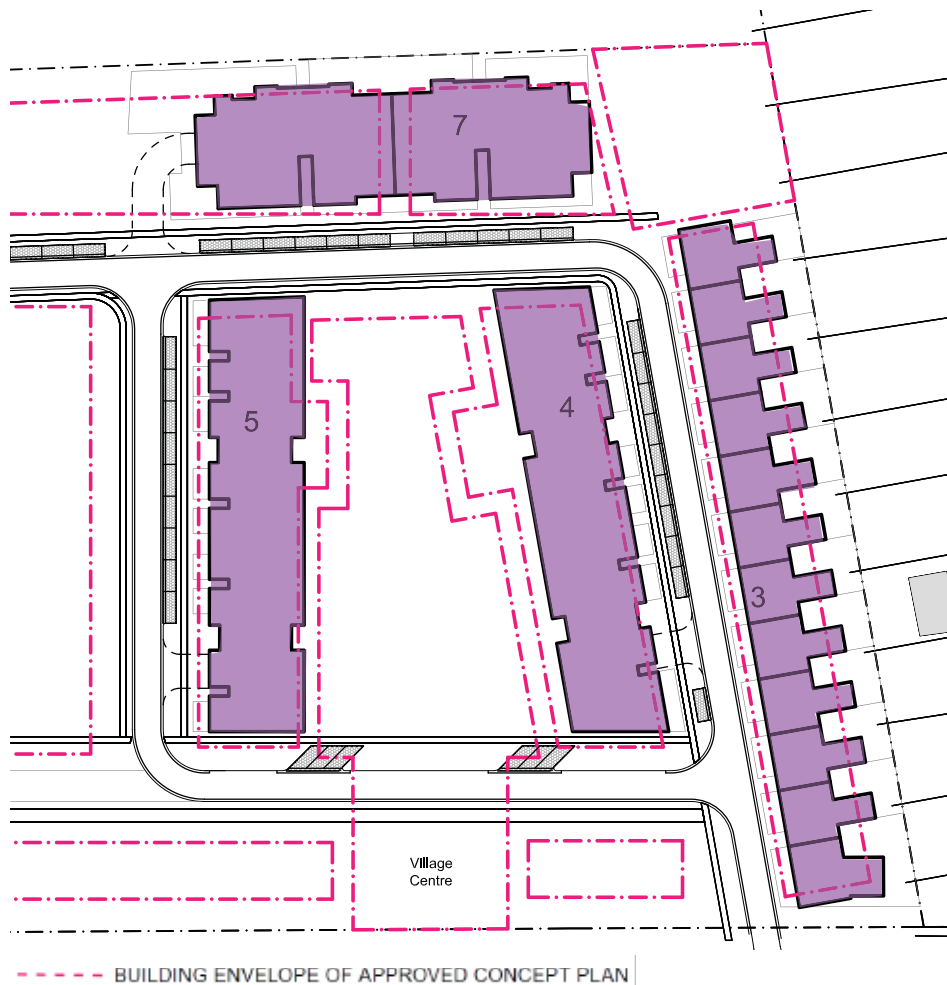
## 6.3 Consistency with Concept Plan

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). A detailed assessment of the proposal's consistency with the Concept Plan and Statement of Commitments is located at Table 2 and 3 of **Appendix N**.

### 6.3.1 Concept Plan

This Project Application is substantially consistent with the Concept Plan approval in that it:

- proposes the construction of Buildings 3, 4, 5, and 7 and subsequent Torrens and Strata title subdivision as envisaged in the approved Concept Plan;
- will not result in the Epping Park site exceeding the overall maximum number of dwellings, GFA, Total Envelope Area (TEA), or dwelling mix standards as demonstrated on the Staging Plan at **Appendix M**;
- does not exceed the maximum height standard as demonstrated in **Section 6.4.1**;
- is substantially within the approved building envelopes for the site as shown on **Figure 24** below; and
- adopts the same design principles as those used for the Concept Plan development.



**Figure 24** – Proposed building envelopes with approved envelopes overlayed



The only deviation to the Concept Plan proposed as part of the Project Application is to provide for a revised configuration of Buildings 7 and 8. The Concept Plan indicates a break of approximately 12m width, centred on the open space between Buildings 4 and 5. This break has been moved west to align with the North South road between Buildings 5 and 6 and has been increased to approximately 16m. This adjustment has been made to:

- balance the scale of Buildings 7 and 8;
- provide an attractive vista to the end of the road between Buildings 5 & 6;
- create a stronger composition between Buildings 4, 5 and 7; and
- allow Building 7 better access to the vista south between Buildings 4 and 5.

