

20 February 2012.

Ms Heather Warton
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000



HEAD OFFICE
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Sydney NSW 2000
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Dear Ms Warton

STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION, MODIFICATIONS TO MAJOR PROJECT MP NO.10_0107 (BUILDINGS 3) – 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 of the abovementioned approval.

The modification seeks to provide a window abutting the proposed open space and increase the height of fencing for improved privacy.

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 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 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 the 17 January 2011, the Planning Assessment Commission approved a Project Application for *'Residential development Buildings 1.2 and 3 at Mobbs Lane, Epping (Former Channel 7 Site)'*.

PROPOSED AMENDMENTS

The proposed amendments pertain to minor design changes applicable to Building 3 only.

The additional window will improve light and air into the end townhouse, whilst the fencing height will improve privacy from the other residents passing the internal street.

The modifications are detailed on the submitted plans and are cross referenced with a legend. Refer to **Annexure 1** for a copy of the Architectural Plans.

The proposed modifications are included in the following two plans:

Building 3 Existing Approval	Building 3 Proposed Modification (Numbering as per the legend on the submitted plans)
A3008 Side Elevation	A3008/A Side Elevation 1. Fencing detail changed 2. Window reconfiguration
A3008 Front Elevation	A3008/A Front Elevation 2. Window reconfiguration
A3012	A3012/A 3. New window

RECOMMENDATIONS

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

Architectural Drawings prepared PTW Architects			
Drawing No.	Name of Architectural Plans	Drawn by	Date
A3008 and A3012	Architectural Plans	PTW Architects	27.04.2009

Further, that Condition A2 be modified to include the following updated plans:

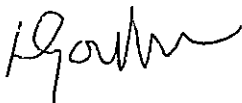
Architectural Drawings prepared PTW Architects			
Drawing No.	Name of Architectural Plans	Name of Plans	Date
A3008/A and A3012/A	Architectural Plans	PTW Architects	27.04.2009

CONCLUSION

The proposed changes are minor refinements to improve the functional and aesthetic qualities of Building 3. For the above reasons, the development as modified is considered to be substantially the same development as originally granted development.

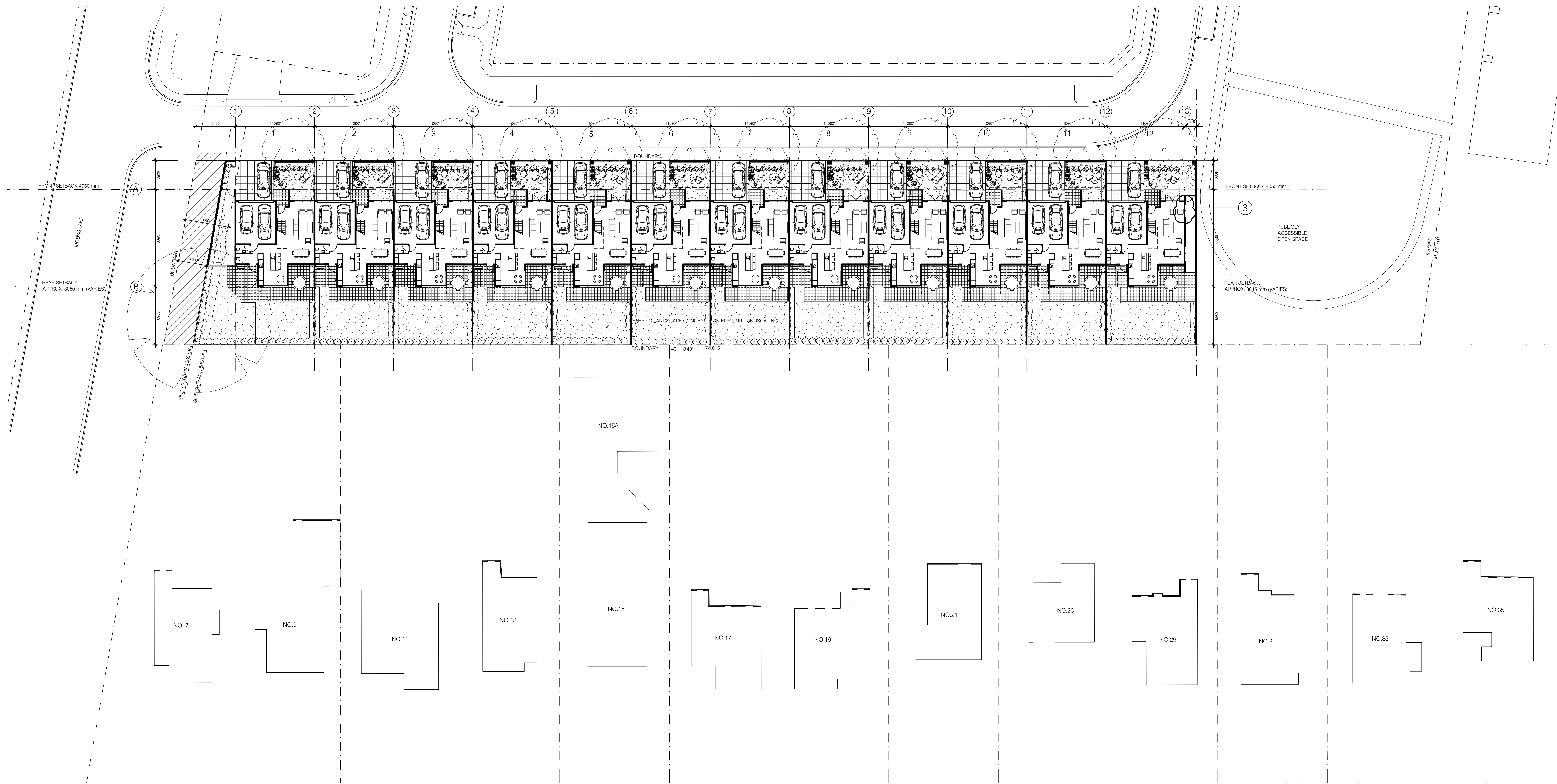
Should you require clarification of any matters raised in this letter, please do not hesitate to contact me in the first instance.

