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20 September 2011.

Mr Michael Woodland
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Woodland

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR
PROJECT MP NO. 08_0257 – BUILDINGS 4 AND 5 – 61 MOBBS LANE, EPPING**

INTRODUCTION

Pursuant to Section 75W (1)(a) of the Environmental Planning and Assessment Act 1979, a 'modification of approval' is sought to include Strata Subdivision for Buildings 4 and 5 into the original approval, MP 08_0257.

The modification seeks to:

- Amend the description of the development to acknowledge staged subdivision pertaining to buildings 4 and 5 (Stage 1 of Lot 2); and
- Obtain approval for the strata subdivision plan and contract for Buildings 4 and 5.

The purpose of the modification is to improve the subdivision staging of the site so that it more accurately reflects the construction phases of the development.

Approvals Background

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. This effectively rezoned the site and established design parameters.

On 22 August 2008, the Minister approved a Concept Plan (MP 05-0086) for residential development, landscaped open space, and associated facilities. In June 2009, an Environmental Assessment Report for Epping Park – Early Works Package (MP 08_0258) was submitted to the Minister of Planning for approval. On the 14 July 2010 the Early Works Package was approved, and modified on the 25 August 2011 for the following works:

- *Demolition of existing structures and tree removal;*
- *Construction of final landforms and landscaping of the public and private domains;*
- *Internal and external road works;*
- *Services, utilities and stormwater management works;*
- *A child care facility and private communal resident facilities; and*
- *Consolidation of existing lots and **staged** subdivision into a community title allotment and Torrens title lot for the proposed child care centre.*

On the 15 September 2010, the Minister approved Stage 1 – Residential Development (which pertains to Buildings 4 and 5)(MP 08_0257) for the construction of 134 residential lots, landscaped open space and associated facilities. Refer to **Annexure 1** for a copy of the approved Community Title Subdivision Concept Plans.

PROPOSED AMENDMENTS

The Strata Plan identifies which portions of building 4 and 5 are composed of individual lots and which portions are common property. In this instance, lots are apartments, garages and storerooms. Common property includes the stair wells, driveways, roofs and gardens. Refer to **Annexure 2** for a copy of the Strata Plan.

Buildings 4 and 5 and Buildings 7 and 8 are both on Lot 2 of the Community Title. Refer to **Annexure 1** for a copy of the approved plan. It is proposed to apply for staged subdivision of Lot 2 to clarify that Buildings 4 and 5 will be strata titled first, then buildings 7 and 8. A separate application for Buildings 7 and 8 will be submitted in due course. This is required to provide flexibility into the process. A copy of the Strata Development Contract for Buildings 7 and 8 is enclosed in **Annexure 3**.

Description of the Project Approval

The description of the Project Approval notice is to be amended below, as shown in bold.

Stage 1 – Residential Development including;

- Construction of Buildings 4 and 5 consisting of 134 residential units with associated basement car parking;
- Landscaping and associated works to publicly accessible open space; and
- **Strata subdivision.**

Existing Condition A2

Condition A2 is to be amended by inserting twenty nine (29) subdivision plans. The following plans are to be inserted into Condition A2.

Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
Strata Plan 1	-	Location Plan	Surveyor Wayne Diver Tuck	-
Strata Plan 2	-	Car Park Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 3	-	Car Parl Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 4	-	Car Park Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 5	-	Car Park Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 6	-	Car Park Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 7	-	Car Park Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 8	-	Intentionally blank	Surveyor Wayne Diver Tuck	-
Strata Plan 9	-	Building 4 Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 10	-	Building 4 Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 11	-	Building 4 Level 1	Surveyor Wayne Diver Tuck	-

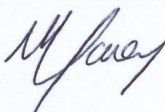
Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
Strata Plan 12	-	Building 4 Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 13	-	Building 4 Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 14	-	Building 4 Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 15	-	Building 4 Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 16	-	Building 4 Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 17	-	Building 4 Level 4	Surveyor Wayne Diver Tuck	-
Strata Plan 18	-	Building 4 Level 5	Surveyor Wayne Diver Tuck	-
Strata Plan 19	-	Building 5 Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 20	-	Building 5 Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 21	-	Building 5 Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 22	-	Building 5 Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 23	-	Building 5 Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 24	-	Building 5 Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 25	-	Building 5 Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 26	-	Building 5 Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 27	-	Building 5 Level 4	Surveyor Wayne Diver Tuck	-
Strata Plan 28	-	Building 5 Level 5	Surveyor Wayne Diver Tuck	-
Strata Plan 29	-	Development Lot, Building 7 and 8	Surveyor Wayne Diver Tuck	-

CONCLUSION

The proposed amendment provides the mechanism for the property to be strata subdivided. The strata subdivision of Buildings 4 and 5 can only take place once construction on site has commenced to lock in the exact boundaries of private allotments and common property. It is to this end that this modification is submitted.

Yours faithfully

MERITON APARTMENTS PTY LIMITED

PP: 

WALTER GORDON

Director Planning and Development