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MEDIA RELEASE

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Additional housing and open space approved for Epping

The NSW Government has approved a \$45 million expansion of a residential project on the former Channel 7 site at Epping which will provide an extra 150 residential units and more than 4,000 square metres of additional open space.

Planning Minister Tony Kelly said the modification to a concept plan first approved in 2006 would provide much needed additional housing, helping to meet housing targets set by the *Metropolitan Plan for Sydney 2036*.

“The Metropolitan Plan indicates that the West Central subregion, which includes Epping, will need an additional 96,000 homes by 2036,” Mr Kelly said.

“The aim is that 70 per cent of Sydney’s new dwellings will be provided in existing suburbs, serviced by public transport and close to employment opportunities

“More specifically, this project will make a contribution to the additional 21,000 dwellings required for the Parramatta local government area under the draft West Central Subregional Strategy.”

Mr Kelly said the approved modification included:

- 150 additional residential units, increasing the total number from 650 to 800 units;
- Increasing common open space for residents by 4,265 square metres to a total area of 12,965 square metres;
- Retaining 31,394 square metres of previously approved public open space;
- Bringing forward the timing of road improvement works along Mobbs Lane, including at intersections with Midson Rd, and at Marsden Rd;
- A neighbourhood shop adjacent to the community facility within the residential of the site.

The modification brings the total value of the site’s redevelopment to \$205 million, and will contribute an additional 200 construction jobs and 20 operational jobs.

A number of approvals have already been granted for the site, including:

- A concept plan for up to 650 dwellings, which was approved in August 2006;
- Early works including site clearing, road works, utilities and a child care centre, approved in July 2010;
- Stage 1 residential development, including construction of Buildings 4 and 5 containing 134 residential units, approved in September 2010;
- Construction of buildings 1, 2, and 3, consisting of 28 townhouses, approved in January 2011.

Mr Kelly said the modification had increased the housing choice being offered by the development, while significantly improving open space and privacy.

“While the number of units has increased, the overall bulk and scale of the proposal has been reduced through better design and layout within the approved building height range,” Mr Kelly said.

“Close to half of the site will now be set aside for landscaped areas or open space, while the increased setbacks and greater building separation will improve privacy between the buildings. These are good outcomes for future residents.”