### 6.3.2 Statement of Commitments

**Table 10** below identifies areas of the proposal which could not meet the commitments and therefore requires an amendment to the approved Concept Plan Statement of Commitments.

**Table 10** – Non-compliances with Concept Plan Commitments

Commitment	Proposal	Comment
<b>4. Urban Design</b>		
The Proponent commits to the maximum number of storey and boundary setbacks in Figure 8.8 of the Concept Plan.	The proposed building envelopes fall within some of the boundary setbacks shown on Figure 8.8 as detailed in Section 6.4.	As demonstrated in Section 6.4, despite not strictly complying with the committed setbacks the following assessment shows that revised proposal will not result in any adverse impacts.
The Proponent commits to the following urban design principles: Provide direct sunlight to at least 50% of the principal private open space in 70% of the dwellings for at least 2 hours per day on June 21.	Direct sunlight is not provided to at least 50% of the principal private open space in 70% of the dwellings for at least 2 hours per day on June 21 in Building 4 (52%) and Building 7 (64%). It should be noted Building 5 provides direct sunlight to 95%.	As demonstrated in Section 6.4.2 the proposed development will still achieve a high level of residential amenity. Furthermore, across the 3 residential flat buildings the average direct sunlight provided to 50% of the principal private open space achieves the 70% commitment.
The Proponent commits to the following urban design principles: Ceiling height of the parking areas beneath residential flat buildings not to exceed 1.2 m above finished ground level at any point at the periphery of the parking except for access.	The building basements in a limited number of areas exceed the 1.2m maximum height. This situation occurs mainly on the northerly ends of Buildings 4 and 5.	This commitment could not be achieved as a result of the slopes across the site necessary to achieve overland flow and a balance of cut and fill. These buildings are set well into the site, appropriately landscaped, and as a result this height will have no adverse or significant impact on the adjacent properties.

The proposal is substantially consistent with the approved Concept Plan. Given the broad nature and scale of the approved Concept Plan the deviations are considered minor and of minimal impact.



## 6.4 Built Form

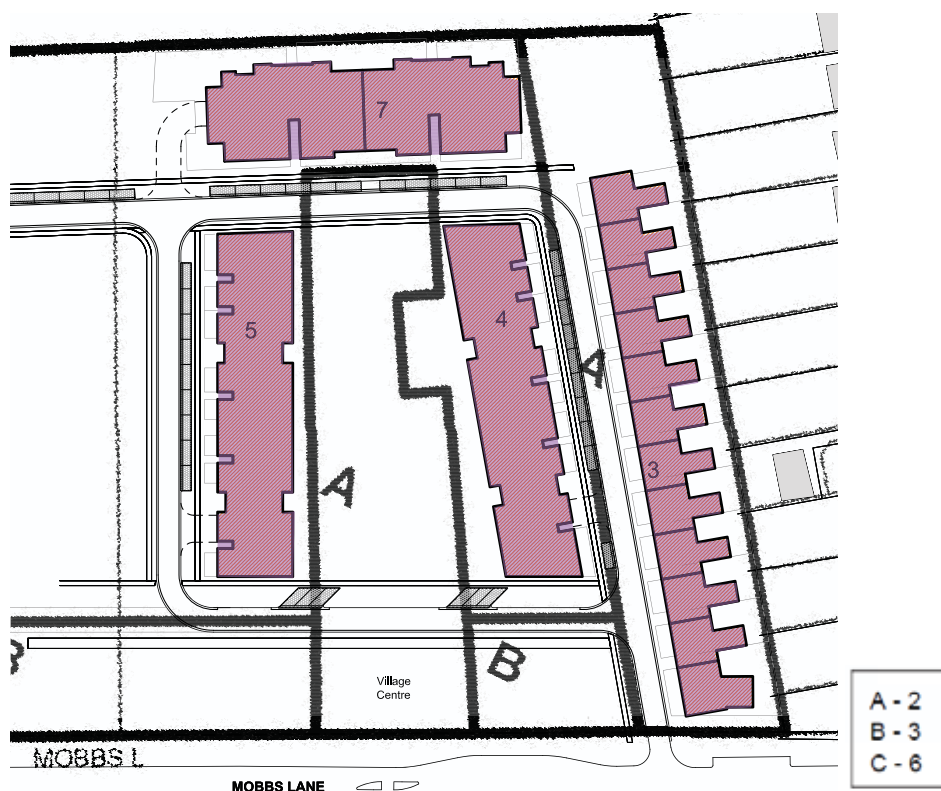
### 6.4.1 Height, Bulk & Scale

The proposal's built form has been designed to respond to the urban design parameters determined by the approved Concept Plan and its Statement of Commitments, the site conditions, relevant planning controls, and to provide a high level of residential and environmental amenity.