Yours faithfully
MERITON GROUP



WALTER GORDON
Manager Planning and Development

ANNEXURE 1



05 GROUND FLOOR PLAN
1:200 @ A0

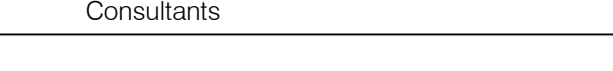
KEY LEGEND

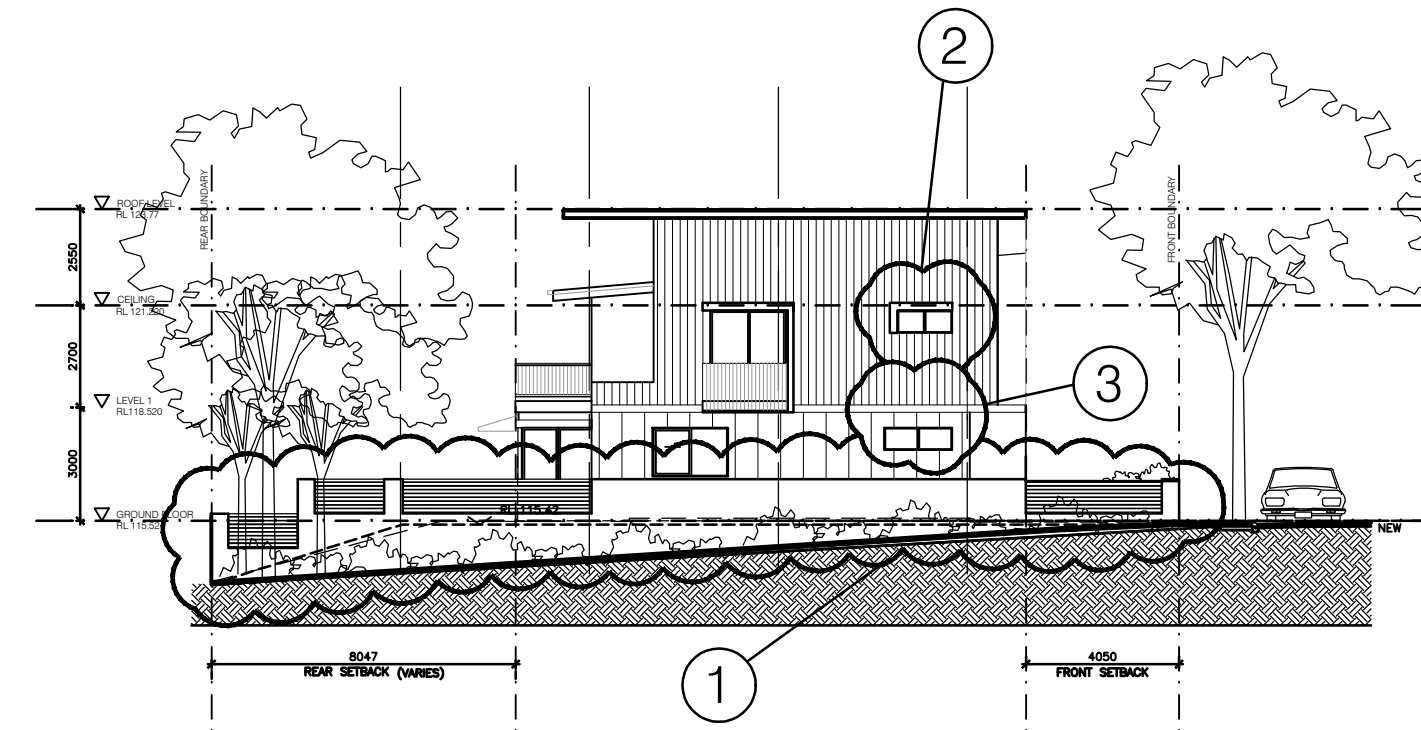
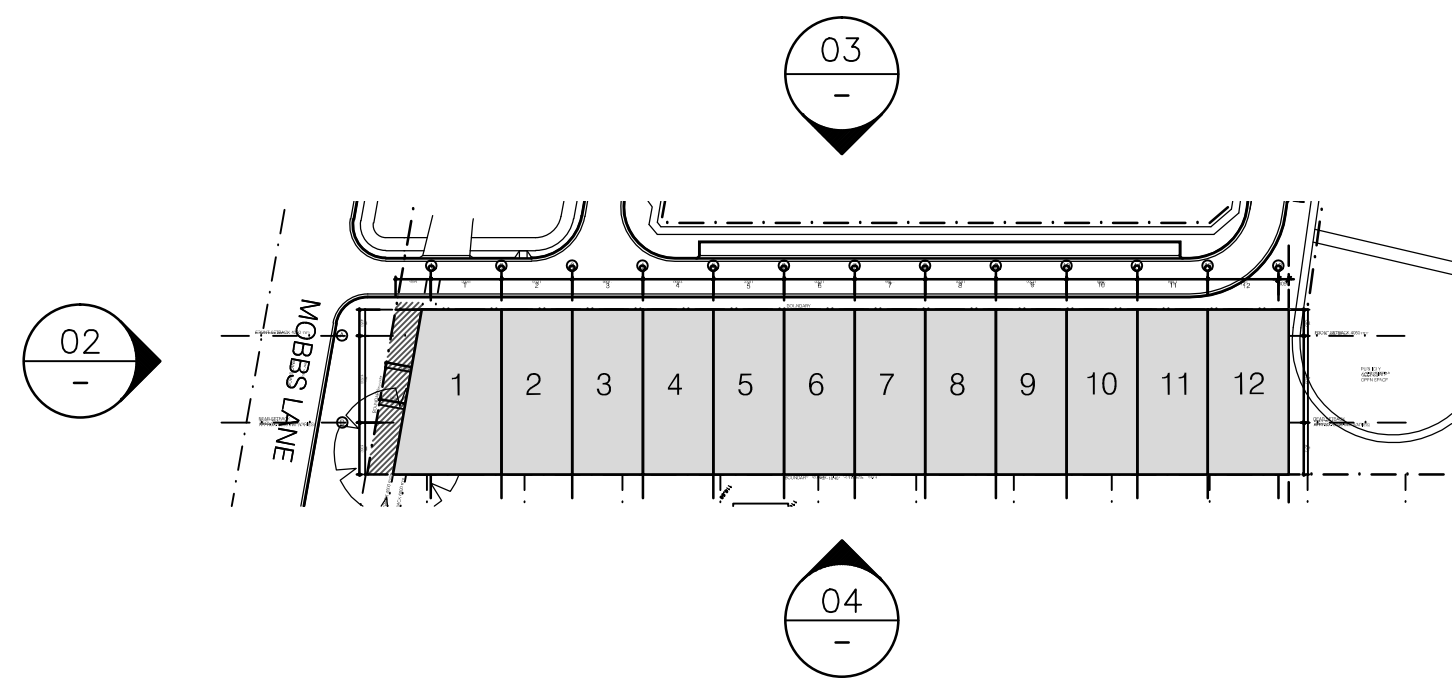
3. NEW WINDOW

