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18 October 2011.

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Dear Ms Warton

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR
PROJECT MP NO. 10_0158 BUILDINGS 7 AND 8 – 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 7 and 8 into the original approval, MP 10_0158.

The modification seeks to:

- Amend the description of the development to acknowledge staged subdivision pertaining to buildings 7 and 8 (Stage 1 of Lot 2); and
- Obtain approval for the strata subdivision plan.

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 12 July 2011, the Minister approved Residential Development (which pertains to Buildings 7 and 8)(MP 10_0158) for the construction of 127 residential units, 173 basement car parking spaces and 11 parking spaces at street level, excavation, and associated landscaping.

PROPOSED AMENDMENTS

Buildings 7 and 8 are both on Lot 2 of the Community Title. Refer to **Annexure 1** for a copy of the approved land subdivision 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. This is required to provide flexibility into the construction process.

The Strata Plan identifies which portions of building 7 and 8 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.

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 two residential flat buildings, Buildings 7 and 8 of the approved Concept Plan (as modified) ranging in height between 3 and 6 storeys;
- 127 residential units;
- 173 basement car parking spaces and 111 parking spaces at street level;
- Excavation and associated landscaping; 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
Sheet 1	-	Location Plan	Surveyor Wayne Diver Tuck	-
Sheet 2	-	Car Park Level 2	Surveyor Wayne Diver Tuck	-
Sheet 3	-	Car Parl Level 2	Surveyor Wayne Diver Tuck	-
Sheet 4	-	Car Park Level 1 (lower)	Surveyor Wayne Diver Tuck	-
Sheet 5	-	Car Park Level 1 (upper)	Surveyor Wayne Diver Tuck	-
Sheet 6	-	Car Park Level 1 (upper)	Surveyor Wayne Diver Tuck	-
Sheet 7	-	Building 7 Ground Level	Surveyor Wayne Diver Tuck	-
Sheet 8	-	Building 7 Level 1	Surveyor Wayne Diver Tuck	-
Sheet 9	-	Building 7 Level 2	Surveyor Wayne Diver Tuck	-
Sheet 10	-	Building 7 Level 3	Surveyor Wayne Diver Tuck	-

Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
Sheet 11	-	Building 7 Level 4	Surveyor Wayne Diver Tuck	-
Sheet 12	-	Building 7 Level 5	Surveyor Wayne Diver Tuck	-
Sheet 13	-	Building 8 Ground Level	Surveyor Wayne Diver Tuck	-
Sheet 14	-	Building 8 Ground Level	Surveyor Wayne Diver Tuck	-
Sheet 15	-	Building 8 Level 1	Surveyor Wayne Diver Tuck	-
Sheet 16	-	Building 8 Level 1	Surveyor Wayne Diver Tuck	-
Sheet 17	-	Building 8 Level 2	Surveyor Wayne Diver Tuck	-
Sheet 18	-	Building 8 Level 2	Surveyor Wayne Diver Tuck	-
Sheet 19	-	Building 8 Level 3	Surveyor Wayne Diver Tuck	-
Sheet 20	-	Building 8 Level 3	Surveyor Wayne Diver Tuck	-
Sheet 21	-	Building 8 Level 4	Surveyor Wayne Diver Tuck	-
Sheet 22	-	Building 8 Level 5	Surveyor Wayne Diver Tuck	-

CONCLUSION

The proposed amendment provides the mechanism for the property to be strata subdivided. The final strata subdivision of Buildings 7 and 8 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 LTD



WALTER GORDON

Manager Planning and Development