Buildings 3, 4, 5 and 7 envelopes are within the maximum development parameters of the Concept Plan and Major Projects SEPP (see **Table 11** and **Figure 25**) and are consistent with the urban design principles set out in SEPP 65. The Staging Plan at **Appendix M** demonstrates that the proposed development will not exceed the overall GFA for the site.

**Table 11** – Compliance with Concept Plan and Major Projects SEPP Height Control

	Maximum Height	Proposed Height
Building 3	2	1-2
Building 4	6	3-6
Building 5	6	3-6
Building 7	6	6



**Figure 25** – Building envelopes overlaid on the Major Projects SEPP Building Height Map

The proposal's high quality urban and architectural design will significantly improve the visual character of the site, particularly when viewed from Mobbs Lane. Despite having a generally larger scale than the surrounding development, the proposed buildings have been designed to ensure that they will be compatible with the prevailing form, scale and character of existing development along Mobbs Lane and consistent with the desired future character of the area as detailed below.

### Building 3

The height, bulk and scale of Building 3 is appropriate for the location as the two storey terraces create a buffer and scaled transition between the large scale development in the centre of Epping Park and the existing residential dwellings to the east of the site.

### Buildings 4, 5 & 7

The built form of Buildings 4, 5 and 7 is proportional to their function within the context of the site, as acknowledged by the Concept Plan approval, which considered that a higher density development in the proposed location would be both appropriate and desirable.

The buildings will replace the existing bulk and scale provided on the site by the Seven Network studios including substantially taller elements such as the transmission tower. Despite being taller in places, the proposed built form will lessen the bulk and scale of development on the site as they cover less built area than the existing principal studio in the same location. Furthermore they replace a uniform inwards shed-like structure with an architecturally designed, outwardly focused building which incorporates articulated facades elements such as rooftop terraces and balconies.

The bulk of the building mass is located away from the adjoining residential properties to the east and south in order to minimise the impact of the development on those properties' residential amenity. Buildings 4, 5 and 7 have also been designed to respond to the topography of the site and minimise the impacts of their bulk and scale, specifically in the case of Buildings 4 and 5 which step down three storeys with the slope of the site.

## 6.4.2 Solar Access and Overshadowing

A detailed analysis of solar access and overshadowing for each building is detailed in the Architectural Statement at **Attachment B**. The design of the development uses a variety of methods to reduce overshadowing and increase solar access. The east-west facing Buildings 4 and 5 maximise solar access into the Village Green whilst the stepped building forms reduce in height towards the south to minimise overshadowing. Where possible the proposal has been designed to comply with the solar access guidelines of SEPP 65.

An analysis of the shadows cast by Buildings 3, 4, 5 & 7 is shown on Drawing No. A0008 at **Appendix B**. The shadow study illustrates that the adjoining residential properties located along the eastern boundary and the TAFE to the north will not be overshadowed by the proposed development. The development will therefore have no adverse impact on the solar access of the adjoining properties.

Within the Epping Park site these diagrams demonstrate that at the winter solstice (21 June), the development will result in the shadowing of parts of the proposed buildings and public domain areas on the site throughout parts of the day. Whilst in some areas the buildings will cast a shadow, the extent and impact of the overshadowing within the proposed development is considered acceptable on the basis that the apartments will achieve a high level of amenity due to several other key factors such as the following:

- provision of onsite services and facilities such as large parks, community and recreational facilities and the like;
- large amounts of glass and shallow floor plans;
- a desirable outlook over the site and surrounding suburbs; and
- flexible apartment design.

### 6.4.3 Acoustic and Visual Privacy

#### Building 3

The interlocking L-shaped configuration of the courtyard homes provides visual privacy to the private open space areas at the rear of the dwellings. As discussed in **Section 6.5.2** adequate setbacks and extensive landscaping has been provided between Building 3 and the adjoining properties along the eastern boundary.

