

25 October 2012.

Ms Heather Warton
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000



MERITON
MERITON PROPERTY SERVICES
PTY LIMITED

HEAD OFFICE

Level 11, 528 Kent Street
Sydney NSW 2000
Tel: (02) 9287 2888
Fax: (02) 9287 2653

Dear Ms Warton

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR PROJECT
MP NO. 08_0258 – EARLY WORKS PACKAGE – 61 MOBBS LANE, EPPING, COMMUNITY TITLE
STAGED SUBDIVISION, STAGE 2**

INTRODUCTION

Pursuant to Section 75W(1)(a) of the Environmental Planning and Assessment Act 1979, a 'modification of approval' is sought to vary Condition A2, of the Major Project MP No. 08_0258 – Early Works Package, approved on the 14 July 2010.

The modification seeks to:

- Amend the Community Title Staged subdivision plan, with specific reference to Stage 2 (which includes Buildings 6, 9, 10 and 17).

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, 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 subdivision into a community title allotment and Torrens title lot for the proposed child care centre.*

On the 25 August 2011 the Department of Planning approved an amendment to the Community Title Plan, Modification 3 of MP05_0086 which identified the area pertaining to Stage 1 of the project. Stage 1 comprises buildings 1, 2, 3, 4, 5, 6, 7 and 8. Refer to **Annexure 1** for a copy of the approved plans.

PROPOSED AMENDMENTS

The proposed amendment is to allow for further subdivision of the site, in particular referring to the now approved Stage 2. The plan identifies land which is to be designated as community association land, and the future lots which will be created. The subdivision will occur in stages as is stated under "General Notes" on the proposed plan in **Annexure 2**.

Further it is necessary to have the lots clearly demarcated to ensure that the strata subdivision can occur on the site in due course.

Existing Condition A2

Condition A2 states the following:

Drawing No.	Revision	Name of Plan	Date
Subdivision Plans prepared by JBW Surveyors			
124607\Epping\Concept – Stage 1	-	Concept Plan – Showing the Proposed Stage 1 Community Title Plan of Subdivision	20/04/2011
124607\Epping\Concept – Stage 1	-	Concept Plan – Showing the Proposed Stage 1 Community Title Plan of Subdivision	20/04/2011

The plans above are to be replaced by one subdivision plan as below.

Drawing No.	Revision	Name of Plan	Date
Subdivision Plans prepared by JBW Surveyors			
Concept Plan – Stage 2 Subdivision of the "Epping Park" Community Title Development – Proposed Subdivision of Lot 9 DP270729 at Mobbs Lane, Epping	-	Concept Plan – Stage 2 Subdivision	15/10/2012

CONCLUSION

The proposed changes clarify the land Subdivision of the Epping site, specifically Stage 2, which includes Buildings 6, 9, 10 and 17 and identifies the future lots that will be created.

No significant environmental impacts are anticipated beyond that already considered for subdivision under the Early Works Approval of MP08_0258 as determined in 2010.

Yours faithfully

MERITON GROUP



WALTER GORDON

Manager Planning and Development