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15 April 2011.

Mr Anthony Witherdin
Department of Planning NSW
23-33 Bridge Street
SYDNEY NSW 2000



Dear Mr Witherdin

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR
PROJECT MP NO.08_0257 STAGE 1 (BUILDINGS 4 & 5) – 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 vary Condition No. A2 pertaining to Major Project MP No. 08_0257 Stage 1 (Buildings 4 & 5) as approved on the 15 September 2010. The modification is to amend architectural plans to accommodate minor design changes to the approved architectural plans arising from design and construction compliance.

THE SITE

Site Context

The subject is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent and is situated approximately 1.4km from both Epping and Eastwood rail stations. The site has close to 500m frontage to Mobbs Lane which is accessed via Midson Road to the east, and Marsden Road to the west.

The site is bounded to the south by Mobbs Lane, to the east by single houses fronting Edenlee Street, to the north by a branch of Ryde Horticultural TAFE, to the northwest by rear yards of single houses and some dual occupancies, and to the west by Mobbs Lane Reserve open space bushland. The site is located approximately 5k from Macquarie Shopping Centre and approximately 3k from Eastwood Shopping Centre where a full range of goods and services are available to the community.

The site is legally comprised of several allotments described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089.

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.

On the 14th 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 15 September 2010, the Planning Assessment Commission approved a Project Application for 'Stage 1 – Residential Development, including:

Construction of Buildings 4 and 5 consisting of 134 residential units with associated basement car parking; and Landscaping and associated works to publicly accessible open space”.

PROPOSED AMENDMENTS

The proposed amendments pertain to minor design changes applicable to both Buildings 4 and 5. Modifications are required to address design/construction matters and to improve the internal layout. Refer to attached plans, which notate the area change and cross reference the number indicated with the explanation below.

Building 4 Amendments

Ground Floor (DA Plan No. A4102)

1. Unit G06 : delete window and brick up space
2. Unit G05 : change orientation of stairs
3. Unit G04 : delete stairs and replace with landscape area
4. Unit G09 : reduce size of window

Level 1 (DA Plan No. A4103)

1. Unit 102 : increase precast panel size by 450mm
2. Unit 113 : increase precast panel size by 450mm
3. Unit 109 : reduce size of window
4. Unit 108 : new louvre and concrete wall configuration
5. Unit 107 : new louvre and concrete wall configuration
6. Units 102 and 113 : amend precast panel and window configuration

Level 2 (DA Plan No. A4103)

1. Unit 209 : reduce window size and awning
2. Unit 208 : new louvre and concrete wall configuration
3. Unit 214 : new louvre and concrete wall configuration
4. Unit 213 : reconfigure window and concrete panel
5. Unit 201 : new louvre and concrete wall configuration
6. Unit 207 : new louvre and concrete wall configuration
7. Unit 202 : louvers deleted
8. Unit 213 : louvers deleted

Level 3 (DA Plan No. A4104)

1. Unit 309 : reduce size of window and awning

2. Unit 308 : new louvre location
3. Unit 314 : new louvre location
4. Unit 301 : new louvre location
5. Unit 305 : new louvre location
6. Unit 305 : reduce window
7. Unit 304 : reduce window
8. Unit 302 : delete louvre
9. Unit 313 : delete louvre
10. Unit 302 : reconfigure window and precast wall

Level 4 (DA Plan No. A4104)

1. Unit 409 : reduce size of window and awning
2. Unit 408 : new louvre and concrete panel configuration
3. Unit 414 : new louvre and concrete panel configuration
4. Unit 413 : increase size of terrace and reconfigure unit
5. Change of roof area voids and reconfigure

Level 5 (DA Plan No. A4105)

1. Unit 509 : reduce size of window and awning
2. Unit 508 : new louvre and concrete panel configuration
3. Unit 513 : decrease window size
4. Unit 512 : decrease window size
5. Change of roof area voids and reconfigure

Level 6 (DA Plan No. A4106)

1. Reconfigure roof areas

West Elevation (DA Plan No. A4200)

1. Change fencing from timber to aluminium
2. Insert elevation of proposed fencing
3. Roof details amended
4. Amended awnings and window configuration

East Elevation (DA Plan No. A4201)

1. Roof details amended
2. Garbage room details updated/ driveway
3. Change fencing from timber to aluminium
4. Insert elevation of proposed fencing.

North Elevation (DA A4202)

1. Amendments to basement level
2. Roof line details – ground floor
3. Change to stair access
4. Roof line details – central area

South Elevation (DA A4202)

1. Amendments to garbage storage and substation area
2. Change to roof structures
3. Additional roof balustrades
4. New entrance
5. Stair access

Building 5 Amendments

Ground Floor (DA Plan No. A5102)

1. Reconfigure entry, stairs, landscape area and add air intake shaft
2. Reconfigure entry, stairs, landscape area and add air intake shaft
3. Reduce size of window awning

Level 1 (DA Plan No. A5103)

1. New louvre and concrete configuration
2. New louvre and concrete configuration
3. Amend precast panel and window configuration
4. New louvre and concrete configuration
5. New louvre and concrete configuration
6. Reduce size of window and awning
7. Delete louvre
8. Delete louvre

Level 2 (DA Plan No. A5103)

