



MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

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8 July 2011.

Mr Anthony Witherdin
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Witherdin

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR
PROJECT MP NO.10_0107 STAGE 1 (BUILDINGS 1 AND 2) – 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 vary Condition No. A2 pertaining to Major Project MP No. 10_0107 as approved on the 17 January 2011. Various modifications are sought to address market demand and construction details applying to Buildings 1 and 2. The changes do not alter the height, bulk or scale of the approved development.

THE SITE

Site Context

The subject is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent and is situated approximately 1.4km from both Epping and Eastwood rail stations. The site has close to 500m frontage to Mobbs Lane which is accessed via Midson Road to the east, and Marsden Road to the west.

The site is bounded to the south by Mobbs Lane, to the east by single houses fronting Edenlee Street, to the north by a branch of Ryde Horticultural TAFE, to the northwest by rear yards of single houses and some dual occupancies, and to the west by Mobbs Lane Reserve open space bushland. The site is located approximately 5k from Macquarie Shopping Centre and approximately 3k from Eastwood Shopping Centre where a full range of goods and services are available to the community.

The site is legally comprised of several allotments described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089. Currently a portion of the site is under demolition and partial construction of buildings 4 and 5.

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.

On the 14th 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 15 September 2010, the Planning Assessment Commission approved a Project Application for the construction of Buildings 4 and 5.

On the 17 January 2011, the Planning Assessment Commission approved a Project Application for the construction of Buildings 1, 2 and 2.

REASONS FOR MODIFICATIONS

The proposed amendments pertain to design changes applicable to Buildings 1 and 2. The amendments are required, as they provide additional architectural refinement and functionality to the design of the townhouses for future residents.

Specifically, the modifications are required for the following reasons:

- Requests from potential occupants (in particular families) to reconfigure apartments to better meet their lifestyle needs. For example, the change of a lounge/landing area to an additional bedroom. This modification is internal only and does not impact on the approved bulk, scale or height of the building;
- Market demand for improvements to the internal layout, for example the reconfiguration of the kitchens, WC and laundry areas;
- Improve privacy, for example the 1.8m height of the courtyard fences;
- Improved light and ventilation, for example the reconfiguration and in some instances additional windows and glazed sliding doors;
- Some of the modifications are required in order to meet BCA requirements, for example the number of skylights and distances between them; and
- Amendments have been made to the landscaped area to better improve the relationship with the slope of the land.

PROPOSED MODIFICATIONS

Cover Sheet (A-1000)

1. Amendment to the number of bedrooms in each townhouse. All townhouses are to contain 4 bedrooms where previously 3 bedrooms.

B2 Lower Parking Level (A1002) Rev A

1. Change in RL's.
2. Change in RL's on ramp and on driveway.
3. RL changes in the basement are required to ensure adequate vehicle clearance from service piping connected to the basement ceiling.

B2 Parking Level (A1002) Rev A

1. Change in RL's on ramp and driveway.
2. Change in RL to apartments.
3. New sliding doors on units 13, 14, 15 and 16.
4. Reconfiguration of kitchen, WC and laundry.
5. Swap dining room and living room.
6. New terraced landscape area.
7. New apartment entries.

B1 Level 1 Plan (A1003) Rev A

1. Reconfiguration of kitchen, WC and laundry.
2. Swap dining room and living room.
3. New window in Unit 5.
4. New sliding door in Unit 1.

B1 Parking Level (A1003) Rev A

1. New highlight window for garages.

B2 Level 1 Plan (A1003) Rev A

1. Unit's 6 – 12 new glass and masonry courtyard fence 1.8m and change in RL.
2. Units 6 - 12 reconfiguration of kitchen, WC and laundry.
3. Units 6 – 12 new sliding door openings.
4. Units 6 – 12 swap dining room and living room.
5. Unit 6 – new window.
6. New terraced landscape area and entries.
7. Internal reconfiguration of units 13 – 16 of bedrooms, ensuite and shower.

B2 Level 2 Plan (A1003) Rev A

1. Units 13 – 16 skylights reduced from 3 – 1.
2. Units 6 – 12 reconfiguration of bedrooms, ensuite and shower.
3. New window in unit 6.

B1 Level 2 Plan (A1004) Rev A

1. Units 1 – 5 reconfiguration of bedrooms, ensuite and shower.
2. Unit 5 – new window and sliding door.
3. Unit 1 – 3 new windows.
4. Units 1 – 4 – reduce sliding door width.

B1 Roof Plan (A1004) Rev A

1. Units 1 – 5 – skylights reduced from 3 to 1.

B2 Roof Plan (A1004) Rev A

1. Units 6 – 16 – skylights reduced from 3 to 1.

B1 Elevations (A1005) Rev A – North Elevation

1. New glass and masonry courtyard fence 1.8m.
2. New highlight window units 1 – 5.
3. New window configuration units 1 – 5 (Level 1).
4. New window configuration units 1 – 4 (Level 2).
5. New sliding door – unit 5.

