



MERITON
MAKING LUXURY APARTMENTS
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28 October 2011.

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Dear Heather

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR
PROJECT MP NO. 10_0107 – 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 for Strata Subdivision for Buildings 1 and 2 into the original approval, MP 10_0107.

The modification seeks to:

- Amend the description of the development to include strata subdivision pertaining to buildings 1 and 2; and
- Obtain approval for the strata subdivision plan and contract for Buildings 1 and 2.

The purpose of the modification is to create the mechanism for strata subdivision for the above buildings. Refer to **Annexure 1**, for a copy of the Strata Subdivision Plans.

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, and as modified on the 21 February 2011. Refer to **Annexure 2** for a copy of the Concept Plan. 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 subdivision into a community title allotment and Torrens title lot for the proposed child care centre.*

On the 17th January 2011, the Department of Planning approved MP10_0107, an application for the construction of Buildings 1, 2 and 3 consisting of 28 townhouses, associated garage parking and landscaping.

Further, on the 25 August 2011, the Department of Planning approved a Land Subdivision Plan for the entire site. The buildings in question are located in Part 6 of subdivision 100 DP 1154291. Refer to **Annexure 3** for a copy of the approved Land Subdivision Plan.

PROPOSED AMENDMENTS

The Strata Plan identifies which portions of building 1 and 2 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. The total number of units in Building 1 is 5 apartments and in Building 2, 11 apartments, therefore this application includes a total of 16 apartments.

Description of the Project Approval

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

Residential Development including;

- Construction of Buildings 1, 2 and 3 consisting of 28 townhouses with associated garage parking and landscaping; and
- **Strata subdivision for Buildings 1 and 2.**

Existing Condition A2

Condition A2 is to be amended by inserting five (5) 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	-	Building 1 Parking Level	Surveyor Wayne Diver Tuck	-
Strata Plan 3	-	Building 1 Level 1 and 2	Surveyor Wayne Diver Tuck	-
Strata Plan 4	-	Building 2 Lower Parking Level and Parking Level	Surveyor Wayne Diver Tuck	-
Strata Plan 5	-	Building 2 Level 1	Surveyor Wayne Diver Tuck	-

CONCLUSION

The proposed amendment provides the mechanism for the property to be strata subdivided.

Should you have any queries, please do not hesitate to contact me in the first instance.

Yours faithfully

MERITON APARTMENTS PTY LIMITED

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

WALTER GORDON

Manager Planning and Development