



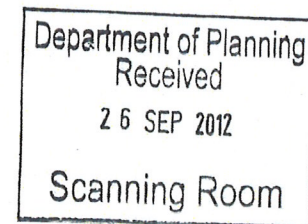
25 September 2012

Major Project Assessments
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Ms Heather Warton

Dear Ms Warton

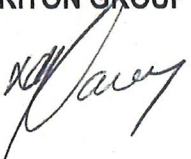
**STAGE 3 – BUILDINGS 11, 12, 13/14, 15/16 AND 17
61 MOBBS LANE, EPPING – MP11_0046**



We enclose the following with respect the above site:

1. Response to Test of Adequacy letter;
2. 5 hard copies (volumes 1 and 2) of the Project Application;
3. Materials and Finishers Board;
4. 11 CD's; and
5. 2 sets of full size plans (scaled at 1:200).

Yours faithfully
MERITON GROUP


TRACY DAVEY
Senior Planner

Encls.

25 September 2012

Major Project Assessments
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000



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

Attention: Ms Heather Warton

Dear Ms Warton

**TEST OF ADEQUACY – STAGE 3 – BUILDINGS 11, 12, 13/14, 15/16 AND 17
61 MOBBS LANE, EPPING**

I refer to your letter dated the 4 September 2012 in relation to providing additional information. Each issue raised in Attachment 1 of your letter is addressed below.

1. Early Works Approval Modification

The Early Works Approval MP08_0258 will be updated to reflect the changes to the Concept Approval MP05_0086. As soon as there is some certainty with the determination of the proposed Concept amendments, the Early Works Project Application will be submitted to complement the Amended Concept plans.

2. Consistency between documents

All documents and plans have been reviewed for consistency.

3. Traffic and Accessibility Impacts

Recommendations made by the Traffic consultant for the garbage collection area is acknowledged and will be undertaken accordingly prior to a Construction Certificate being issued. The Test of Adequacy is to establish if the Director General Requirements are met and is satisfactory for public exhibition. In this regard, the Traffic Report clearly outlines the project and makes recommendations to be carried out.

Amendments being sought are of an assessment nature. The Traffic Report and plans are more than suitable for public exhibition and satisfies the Director General Requirements.

4. Staging

Full staging details have been updated in the Traffic Management Plan, the Environmental and Construction Management Plan, and the Construction Traffic Management Plan that are attached to **Annexures 10, 21 and 22** respectively.

5. Section Plan

Section Plans have been prepared to illustrate the relationship between:

- Buildings 9 and 11;
- Building 17 and Mobbs Lane;
- Building 15/16 and Mobbs Lane; and
- all stage 3 buildings across the site.

Refer to **Annexure 4**.

6. Construction Management

The Construction Management Plan has been updated to reflect staging.

The CETEC Phase 3 Risk Assessment Report has been superseded by the CETEC Final Report: Contaminated Soil Remediation report dated the 16th July 2012. The report concludes that, soil at the site meets the necessary requirements for all proposed land uses. A full copy of the report is enclosed in **Annexure 17**.

7. Aboriginal Archaeology

The Aboriginal Archaeological report has been superseded by 2 Addendums and are attached to **Annexure 25**.

8. Accessibility

The Accessibility Report contains recommendations to be carried out in accordance with relevant Australian Standards and DDS requirements. There are technical items that are normally contained in conditions of approval which are always addressed at the construction certificate stage. The Accessibility Report is a requirement of the Director General and has been provided. Similarly the report is clear and concise for public exhibition.

9. Materials Board and Samples

A hard copy of the Materials and Finishes is submitted with this letter.

10. Stormwater Management

The Stormwater Management provisions have been confirmed in a letter by AT&L and is included in **Annexure 16** of the Environmental Assessment Report.

11. Statement of Commitments

The Statement of Commitments has been updated to incorporate key recommendations from Consultants, as applicable.

Conclusion

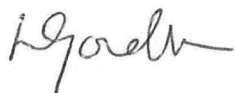
Reports and plans have been updated where relevant. The Test of Adequacy has now been addressed with documents for the public exhibition of this project. From our experience, it is inevitable that

following public exhibition, plans and final reports will be again updated to reflect any submissions made by the community, Council and State Government authorities.

Timing is very crucial to the commercial viability of this project and it is necessary to progress the documentation to public exhibition as quickly as possible.

Should you require any further assistance, please do not hesitate to contact me in the first instance on 9287 2629.

Yours faithfully
MERITON GROUP

A handwritten signature in dark ink, appearing to read 'W. Gordon', with a stylized flourish at the end.

WALTER GORDON
Manager Planning and Development

Encls.