

Planning Report

Section 75W Application

61 Mobbs Lane, Epping (MP08_0258)

Amend subdivision plan

30 July 2014



PREPARED BY

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Annexure 1: Approved Plans

Annexure 2: Proposed Plans

1 Introduction

This Planning Report relates to a Section 75W Application seeking consent from Department of Planning and Infrastructure to amend Major Project Application MP08_0258.

The subject Section 75W Application seeks to amend the approved subdivision plan.

This Report:

- describes the site and its surrounding area,
- details the nature of the proposed development, and
- undertakes an assessment of any likely impacts arising from the proposal.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

The subject site is located at 61 Mobbs Lane, Epping in the Parramatta local government area. The site is 89,190 sqm in extent. 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 legally comprised of several allotments described as Lots 1 & 2 DP732070, Lot 2 DP582172, Lots 1 & 2 DP129023 and Lot 1 DP57089.1.



Figure 1: Site location within Epping - showing approximate boundary



Figure 2: Aerial view of the site

The site is located approximately 5k from Macquarie Shopping Centre and approximately 3k from Eastwood Shopping Centre and Epping Shopping Centres. A full range of goods and services are available at these nodes of activity including rail, shopping centres, medical facilities and tertiary education opportunities.

To the immediate west of the site is a public recreation area, with a playground and walking trails. To the south of the site, is Mobbs Lane road and a large site currently under construction for residential purposes. To the east of the site are single detached houses fronting Eden lee Street and to the north is a branch of the Ryde Horticultural TAFE.

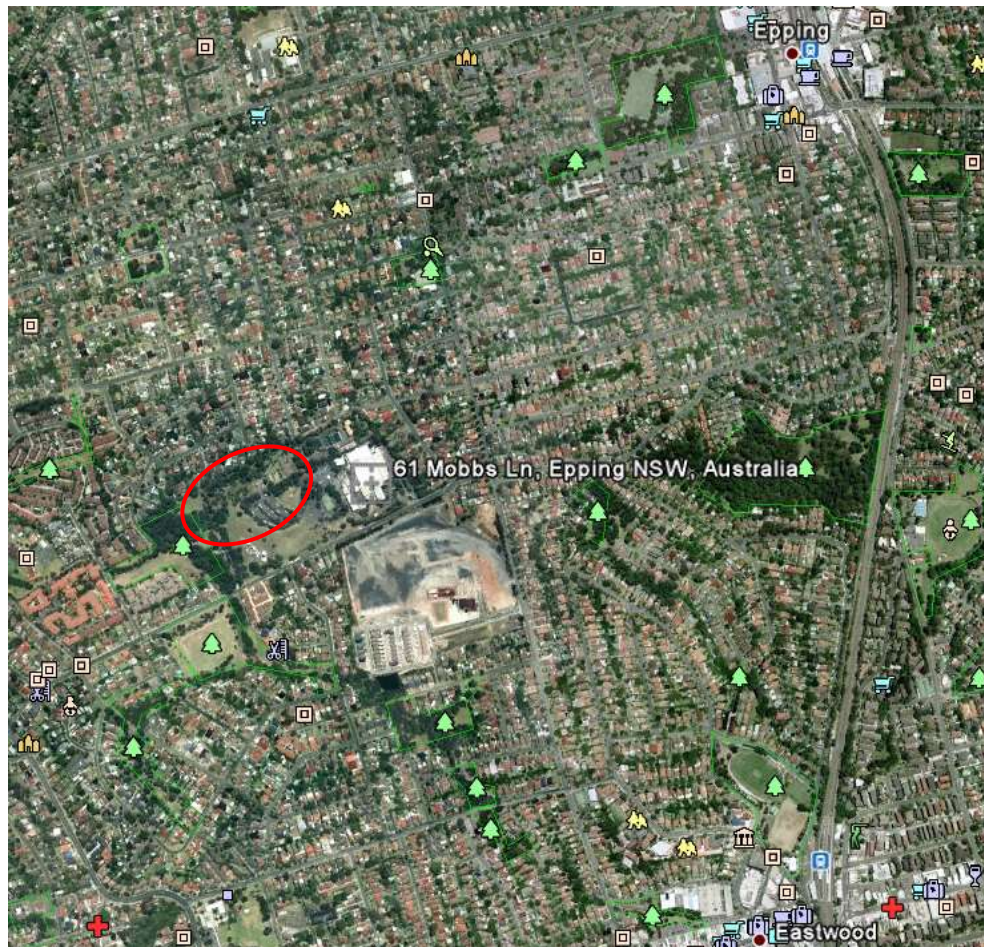


Figure 3: Aerial views of site showing neighbourhood location, in proximity to Epping and Eastwood Centres

