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### **Site preparation works to commence on former Channel 7 site at Epping**

The independent Planning Assessment Commission (PAC) has given approval for site preparation works to commence on the former Channel 7 site at Epping in Sydney's north.

The approved works, which also include the construction of a childcare centre and some communal residential facilities, are in line with the site's existing concept plan, approved in 2006, which allows redevelopment for residential and open space purposes.

Future applications and approvals will still be required before any dwellings can be constructed on the site.

The PAC's approval allows:

- site clearing including demolition of existing structures and selective tree removal;
- site formation works and landscaping;
- construction of internal and external roadworks;
- services, utilities and stormwater management works;
- a childcare centre and private residential facilities including a gym, multipurpose hall and swimming pools; and
- consolidation of existing lots and subdivision.

Department of Planning Deputy Director-General, Richard Pearson, said the Department's assessment of the proposal had given careful consideration to a number of important issues including traffic, noise, vegetation removal and the provision of adequate infrastructure.

"The Department's assessment found that the proposed works were in keeping with the approved concept plan and that any potential impacts could be appropriately managed," Mr Pearson said.

"To ensure this is the case, the PAC has also imposed a total of 124 strict conditions on its approval."

Key conditions include:

- a Traffic Control Plan prepared to the satisfaction of the local council and the RTA;
- external road improvement works, including the installation of traffic signals at the intersection of Marsden Road and Mobbs Lane;
- preparation of a Tree Restoration Plan outlining trees to be retained and protected;
- the requirement for noise and dust emissions to be minimised and meet relevant Department of Environment, Climate Change and Water standards;
- preparation and implementation of a management plan for erosion and sediment control; and
- limits on construction hours.

“This site has the potential to deliver an important supply of new housing in Sydney’s north, and will contribute towards meeting the need for an additional 21,000 new dwellings in the Parramatta council area by 2031,” Mr Pearson said.

“Its redevelopment will also provide more than 3 hectares of open space for the benefit of all local residents.”

**Media contact:** Paul Searle – 9228 6295