

22 November 2011.

Mr Anthony Witherdin
NSW Department of Planning and Infrastructure
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SYDNEY NSW 2000



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Dear Mr Witherdin

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR
PROJECT MP NO.10_0107 STAGE 1 (BUILDINGS 2) – 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 Architectural Plan A1005-B, Rev A and Condition No. A2 pertaining to Major Project MP No. 10_0107 (as originally approved on the 17 January 2011, and as modified on the 21 October 2011). Minor modifications are sought to clarify construction details and correct a drawing error applying to Building 2. The changes do not alter the height, bulk or scale of the approved development.

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 14 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 15 September 2010, the Planning Assessment Commission approved a Project Application for the construction of Buildings 4 and 5.

On 17 January 2011, the Planning Assessment Commission approved a Project Application for the construction of Buildings 1, 2 and 3.

On 21 October 2011, the Department of Planning and Infrastructure approved a Modification to the above Project Application for minor architectural modifications.

REASONS FOR MODIFICATIONS

The proposed amendments are required to clarify construction details and correct a drawing error applying to Building 2. Specifically, the modifications pertain to the following:

- Amendment to the access of the townhouses, as shown on the south elevations, to ensure they are BCA compliant;
- The reconfiguration of windows on the eastern elevation to create more useable ventilation and access to sunlight; and
- The removal of one balcony on the eastern elevation, as it was incorrectly drawn and the replacement of a balcony on the correct elevation, being the southern elevation.

PROPOSED MODIFICATIONS

B2 Elevations (A1005) Rev B – South Elevation

1. Access points re-aligned.
2. Balcony identified.

B2 Elevations (A1005) Rev B – East Elevation

1. Reconfiguration of windows.
2. Remove balcony, as shown.

A copy of the amended plan is enclosed in ***Annexure 1***.

PLANNING CONTROLS

The proposed modifications are minor and do not alter the height, bulk or car parking provisions of the original townhouse approval, MP 10_0107 dated 17 January 2011, and as modified on 12 October 2011. These modifications continue to comply with the relevant planning policies and guidelines as stated in the Director Generals requirements, which include the NSW State Plan 2010, The State Environmental Planning Policy (Infrastructure) 2007, The Sydney Metropolitan Strategy "City of Cities", Draft West Central Sub-Regional Strategy, Parramatta Local Environmental Plan 2001, and the approved Concept Plan (MD 05_0086).

AMENDMENT TO CONDITIONS

Condition A2 of the Project Approval MP 10_0107, dated the 17th January 2011 and as modified on the 21 October 2011 states that;

A2, "The development will be undertaken in accordance with MP No. 10_0107 and the Environmental Assessment dated September 2010, prepared by Meriton Apartments Pty Ltd, except where amended by the Preferred Project Report dated November 2010, prepared by Meriton Apartments Pty Limited". The consent then lists the plans that have been approved. A full copy of the approval is enclosed in **Annexure 2**. The specific Architectural Plan in question is described as below:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings			
A1005-B	A	B2 Elevations	Meriton Apartments Pty Ltd 1.7.2011

It is proposed to amend the plan as follows:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings			
A1005-B	B	B2 Elevations	Meriton Apartments Pty Ltd 15.11.2011

CONCLUSION

The proposed modifications are required in order to clarify construction details and correct a drawing error. Therefore the modification is to amend the Architectural Plan and update the description of the plan as described in Condition A2. There has been no change to the bulk, slab, car parking or height of the townhouses. As such the changes remain within the realm of S75W application and is worthy of approval.

Yours faithfully

MERITON APARTMENTS PTY LIMITED



WALTER GORDON

Manager Planning and Development