3 Proposed Modifications

3.1 Existing Consent

On 14 July 2010, the Department of Planning issued its consent (MP08_0258) for the following development:

- Demolition of existing structures and tree removal.
- Construction of final landforms and landscaping of the public and private domain.
- Internal and external roadworks.
- Services, utilities and stormwater management works.
- A child care facility and private communal resident facilities.
- Consolidation of existing lots and subdivision into a community title allotment and Torrens title lot for the proposed child care centre.

MOD7 to the above was approved on 18 December 2012 to amend the community title stage subdivision plan to include Stage 2. **Annexure 1** contains approved plans that are relevant to the proposed amendments.

3.2 Proposed Amendments

The subject Section 75W Application seeks to amend the approved subdivision plan.

It is proposed to amend the boundary of Lot 12 (shown as future Stage 3 on the approved plan). The boundary adjustment does not involve any change in the built form of the approved development or any change in the use of the land. The proposal is sought to secure a better management approach to the additional land incorporated into Lot 12.

Annexure 2 contains plans of the proposed amendments.

3.3 Proposed Conditions

3.3.1 Condition A2

It is proposed to amend condition A2 to reference the submitted plans.

4 Planning Assessment

This section undertakes an assessment of the proposal under relevant issues of consideration.

4.1 Environmental Planning Instruments

4.1.1 State Environmental Planning Policy (Major Projects) 2005

The SEPP identifies the zoning of the site to be General Residential and Public Recreation. The proposal is permitted in the zone subject to consent.

There are no other clauses of the SEPP that are particularly relevant in the assessment of the proposal.

4.2 Development Control Plans

4.2.1 Parramatta Development Control Plan 2011

Parramatta Development Control Plan 2011 applies to the subject site. There are no provisions of the DCP that are particularly relevant in the assessment of the proposal.

4.3 Likely Impacts

The proposed amendments are minor and do not result in any change to the built form or use of the land. The proposal seeks only to provide better management of the site. The amendments will not result in any non-compliance issues.

5 Conclusion

The subject Section 75W Application seeks to amend the approved subdivision plan.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

The proposal satisfies assessment of all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister grant approval to the Section 75W Application and amend the Major Project approval in the manner requested.

