



Planning

Contact: Debrah Silver
Phone: 9228 6415
Fax: 9228 6540
Email: debrah.silver@planning.nsw.gov.au

Mr Walter Gordon
Manager Planning and Development
Meriton Apartments Pty Limited
Meriton Tower
Level 11, 528 Kent Street
SYDNEY NSW 2000

Our ref: MP 10_0158

Dear Mr Gordon,

Major Project 10_0158 – Residential Development Buildings 7 & 8, 61 Mobbs Lane, Epping

I refer to your Environmental Assessment (EA) for the Projects at the above site. As you are aware, the Department publicly exhibited the Project from 12 January 2011 until 18 February 2011.

I have forwarded a copy of the submissions received to date, pursuant to Section 75H(5) of the *Environmental Planning and Assessment Act, 1979*. These submissions include a response from relevant Government agencies and Parramatta City Council.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified that it will require additional information to complete its assessment as outlined in **Attachment 1**.

The Director-General, pursuant to Section 75H(6) of the Act, requires that you provide a response to the issues raised in the submissions. A Preferred Project Report (PPR) or response to submissions should be prepared identifying how you have addressed these issues (including those raised by the Department), to minimise the environmental impacts of the proposal.

A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

Should you wish to discuss the issues raised in this letter, please contact Debrah Silver, Planning Officer, on (02) 9228 6415 or debrah.silver@planning.nsw.gov.au.

Yours sincerely



25/2/2011

Michael Woodland
Director, Metropolitan and Regional Projects South

ATTACHMENT 1

ADDITIONAL INFORMATION REQUIRED

1. Building Height

Concern is raised regarding the height of the western part of Building 8. This part of the building appears to exceed the 6 storey height limit prescribed under Schedule 3 of SEPP (Major Development). The height of the building should be reduced to comply with the SEPP's height controls. Furthermore, basement projections should not exceed 1.2m above natural ground level.

2. Residential Amenity (SEPP 65 and the Residential Flat Design Code)

- Further details are required to demonstrate compliance with the requirements of SEPP 65 and the Residential Flat Design Code including drawings to illustrate how each apartment receives natural ventilation. Further details are also required regarding the clerestory windows to demonstrate whether they are operable or fixed.
- Further consideration should be given to reducing the number of single aspect, south facing units in both buildings.

3. Urban Design / Streetscape

Consideration of providing individual entries to the ground level courtyards along 'Road 2' of both buildings should be given to activate the southern elevation of the development.

4. General Requirements

All revised drawings are to be submitted at an appropriate/accurate scale on A1 sheets. All elevation plans shall indicate existing natural ground levels and proposed natural ground levels.