NOTE:
-SITE AND LANDSCAPE SHOWN FOR
CONTEXT ONLY FOR LANDSCAPE DETAILS
REFER TO LANDSCAPE ARCHITECTS
DRAWINGS
-ENVELOPES OF ADJACENT BUILDINGS
RELYING ON PARTIAL INFORMATION ONLY,
SUPPLIED BY SURVEYOR
-LOT 11, 15, 15A, 21, 23 INACCESSIBLE

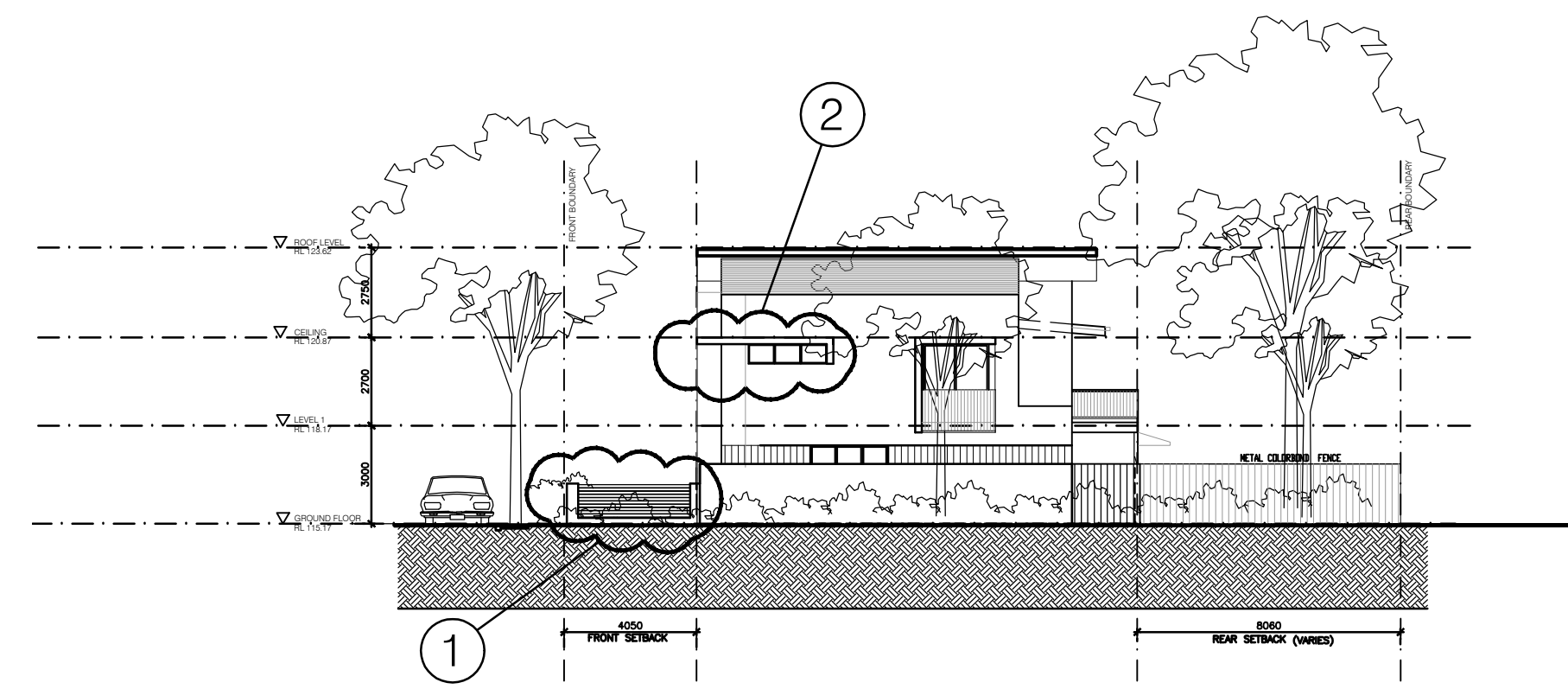
FOR HOUSE 1 SEE A-3100
FOR HOUSES 2, 3, 6, 7, 10 & 11 SEE A-3101
FOR HOUSES 4, 5, 8, 9 SEE A-3102
FOR HOUSE 12 SEE A-3103