1. New louvre and concrete configuration
2. New louvre and concrete configuration
3. Amend precast panel and window configuration
4. New louvre and concrete configuration
5. New louvre and concrete configuration
6. Reduce size of window and awning
7. Delete louvre
8. Delete louvre
9. Precast panel and window reconfiguration
10. Parapet added
11. Parapet added
12. Precast panel and window reconfiguration

Level 3 (DA Plan No. A5104)

1. New louvre and concrete configuration
2. New louvre and concrete configuration
3. Amend precast panel and window configuration
4. New louvre and concrete configuration
5. New louvre and concrete configuration
6. Reduce size of window and awning
7. Delete louvre

8. Delete louvre
9. Precast panel and window reconfiguration
10. Parapet added
11. Parapet added
12. Precast panel and window reconfiguration

Level 4 (DA plan No. A5104)

1. Roof configured
2. Unit area reconfigured and parapets amended
3. Precast panels and windows reconfigured
4. New louvre and concrete configuration
5. New louvre and concrete configuration
6. New louvre and concrete configuration
7. Reduce size of window and awning

Level 5 (DA A5105)

1. Roof area reconfigured
2. New louvre and concrete configuration
3. Precast panel and windows configured
4. New louvre and concrete configuration
5. Reduce size of window and awning

Level 6 (DA plan No. A5105)

1. Roof area reconfigured

Level 7 (DA plan No. A5105)

1. Roof area reconfigured

West Elevation (DA plan No. A5151)

1. Change to parapet
2. Roof reconfigured
3. Size of window and awning
4. Amended fence and ground floor details
5. Amended colour legend

East Elevation (DA plan No. A5150)

1. Roof configuration
2. Glazing precast panels and balustrade reconfigured
3. Roof reconfiguration
4. Amended fence and ground floor details
5. Amended colour legend

North Elevation (DA plan No. A5152)

1. Roof reconfiguration
2. Louvre and stair detail added
3. Roof reconfigured
4. Garbage room and roof details reconfigured
5. Colour legend amended

South Elevation (DA plan No. A5152)

1. Roof reconfiguration
2. Louvre and stair detail added
3. Roof reconfigured
4. Garbage room and roof details reconfigured
5. Colour legend amended

JUSTIFICATION FOR THE MINOR CHANGES

The need for the proposed minor amendments has occurred for the following reasons:

The type of construction method employed, for example the use of precast concrete panels has created the need to amend window openings in certain situations as the panel size is determined by the supplier. The roofing details have been updated to better complement the architectural style of the building and improve visual privacy. Additional details have been required to improve the structural integrity of the building.

RECOMMENDATIONS

It is recommended that Condition A2 be amended to delete the following plans:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings prepared by PTW Architects			
A4102	-	Building 4 Ground Floor Plan	02.06.2010
A4103	-	Building 4 Level 1 & 2 Plan	02.06.2010
A4104	-	Building 4 Level 3 & 4 Plan	02.06.2010
A4105	-	Building 4 Level 5 & 6 Plan	02.06.2010
A4106	-	Building 4 Roof Plan	02.06.2010
A4200	-	Building 4 West Elevation	02.06.2010
A4201	-	Building 4 East Elevation	02.06.2010
A5102	-	Building 5 Ground Floor Plan	02.06.2010
A5103	-	Building 5 Level 1 & 2 Plan	02.06.2010
A5104	-	Building 5 Level 3 & 4 Plan	02.06.2010
A5105	-	Building 5 Level 5 & 6 Plan	02.06.2010
A5106	-	Building 5 Roof Plan	02.06.2010
A5200	-	Building 5 West Elevation	02.06.2010
A5201	-	Building 5 East Elevation	02.06.2010

It is recommended that the following plans be inserted into Condition A2:

Drawing No.	Revision	Name of Plan	Date
A4102	B	Building 4 Ground Floor Plan	02.06.2010
A4103	B	Building 4 Level 1 & 2 Plan	02.06.2010
A4104	B	Building 4 Level 3 & 4 Plan	02.06.2010
A4105	B	Building 4 Level 5 & 6 Plan	02.06.2010
A4106	B	Building 4 Roof Plan	02.06.2010
A4200	B	Building 4 West Elevation	02.06.2010
A4201	B	Building 4 East Elevation	02.06.2010
A5102	B	Building 5 Ground Floor Plan	02.06.2010
A5103	B	Building 5 Level 1 & 2 Plan	02.06.2010
A5104	B	Building 5 Level 3 & 4 Plan	02.06.2010
A5105	B	Building 5 Level 5 & 6 Plan	02.06.2010
A5106	B	Building 5 Roof Plan	02.06.2010
A5200	B	Building 5 West Elevation	02.06.2010
A5201	B	Building 5 East Elevation	02.06.2010

The above plans are enclosed in Annexure 1.

CONCLUSION

The proposed changes are minor refinements for improved structural integrity of the building whilst at the same time improving amenity aspects of apartments. For the above reasons, the development as modified is considered to be substantially the same development as originally granted development.

Should you require clarification of any matters raised in this letter, please do not hesitate to contact me in the first instance.

Yours faithfully

MERITON APARTMENTS PTY LIMITED



WALTER GORDON

Manager Planning and Development