The layout of the terraces has been designed to maximise acoustic privacy by locating low activity areas such as bathrooms along party walls and positioning living areas near the adjoining dwelling's garage and in the single storey element of the terrace.

#### Buildings 4, 5 & 7

The proposed development maximises the visual privacy of each unit through the combination of the proposed layout of apartments and the provision of architectural screens. The buildings have been sited and designed so that the living room windows of all apartments have a pleasant outlook without looking directly into adjacent living areas.

The acoustic privacy will be maximised by acoustically isolating lifts and other plant areas from apartments. Party walls and the facades of the apartments will also be treated to maximise acoustic privacy. These measures will ensure minimisation of noise transfer through the building.

### 6.4.4 View Loss

Buildings 3, 4, 5 & 7 have been positioned on the site so that the view impacts are generally consistent with those of the approved Concept Plan. Each building has been designed and sited to introduce views into the site to maximise visual permeability.

A detailed view analysis has been prepared by PTW as shown in **Figures 26-29**. The analysis demonstrates that the proposed buildings will have no adverse impact on views and vistas from the surrounding area. Furthermore, Buildings 4 & 5 have been stepped down the slope to allow for view sharing.



before



after

Figure 26 – View from Mobbs Lane (Upper Entrance)



before



after

Figure 27 – View from TAFE Entrance





before



after

Figure 28 – View from Mobbs Lane west of Terrys Creek



before



after

Figure 29 – View from Mobbs Lane Reserve

### 6.4.5 Wind Impacts

A Pedestrian Wind Environment Statement has been prepared by Windtech to assess the impact of the proposed development on the wind environment within and around the various outdoor areas of the site (see **Appendix O**). The results of the study indicate that the site is generally well shielded from the prevailing winds by the surrounding buildings and the layout of the existing and proposed trees within and around the site, demonstrating that the wind conditions are expected to be suitable for their intended uses.

The report also indicated that the wind conditions on the balconies and roof top terraces of the proposed development will be acceptable due to the effective use of blade walls, privacy screens, raised planters, and building setbacks.

The report concludes that the proposed development will not have any adverse effects on the wind conditions within the site or on the surrounding streets, pedestrian footpaths and thoroughfares.

## 6.5 Urban Design

### 6.5.1 Façade & Building Articulation

#### Building 3

The façades of Building 3 have been designed to have a high level of variation when viewed from the street and within the Epping Park site. While retaining a similar floor plate, Dwellings 2, 6, 7 & 11 have external balconies, a higher roof level and differently detailed façades to create visual interest and break up the mass of the front and rear of Building 3. Dwellings 1 & 12, which are located at each end of Building 3, have been designed to respond to their location as gateway sites by incorporating a mezzanine floor with an accentuated pitched roof.

#### Buildings 4, 5 & 7

Buildings 4, 5 & 7 incorporate the design principles from the vernacular Californian bungalow and Federation housing stock in a contemporary manner by using articulated buildings with an interplay of eaves, pitched roofs, deeply shelved balconies and terraces. The façade design utilises screens, pergolas and planters to give the buildings a human scale. The use of high quality materials and the architectural treatment of facades have also been used to break down the perceived scale massing of the proposed buildings.

### 6.5.2 Setbacks

Buildings 3 and 7 are not wholly consistent with the setbacks outlined in the Concept Plan Statement of Commitments. A justification to the proposal's variation to these setbacks is located below, with further detail provided in the Architectural Statement at **Appendix B**.

#### Building 3

As described in detail in **Section 5.3**, Building 3 consists of 12 L-shaped terrace houses with two-storeys towards the front and narrow single storey elements projecting to the rear.

The first level of the house is generally set back 14m from the rear boundary. However, the dimension from the rear boundary to the narrow single storey building at ground level is 5.55m not the required 8.7m. The distance from the rear of the single storey ground floor element to the rear of the properties addressing Edenlee Street is approximately 40m with the exception of an existing single storey dwelling located very close to the site boundary on a battleaxe block off Edenlee Street in the proximity of Dwellings 5 and 6.

Despite the proposed setback being less than those committed to in the Concept Plan Statement of Commitments, the amenity of the adjoining properties along the eastern boundary, including the battleaxe neighbouring property, will not be adversely affected as:

- the new houses and gardens will be effectively screened by deep and layered landscape screening at their rear fence;
- the family rooms and kitchens within the single storey elements are designed to face northwest towards their own side courtyard;
- the dwellings have pergolas, small trees and roof that will provide additional privacy to the rear boundary;
- the single storey element is only 4.7m wide; and
- in most cases the houses and gardens will be pushed down below the boundary level of the neighbouring gardens, in particular Dwellings 5 and 6.