Annexure 1: Approved Plans



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

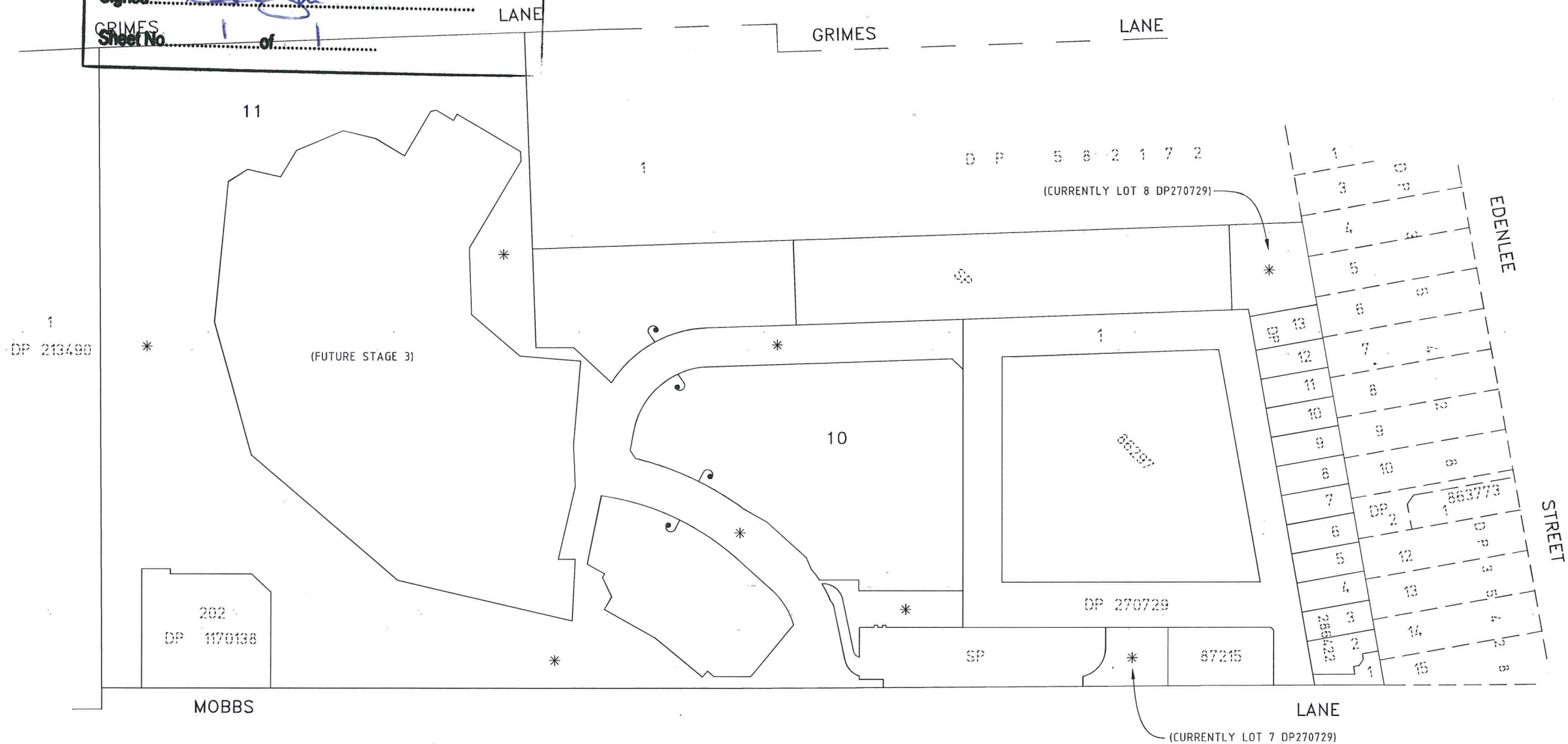
Approved Section 75W Modification Application

No. 7 granted on the 18/12/2012

in respect to MP 08-0258

Signed [Signature]

CRIMES Lane
Sheet No. 1 of 1



GENERAL NOTES:

1. This plan is conceptual only and is to be used for preliminary planning purposes.
2. Boundaries shown are approximate only and are subject to change.
3. Lot 1 is community association property.
4. Community association property is proposed to be created in stages.
5. This scheme is to be developed in a number of stages.
6. Lot numbers shown for future proposed lots are indicative only and will change to suit the required numbering for the ongoing staged subdivisions of the development residue lot.
7. Easements & encumbrances may need to be created over parts of the subject land for the purpose of access, services, encroaching structures, etc., and to satisfy the requirements of consent & other authorities.
8. * Denotes future community association property.

Rev. 4: Bdys current lots updated 15/10/12
Rev. 3: Bdys updated 4/5/12
Rev. 2: Various minor amendments
Rev. 1: PT3 changed to PT6 on Mobbs Lane as req. by BL :WDT:7/1/11

This is the plan referred to in my
certificate dated
letter

Registered Surveyor

JBW Surveyors Pty Ltd.

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CLIENT MERITON APARTMENTS PTY LTD

TITLE
CONCEPT PLAN - STAGE 2 SUBDIVISION OF THE
'EPPING PARK' COMMUNITY TITLE DEVELOPMENT
- PROPOSED SUBDIVISION OF LOT 9 DP270729
AT MOBBS LANE, EPPING

