



**MERITON**  
MERITON PROPERTY SERVICES  
PTY LIMITED

6 July 2012.

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

**HEAD OFFICE**  
Level 11, 528 Kent Street  
Sydney NSW 2000  
Tel: (02) 9287 2888  
Fax: (02) 9287 2653

Dear Heather

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR  
PROJECT MP NO. 10\_0107 – BUILDINGS 1 AND 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 for staged strata subdivision for Buildings 1 and 2 into the original approval, MP 10\_0107. A strata subdivision plan has been approved for the two buildings, however the word "staged" was omitted in error. It is therefore the intention of this modification to allow for **staged** strata subdivision to facilitate the time lapse that will occur in the strata subdivision between Buildings 1 and 2, and the resultant occupation of such.

**The modification seeks to:**

- Amend the description of the development to include staged strata subdivision pertaining to Buildings 1 and 2; and
- Obtain approval for the staged strata subdivision plan and strata development contract for Buildings 1 and 2.

The proposed modification allows for Building 1 to be strata subdivided before Building 3. Building 1 will be completed some 3 months before Building 2. Building 1 cannot be left vacant and having no title to spare townhouses while Building 2 is completed.

**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, and as modified on the 21 February 2011. In 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 14 July 2010 the Early Works Package was approved, and modified on the 25 August 2011 for the following works:

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

On the 17 January 2011, the Department of Planning approved MP10\_0107, an application for the construction of Buildings 1, 2 and 3 consisting of 28 townhouses, associated garage parking and landscaping.

On the 25 August 2011, the Department of Planning approved a Land Subdivision Plan for the entire site MP08\_0258 MOD 3. The buildings in question are located in Part 6 of subdivision 100 DP 1154291. Refer to **Annexure 1** for a copy of the approved Land Subdivision Plan.

Further, on the 9 January 2012 a strata subdivision application for Buildings 1 and 2 was approved. Refer to **Annexure 2** for a copy of the Approval, MP10\_0107 MOD 2.

## **PROPOSED AMENDMENTS**

This application identifies which Building is to be strata subdivided first (Building 1) and which Building will be strata subdivided second (Building 2). The Development Lot will form part of Building 2. Refer to **Annexure 3** for a copy of the associated plans and development contract.

### **Description of the Project Approval**

The description of the Project Approval notice is to be amended as below, and as shown in bold.

“Residential Development including;

- Construction of Buildings 1, 2 and 3 consisting of 28 townhouses with associated garage parking and landscaping; and
- **Staged strata subdivision for Buildings 1 and 2”.**

### **Existing Condition A2**

Condition A2 is to be amended by inserting six (6) subdivision plans. The following plans are to be inserted into Condition A2.



Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
Strata Plan 1	-	Location Plan	Surveyor Wayne Diver Tuck	-
Strata Plan 2	-	Building 1 Parking Level	Surveyor Wayne Diver Tuck	-
Strata Plan 3	-	Building 1 Level 1 and 2	Surveyor Wayne Diver Tuck	-
Strata Plan 4	-	Building 2 Level 1 and 2 (development lot)	Surveyor Wayne Diver Tuck	-
Strata Plan 5	-	Building 2 Level 3 and 4 (development lot)	Surveyor Wayne Diver Tuck	-
Strata Plan 6	-	Development Lot	Surveyor Wayne Diver Tuck	-

## CONCLUSION

The proposed amendment provides the mechanism for the property to be strata subdivided in a staged manner, allowing flexibility in terms of the timing of the final strata subdivision which ultimately affects the timing and occupation of the buildings. As Building 1 will be completed before Building 2, it is not prudent to allow Building 1 to stand unoccupied for approximately three months, while Building 2 is completed. It is for these reasons that staged strata subdivision is required.

Should you have any queries, please do not hesitate to contact me in the first instance.

Yours faithfully

**MERITON GROUP**



WALTER GORDON

**Manager Planning and Development**