The Dwelling 1 Lot is setback 4m from the southern boundary with Mobbs Lane. While the setback committed to in the Concept Plan Statement of Commitments was 6m, the proposed setback is considered acceptable as the boundary will be separated by a 1.8m wall and will be heavily landscaped. Furthermore, in total the lot will be setback from Mobbs Lane by approximately 13m of landscaping which will act as a significant buffer between Dwelling 1 and Mobbs Lane.

### Building 7

The approved Concept Plan required Building 7 to be setback 6.5m from the northern boundary with Northern Sydney TAFE. The enclosed building mass, which makes up the visual bulk of the building, maintains the 6.5m setback, however, the eaves line of the overhanging roof and northern facing balconies project within the setback zone. This noncompliance with the setback commitment is considered acceptable as the:

- major visual bulk of the development maintains the building setback;
- TAFE is not a residential land use that requires visual privacy;
- proposal will not result in any overshadowing of the TAFE; and
- proposed articulated façade breaks down the visual bulk of the building and delivers a better design outcome.

## 6.5.3 Materials and Finishes

The proposed materials and finishes as shown in **Appendix B** complement the materials, colours and texture of the locality. Brick, stone and tiles are dominant elements with terracotta and weatherboard cladding also utilised to reflect the local character.

## 6.5.4 Safety by Design

The proposal has been designed with regard to Crime Prevention Through Environmental Design Principles (CPTED) to address any potential safety and security issues as detailed in the Landscape Statement at Appendix C. In particular passive surveillance over the site through the use of balconies and terraces, with specific passive surveillance provided over public domain areas such as the Village Green.



## 6.6 Landscaping and Public Domain

The proposed landscape works are illustrated on landscape drawings and detailed in the Landscape Statement prepared by Aspect Studios located at **Appendix C**.

There are no public domain linkages to or through the site under the existing conditions. The future public domain landscaping works that surround the Stage 1 Residential Development, including the provision of linkages within and between other public domain spaces and works adjoining the existing public domain, will be constructed as part of the concurrent Early Works Package Project Application. The design of those spaces has been prepared in response to the future urban context proposed as part of this and future residential Project Applications.

The landscaping proposed as part of the Stage 1 Residential Development is used to create a soft transition between the future public domain and proposed private domain. The private terraces on the ground floor of Buildings 4, 5 and 7 which front the street and the Village Green will have raised concrete planters at their periphery, while screen planting will be mixed with understorey species to provide a green backdrop to the private terraces. Timber batten screens around the terraces will also provide further privacy and security between the public and private space. A raised concrete planter containing colourful and textural planting will be used to mark the lobby entries along with signage on the Village Green frontage of each building.

The interface with the private domain has also been carefully considered as part of the landscaping strategy for the Stage 1 Residential Development. At the rear of Building 3 terraced planters and screening hedge species will be used to alleviate level differences and provide a green privacy screen between the proposed courtyard houses and the neighbouring existing residential homes. A series of masonry walls and timber fencing contain each of the gardens and will provide security and privacy between each of the house lots.

## 6.7 Transport and Accessibility

A Transport Report has been prepared by Halcrow MWT to respond to the DGRs for Transport and Accessibility for the Stage 1 Residential Development and is located at **Appendix H**. The findings of this report are summarised below. Construction traffic impacts are assessed under **Section 6.11**.

### 6.7.1 Traffic Generation

The approved Concept Plan made provision for the traffic impact of 650 dwellings occurring on the site. The proposed development will provide the first 230 of those dwellings and therefore the initial traffic impact is considerably lower than that of the final development.

The peak hour traffic generation of the proposed Stage 1 Residential Development is estimated to be 110 vehicles per hour. For the purposes of the traffic assessment the child care centre proposed as part of the concurrent Early Works Package Project Application was also used in the calculation of traffic generation. This found the combined traffic generation of both the child care centre and the Stage 1 Residential Development is in the order of 157 (AM peak) and 151 (PM peak) vehicles per hour.

A comparison of pre and post development peak hour site traffic generation found that upon completion and occupation of the Stage 1 Residential Development and the child care centre, the site will generate two additional vehicles per hour during morning peak and 28 additional vehicles per hour during evening peak.

