



Director, Urban Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Your Reference:  
Our Reference: F2005/02607  
Contact: Kate Lafferty  
Telephone: 9806 5393  
Fax: 9806 5901

Attention: Aaron Nangle

16 May 2011

Dear Mr Nangle,

**MP08\_0257 MOD 1 - Stage 1 - Residential Development  
61 Mobbs Lane - Epping  
Channel 7 Site (Epping Park)**

I refer to the public exhibition of the above modification to the Project Approval for the Stage 1 residential works.

It is noted that the plans available for viewing on-line did not contain detailed information such as RLs, dimensions or distances to boundaries. This inhibits the level of assessment Council officers can carry out.

Notwithstanding the above, please be advised that Council raises no concerns with the proposed modifications subject to the following:

- The modifications do not result in any further non-compliances with the approved Concept Plan
- There is no increase to the height of the building/s
- There are no further encroachments into the setbacks to the adjoining properties
- Solar access to the internal living areas of the dwellings and to the Village Green is maintained or improved
- The modifications comply with SEPP65 design requirements
- The proposed modifications comply with the Basix requirements

Council appreciates the opportunity to comment on the above application and looks forward to further consultation on this matter.

Should you wish to discuss any of the above matters, please contact me on 9806 5393.

Yours sincerely

Kate Lafferty

**Senior Development Assessment Officer  
Development Assessment Services**