LGA PARRAMATTA

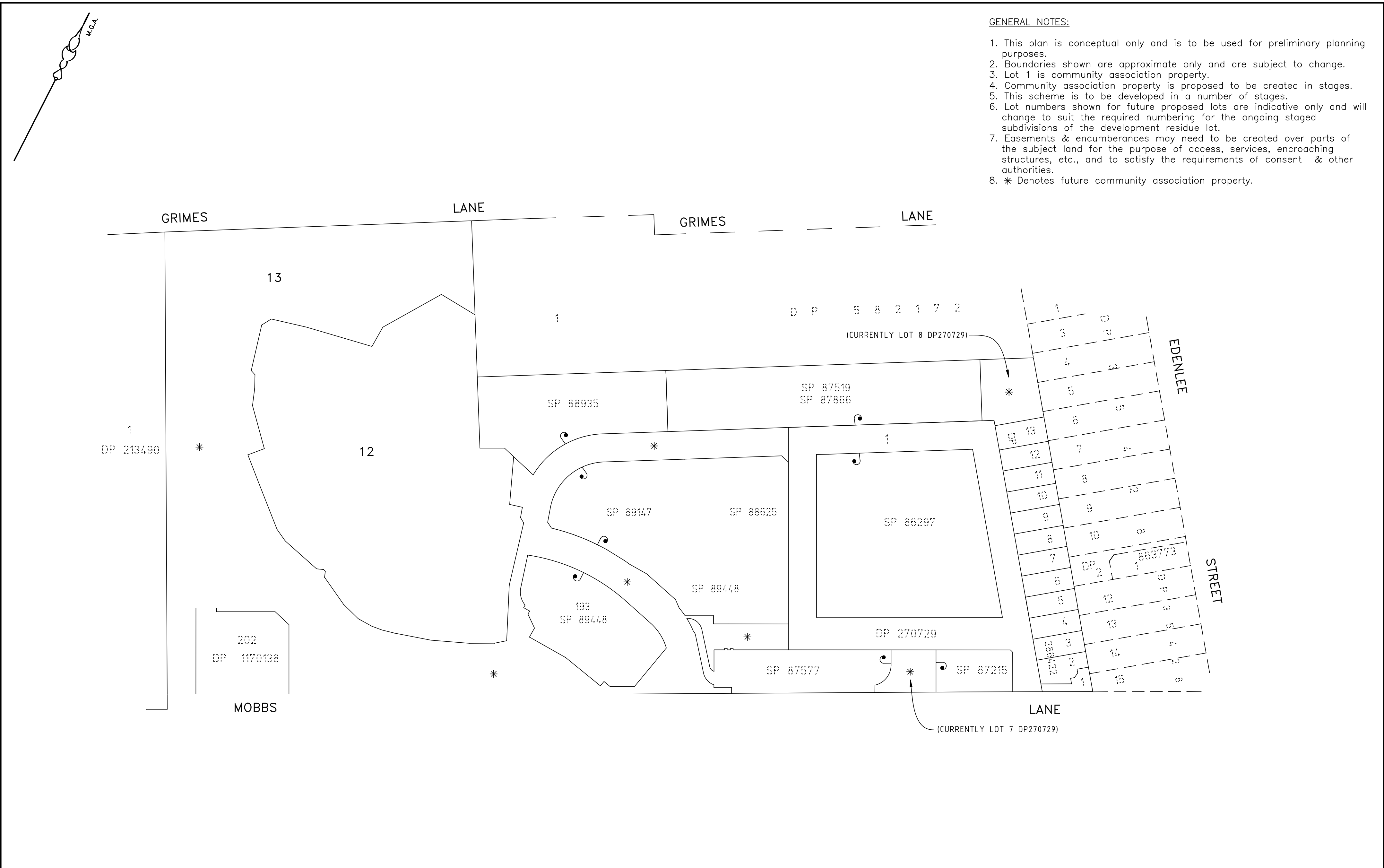
SHEET NO. 1 OF 1 SHEETS

DRAFTED BS SCALES 1:1,250

CHECKED WDT DATE 15/10/2012

AREA OF SITE PLAN REF.:
124607\LEPPING\CONCEPT
Rev. 4

Annexure 2: Proposed Plans



Rev. 1: 21/5/14: BDY'S UPDATED	<div>This is the plan referred to in my certificate dated letter</div> <div>.....</div> <div>Registered Surveyor</div>	<div>JBW Surveyors Pty Ltd.</div> <div>ACN 001149373</div> <div>Level 7, 376 Bay Street Brighton-Le-Sands NSW 2216</div> <div>Phone: (02) 9335 9700 Fax: (02) 9556 3100</div> <div>www.jbwsurveyors.com.au</div> <div>Liability limited by a scheme approved under Professional Standards Legislation.</div>	CLIENT MERITON GROUP		SHEET Nº 1 OF 1 SHEETS	
			TITLE CONCEPT PLAN – STAGE 3 SUBDIVISION OF THE 'EPPING PARK' COMMUNITY TITLE DEVELOPMENT. PROPOSED SUBDIVISION OF LOT 11 DP270729 – MOBBS LANE, EPPING		DRAFTED WDT	SCALES 1:1,250
			LGA PARRAMATTA		CHECKED WDT	DATE 29/07/2014
					AREA OF SITE	PLAN REF.: 124607\EPPING\CONCEPT Stg 3 (Rev.2)