These findings demonstrate that the anticipated traffic arising from the proposed Project Applications will generate similar peak period traffic flows to those generated predevelopment by the Seven Network operation of the site.

### 6.7.2 Site Access

The approved Concept Plan makes provision for two site access road intersections at Mobbs Lane which will be connected via an internal road connection. Due to the proposed construction staging, vehicle access to the Stage 1 Residential site will initially be provided solely via the eastern access intersection at Mobbs Lane.

The layout for the eastern access intersection is a sign controlled intersection with a westbound passing lane along Mobbs Lane. The design of the eastern site access intersection has been developed through consultation with Council, the RTA and the STA.

The distribution of the Stage 1 Residential generated traffic flows to a single access intersection was considered with regard to previous intersection modelling undertaken by MWT for the approved Concept Plan (650 units) with the eastern and western access intersections.

The estimated traffic generation of Stage 1 is 110 vehicles per hour which is less than that previously modelled for the Modification B4 Traffic Report. On the basis of a lesser traffic generation it is expected that this would result in better than previously modelled outcomes for the eastern access intersection.

### 6.7.3 Parking

As specified in the Concept Plan Statement of Commitments, on-site car parking for the Epping Park development is to be provided in accordance with RTA guidelines and/or Council's DCP.

The proposed provision of 283 on-site resident car parking spaces for the Stage 1 Residential Development complies with the minimum parking requirements of both the RTA guidelines (199 spaces) and Council DCP (278 spaces) based on dwelling numbers and mix.

The Stage 1 Residential visitor car parking is proposed to be provided on the internal road network surrounding the Stage 1 buildings as part of the subsequent Early Works Package Project Application. A total of 31 car parking spaces have been provided on street, which meets the minimum visitor parking requirements of the RTA guidelines for the residential units of Buildings 4, 5 and 7 (1 space per 7 units).

Parking for larger service vehicles (such as delivery and furniture removal trucks) has been assessed and can be accommodated via on-street parking.

The Stage 1 Residential Development provides a total of 70 dedicated secure bicycle parking spaces for Buildings 4, 5 and 7. The RTA guidelines do not specify minimum requirements for the provision of bicycle parking. However, the proposed bicycle parking provision is considered appropriate, particularly if the individual storage areas within the basement are taken into account which allow for additional bicycle parking on top of the 70 dedicated spaces provided.

### 6.7.4 Pedestrian and Cycle Access

All pedestrian and bicycle linkages associated with the Epping Park site, as detailed in Section 3.6.1 of the Transport Report at **Appendix H**, will be undertaken as part of the Early Works Package Project Application.

### 6.7.5 Accessibility

An Access Report has been prepared by BCA Logic (see **Appendix Q**) to ensure that ingress and egress, paths of travel, and circulation areas comply with relevant statutory guidelines. In general, the development has accessible paths of travel that are continuous throughout. The architectural drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

## 6.8 Environmentally Sustainable Development

The proposed development is BASIX certified as shown at **Attachment G**. In order to achieve the requirements of BASIX a range of Ecological Sustainable Development (ESD) principles have been incorporated into the design of the development and Epping Park site. Details of the measures adopted are located throughout the various specialist reports appended to this document. Some of these measures include:

- developing a Stormwater Quality Management Strategy for both construction and post construction phases, including the incorporation of Waster Sensitive Urban Design (WSUD) measures such as bio-retention swales, raingardens, gross pollutant traps and a constructed wetland within the Epping Park site;
- selecting drought resistant native plant species;
- orientating buildings to optimise solar access;
- designing apartments to be cross ventilated, well insulated, and receive good natural light;
- reducing the demand for potable water through the implementation of water efficient fittings and rainwater collection systems; and
- implementing gas powered systems and florescent lighting in apartments to reduce greenhouse gas emissions.

## 6.9 Drainage

A Stormwater Management Strategy, Servicing Strategy & Civil Works Report has been prepared by Worley Parsons (see **Appendix K**) to address the impacts of flooding, management of stormwater, and the incorporation of WSUD measures within the development.

### Flooding

The proposed development is situated outside the existing flood extent of Terrys Creek. Given the relative location of the development site within the catchment (i.e. at the upstream extent) flood levels within Terrys Creek do not have an impact on the proposed development.

Furthermore, the implementation of stormwater detention measures not only mitigates any impact of the proposed development but has the potential to minimise flows downstream of the site and therefore reduce the severity of any local flooding issues.

