

21 February 2011



Major Project Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Michael Woodland

Department of Planning
Received
23 FEB 2011
Scanning Room

MERITON TOWER
Level 11, 528 Kent Street
Sydney NSW 2000
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Dear Michael

**REQUEST FOR DIRECTOR GENERAL REQUIREMENTS – 61 MOBBS LANE, EPPING
(CHANNEL 7 SITE) – STAGE 2 (BUILDINGS 6, 9, 10 AND 17)**

Meriton Apartments Pty Ltd is in the process of preparing an application for the residential redevelopment of the above site, referred to as "Stage 2". It is proposed to construct a total of four separate residential flat buildings, combined convenient store/tennis court, landscaping and associated basement car parking.

The *State Environmental Planning Policy (Major Projects) 2005* Schedule 3 of the SEPP, identifies the Channel 7 Site as a State Significant development. Clause 5(1) of Part 3A of the above SEPP states that, "Such development within the Channel 7 site that has a capital investment value of more than \$5 million" will be considered under Part 3A.

The attached Quantity Surveyors letter states the Capital Investment Value to be \$68,860,995, which is well in excess of \$5 million. Please find enclosed a copy of the Quantity Surveyor estimates.

In accordance with Part 3A of the Environmental Planning and Assessment Act 1979, we request Director General Requirement for the subject site. By way of background please find enclosed a site location and aerial view of the site. (Figures 1 and 2 overleaf), and a schematic diagram of the buildings, which constitutes Stage 2 of the project.

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

Yours sincerely
MERITON APARTMENTS PTY LIMITED

WALTER GORDON
Manager Planning and Development

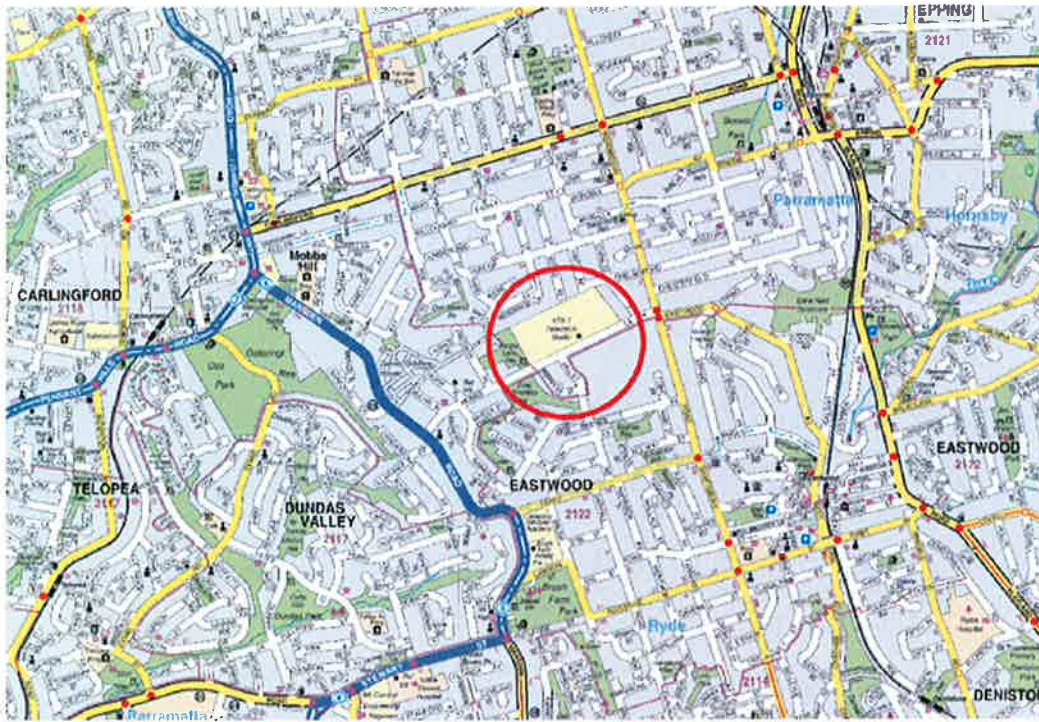


Figure 1: Location of subject site



Figure 2: Aerial views of site showing approximate boundary location