Scale 1:200 @A0 / 1:400 @ A2

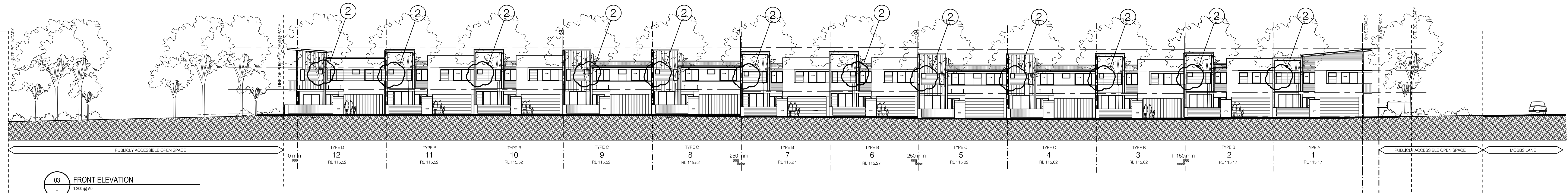
Revision	Date	Key Plan	Consultants	Client	Architect	Drawing	Project
Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of Peddle Thorp & Walker P/L.	PROJECT APPLICATION SECTION 96 APPLICATION 20.08.10 15.02.12		Civil Meriton Level 11, 528 Kent Street, Sydney, NSW, 2000 Tel: 02 9267 2888 Traffic Planner Halcrow Meriton Suite 20, 809 Pacific Hwy, Chatswood, NSW, 2067 Level 11, 528 Kent Street, Sydney, NSW, 2000 Tel: 02 9410 4100 Tel: 02 9267 2888	Meriton Apartments Pty Ltd Level 11, 528 Kent Street Sydney NSW Australia 2000 T 612 9232 5677 F 612 9221 4139 www.ptw.com.au	PTW Architects Level 17, 9 Castlereagh St Sydney NSW Australia 2000 T 612 9232 5677 F 612 9221 4139 www.ptw.com.au	PTW DRAWN: RY CHECKED: SP PRCJ NO: 209.003 SCALE: 1:200 @ A0 DATE: 27.04.09 APPROVED: SP	Epping Park 61 Mobbs Lane, Epping Stage 1 (Building 3) A-3012 A Project Application



01 HOUSE 12 SIDE ELEVATION FROM PARK
1:200 @ A0



02 HOUSE 1 SIDE ELEVATION FROM MOBBS LN
1:200 @ A0



03 FRONT ELEVATION
1:200 @ A0



04 REAR ELEVATION
1:200 @ A0

KEY LEGEND

- FENCING DETAIL CHANGED
- WINDOW RECONFIGURED
- NEW WINDOW

NOTE:
-SITE AND LANDSCAPE SHOWN FOR CONTEXT ONLY
FOR LANDSCAPE DETAILS REFER TO LANDSCAPE
ARCHITECTS DRAWINGS

FOR HOUSE 1 SEE A-3100
FOR HOUSES 2, 3, 6, 7, 10, 11 SEE A-3101
FOR HOUSES 4, 5, 8, & 9 SEE A-3102
FOR HOUSE 12 SEE A-3103

Scale 1:200 @A0 / 1:400 @ A2

Revision	Date	Key Plan	Consultants	Client	Architect	Drawing	Project
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1	15.02.12						
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