B1 Elevations (A1005) Rev A – West Elevation

1. New glass and masonry courtyard fence 1.8m.
2. Additional grooves in wall (all levels) and new window configuration.

B1 Elevations (A1005) Rev A – South Elevation

1. Sliding doors reconfigured in units 1 – 5 and frameless glass balustrades.

B1 Elevations (A1005) Rev A – East Elevation

1. New glass and masonry courtyard fence 1.8m.
2. Additional grooves in wall (all levels) and new window configuration.

B2 Elevations (A1005) Rev A – North Elevation

1. New landscape area.
2. Reduce sliding doors in units 6 – 12.
3. New glass and masonry courtyard fence 1.8m, wall height vary in units 6 – 12 & sliding door size increase on Level 1.

B2 Elevations (A1005) Rev A – South Elevation

1. New sliding doors and frameless glass balustrades
2. Revised ramp RL.
3. Revised ramp RL.
4. Skylights reduced from 3 to 1.

B2 Elevations (A1005) Rev A – East Elevation

1. New glass and masonry courtyard fence 1.8m.
2. Frameless glass balustrades.
3. Windows reconfigured.
4. New sliding door and balcony.

B2 Elevations (A1005) Rev A – West Elevation

1. Revised RL.
2. New glass and masonry courtyard fence 1.8m.
3. Sliding doors and windows reconfigured.

B1 Sections (A1006) Rev A

1. New glass and masonry courtyard fence 1.8m.

B2 Sections (A1006) Rev A

1. Change in RL levels on ramp and driveway.
2. 1.8m masonry and glass fence.

PLANNING CONTROLS

The proposed modifications are minor and do not alter the height, bulk or car parking provisions of the original townhouse approval, MP 10_0107 dated the 17 January 2011. The modifications continue to comply with the relevant planning policies and guidelines as stated in the Director Generals requirements, which include the NSW State Plan 2010, The State Environmental Planning Policy (Infrastructure) 2007, The Sydney Metropolitan Strategy "City of Cities", Draft West Central Sub-Regional Strategy, Parramatta Local Environmental Plan 2001, and the approved Concept Plan (MD 05_0086). In addition, the car parking provision rate of 2 spaces per 4 bedroom unit, (applicable to townhouses as contained in Section 4.5, S.3 of the Parramatta Development Control Plan, 2005) continues to comply.

AMENDMENT TO CONDITIONS

Condition A2 of the Project Approval Mp 10_0107, dated the 17th January 2011 states the following;

"The development will be undertaken in accordance with MP No. 10_0107 and the Environmental Assessment dated September 2010, prepared by Meriton Apartments Pty Ltd, except where amended by the Preferred Project Report dated November 2010, prepared by Meriton Apartments Pty Limited, and the following drawings;

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings prepared for the Environmental by PTW Architects			
A1000 – A1006	-	Architectural Plans	PTW Architects
A1100 – A1105	-	Architectural Plans	PTW Architects
A1200	-	Architectural Plans	PTW Architects
A-3000, A-3005 – A-3012, A-3100 – A-3103,	-	Architectural Plans	PTW Architects

Drawing No.	Revision	Name of Plan		Date
A-3200				
Drawing No.	Revision	Name of Plan		Date
Landscape Plan				
DA-1021-01- DA-1021-02	-	Landscape Concept Plan	Sturt Associates	24 August 2010
Drawing No.	Revision	Name of Plan		Date
Other				
A1201	-	Colour Sample Board	PTW Architects	26.08.2010
A-3201	-	Colour Sample Board	PTW Architects	27.04.2009
E-300-DR	A	Site Drainage Plan	Meriton Apartments Pty Ltd	8/20/2010
332538M	-	BASIX Certificate	Department of Planning	27 August 2010

With reference to the above, It is proposed that Condition A2 be amended as follows, to reflect the proposed modification:

A2, "The development will be undertaken in accordance with MP No. 10_0107 and the Environmental Assessment dated September 2010, prepared by Meriton Apartments Pty Ltd, except where amended by the Preferred Project Report dated November 2010, prepared by Meriton Apartments Pty Limited, and the following drawings;

Drawing No.	Revision	Name of Plan		Date
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A1100 – A1105	-	Architectural Plans	PTW Architects	26.08.2010
A1200	-	Architectural Plans	PTW Architects	19.08.2010
A-3000, A-3005 – A-3012, A-3100 – A-3103, A-3200	-	Architectural Plans	PTW Architects	27.04.2009
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The above plans are enclosed in **Annexure 1** and can be compared against the approved architectural plans by the Planning and Assessment Committee in **Annexure 2**.

CONCLUSION

Proposed modifications address market demand for the internal layout of the townhouses. This is primarily due to the time lag between the initial inception of the project some 5 years ago. Since this time the way people live has considerably changed and the modifications reflect these other changes requires relates to construction issues to address basement floor to ceiling heights whereby RL's have been adjusted. There has been no change to the bulk, slab, car parking or height of the townhouses. As such the changes remain within the realm of S75W application and is worthy of approval.

Yours faithfully

MERITON APARTMENTS PTY LIMITED

A handwritten signature in black ink, appearing to read 'Walter Gordon', written in a cursive style.

WALTER GORDON

Manager Planning and Development