### Stormwater Quantity

The stormwater quantity works, including the provision of a 850m<sup>3</sup> detention basin, being constructed as part of the concurrent Early Works Package Project Application ensures that the peak flow rates of the proposed development closely replicates or improves upon (i.e. reduces) existing peak flow rates through the development.

## Stormwater Quality

A Stormwater Quality Management Strategy has been developed as part of the concurrent Early Works Package Project Application to ensure that current guidelines set out by the Department of Environment and Climate Change (DECC) are satisfied for the Epping Park site. As part of the Strategy a range of WSUD measures will be completed as part of the concurrent Project Application, including: bio-retention swales, gross pollutant traps, rain gardens and a constructed wetland. The Strategy will ensure that the proposed development will exceed the DECC minimum guidelines and present a benefit to the downstream receiving water bodies in comparison with existing conditions.

## 6.10 Contamination and Geotechnical

### 6.10.1 Contamination

In accordance with Modification B8 – Contamination Investigation of the Concept Plan consent an Environmental Site Risk Assessment was undertaken by CETEC (see **Appendix F**). This assessment supplements the Phase I, II, and III external soil and ground water Environmental Site Assessments that had previously been conducted on the site.

The assessment examined the site contamination and concluded that provided the required recommendations were undertaken the land would be suitable for the future envisaged development. The Early Works Package Project Application which has been lodged concurrently with this application addresses the contamination identified on site and commits to undertake the required remediation actions as part of the works to prepare the site for the proposed development.

### 6.10.2 Geotechnical

A report on Geotechnical Investigation, undertaken by Douglas Partners, was submitted to the Department of Planning on 18 March 2009 to satisfy Condition B11 of the Concept Approval and is included as part of the Early Works Package Project Application. This report demonstrates that the subsurface conditions of the Epping Park site are capable of accommodating the envisaged development approved under the Concept Plan. The report makes recommendations and comments regarding site preparation, excavation, excavation support, groundwater, foundations, and pavements. Development of the site will be undertaken in accordance with these formal recommendations.

## 6.11 Environmental and Construction Management Overview

An Environmental and Construction Management Overview has been prepared by McLachlan Lister and is located at **Appendix R**. The overview has been prepared for the proposed works and addresses specific issues highlighted in the DGRs. Whilst the construction program for Epping Park is yet to be confirmed, the delivery of the works contained in the Early Works Package and Stage 1 Residential Development will likely occur concurrently as part of a single works package. For this reason, the overview addresses both applications.

Upon selection of a works contractor, the successful contractor will take ownership of the Environmental and Construction Management Overview and further develop it into a Construction Phase Management Plan which will form the main planning and control document for the construction works. Where different packages of work are let separately, a single point of site control will be prevalent at all times.

## Noise and Vibration

A Noise and Vibration Management Plan will be included in the Construction Phase Management Plan. Prior to the development of the plan, a Construction Noise and Vibration Impact Assessment will be prepared by an independent acoustic consultant on behalf of the works contractor. The assessment will consider possible measures to minimise potential noise and vibration impacts on the site such as:

- erecting sound barriers in specific locations around the site;
- fitting acoustic treatments to plant and equipment used for site works;
- reviewing appropriate rock cutting and demolition techniques; and
- installing an early noise detection system.

## Air Quality

An Air Quality Management Plan will be included in the Construction Phase Management Plan. The Plan will address how air quality will be managed through, amongst others, the following measures:

- construction of temporary hoardings and screens;
- use of exhaust systems for plant and equipment;
- minimising stockpiling of dust producing materials; and
- use of water attachments on tools.

## Water Quality Management

An Erosion and Sediment Control Plan has been prepared by Worley Parsons to identify some of the water quality management measures that will be used on site (see **Section 6.9** and **Appendix K**). This Plan will be further developed and finalised by the works contractor as part of the Construction Phase Management Plan.

## Waste and Chemical Management

A Waste Management Plan will be included in the Construction Phase Management Plan. The Plan will address how the works will reduce landfill waste through adhering to the relevant legislation, avoiding waste through design and innovative construction techniques, and recycling and reusing as much waste as possible.

## Construction Traffic

Detailed assessment of the construction traffic impacts and management measures will be undertaken once the detailed construction methodology is developed.

A preliminary assessment of the construction traffic impacts was undertaken by Halcrow MWT (see **Appendix H**). The assessment found the volumes of truck traffic would be relatively low compared to the existing conditions and would not have any significant impact on traffic conditions. A temporary access on Mobbs Lane will provide the main access route for heavy vehicles. Sight distances at Mobbs Lane are excellent and in this respect the access will be adequate for construction vehicles. Sufficient on site car parking facilities will be provided to accommodate construction worker parking and vehicle deliveries to and from the site.

***All the above matters are incorporated in the draft Statement of Commitments.***

## 6.12 BCA Compliance

A BCA Report for the proposal has been prepared by BCA Logic and is included at **Appendix Q**. The Report provides an assessment of the proposed development with the relevant provisions of the Building Code of Australia 2009 (BCA). The BCA Report did not identify any issues that need to be resolved prior to construction certificate, and concludes that the proposed development is capable of complying with the relevant requirements of the BCA.

## 6.13 Social and Economic Issues

The Stage 1 Residential Development will allow for the transformation of this currently underutilised site into an attractive residential neighbourhood consistent with the character of the surrounding residential area. The development will provide a range of housing products not readily available in the area thus meeting the various accommodation needs of the surrounding community.

## 6.14 Heritage

### Indigenous

In accordance with Modification B10 (Aboriginal Archaeological and Archaeological Investigation) of the Concept Plan approval, an Aboriginal Heritage and Archaeological Investigation was submitted to the Department on 9 December 2008 and is included as part of the Early Works Package Project Application. The study identified a small area of the proposed development that has Aboriginal archaeological potential in the south-west corner of the site and provided recommendations for further assessment and management of that area. The assessment found that the remainder of the site has been subject to moderate-high levels of prior land-use disturbance and as a result has nil archaeological potential. The proposed residential buildings are not within the vicinity of the area identified as having archaeological potential.

### European

A Heritage Assessment was undertaken by Graham Brooks and Associates during the Concept Plan process. The assessment found that there is no physical fabric of substantial heritage significance on the site and that any significance of the property relates to intangible sociocultural factors. In light of this, SBP developed a design concept and a Cultural Significance Interpretation Strategy (see **Appendix P**) which incorporates the history and character of the land to produce a unique and sensitive outcome. The proposed Project Application is consistent with the design concept and features of the strategy and will therefore contribute to the preservation of the sociocultural value of the site.

## 6.15 Waste Management

A Waste Management Plan (WMP) was prepared for the site by Parsons Brinckerhoff in consultation with Council and waste collection contractor Cleanaway (see **Appendix J**). The waste management practices adopted have been developed to comply with the waste management controls of the Parramatta DCP 2005 (Section 4.3.5), however, in line with Council policy, Council will not service private roads, and as a consequence SBP will organise an alternative garbage collection service.

An assessment was undertaken of likely waste volumes generated for Buildings 3, 4, 5 and 7. The number of waste storage receptacles required was then calculated. This was conducted for both general waste and comingled recyclable waste. Based on these predicted waste volumes, a review of the building floor plans and road network in the subject and Early Works Package Project Applications demonstrated that the proposed development can accommodate waste collection vehicles and waste bins required to service the occupants.

## 7.0 Draft Statement of Commitments

Subject	Commitments	Approved by Whom	Timing
Environmental and Construction Management	<ul style="list-style-type: none"> <li>■ A Construction Phase Management Plan (CPMP) will be undertaken prior to construction certification in consultation with the construction contractors and the relevant approval authority. The CSMP will specifically include a:               <ul style="list-style-type: none"> <li>- Waste Management Plan;</li> <li>- Noise and Vibration Management Plan;</li> <li>- Air Quality Management Plan; and</li> <li>- Construction Traffic Management Plan.</li> </ul> </li> </ul>	Director General of Department of Planning	Prior to the commencement of construction



## 8.0 Conclusion

The proposed Project Application will commence the first stage of the residential development of the Concept Plan.

The Project Application seeks approval for Buildings 3, 4, 5, and 7, associated landscaping and subdivision. This environmental assessment report provides detailed assessment and justification for the development, consistent with the Concept Plan.

The preceding environmental assessment demonstrates that the matters for which approval is sought are consistent with the zoning and development controls contained for the site under Schedule 3 of the Major Projects SEPP, the Concept Plan approval and Director General's Requirements, and will have no adverse environmental impacts. Furthermore the development is of a high architectural standard will provide a range of housing types.

The Draft Statement of Commitments has been prepared to inform the detailed design of the development and manage construction and on-going environmental impacts. As such, we have no hesitation in recommending this Project Application be approved.