



MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

MERITON TOWER

Level 11, 528 Kent Street
Sydney NSW 2000
Telephone: (02) 9287 2888
Facsimile: (02) 9287 2777
general@meriton.com.au

27 January 2012.

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

Dear Ms Warton

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION, MODIFICATIONS
TO MAJOR PROJECT MP NO.10_0158 (BUILDINGS 7 & 8) – 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 pertaining to Major Project MP No. 10_01581 (Buildings 7 & 8) as approved on the 12 July 2011. The modification is to amend architectural plans to accommodate minor design changes.

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 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 12 July 2011, the Planning Assessment Commission approved a Project Application for 'Stage 1 – Residential Development, including:

*Construction of two residential flat buildings, Building 7 and 8 of the approved Concept Plan (as modified). Ranging in height between 3 and 6 storeys". Refer to **Annexure 1** for a copy of the relevant currently Approved Plans.*

PROPOSED AMENDMENTS

The proposed amendments pertain to minor design changes applicable to Buildings 7 & 8. The modifications are required to improve the visual appearance of the buildings and the functionality of apartments. The modifications are detailed on the submitted plans and are cross referenced with a legend. Refer to **Annexure 2**.

The proposed modifications include the following:

Building 7 Existing Approval	Building 7 Proposed Modification (Numbering as per the legend on the submitted plans)
Ground Floor Plan, A7101	Ground Floor Plan, A7101, Rev A 2. Wall removed 3. Modification of unit 4. Courtyard standardised 5. Courtyard extended 11. Carpark egress removed
B7 Elevations, A7200	B7 Elevations, A7200, Rev A 8. Reconfiguration of courtyard fence
Building 8 Existing Approval	Building 8 Proposed Modification
Ground Floor Plan, A8103	Ground Floor Plan A8103, Rev A 1. NIB removed 2. Wall removed 3. Modification to Unit 4. Courtyards standardised 5. Extension of courtyard
Level 1 & 2 Plan, A8104	Level 1 & 2 Plan, A8104, Rev A 3. Modification to unit 6. Window removed
Level 3 & 4 Plan, A8105	Level 3 & 4 Plan, A8105 Rev A 6. Window Removed 7. Reconfiguration of louvre screens
Level 5 & 6 Roof Plan, A8106	Level 5 & 6 Roof Plan, A8106 Rev A 6. Window Removed 7. Reconfiguration of louvre screens
B8 Elevations, Sheet 1, A8200	B8 Elevations, Sheet 1, A8200, Rev A 7. Reconfiguration of louvre screens 8. Relocation of access
B8 Elevations, Sheet 2, A8201	B8 Elevations, Sheet 2, A8201, Rev A 3. Modification to unit 7. Reconfiguration of louvre screens 8. Reconfiguration of courtyard fences 9. Relocation of access

With reference to Point 3, modification to unit 108, additional detail is provided below:

Existing Approval	Proposed Modification
Ground Floor Plan, A8103 Plan shows laundry and solid wall to the south. Given the solid wall the existing garden area is currently inaccessible.	Ground Floor Plan A8103, Rev A Laundry is converted to a study. The solid wall is opened up and has a sliding door. Allowing light and ventilation into the study area. The garden area has been converted to a tiled courtyard which is consistent with the surrounding units and allows that space to be used as a functional courtyard. Previously it was inaccessible. It also provides an aesthetically pleasing recreational space for future residents.
Level 1 & 2 Plan, A8104 The bathroom, kitchen and dining area is configured in a 'square' layout.	Level 1 & 2 Plan, A8104, Rev A The laundry is now relocated to the first floor and the bathroom, kitchen and dining areas have been reconfigured to provide a more useable layout.
B8 Elevations, Sheet 2, A8201 The current elevation pertaining to Unit 108 indicates a solid blank wall.	B8 Elevations, Sheet 2, A8201, Rev A The elevation indicates the fence as a continuation of the existing fence line therefore providing a more consistent finish.

RECOMMENDATIONS

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

Architectural Drawings prepared PTW Architects			
Drawing No.	Revision	Name of Plans	Date
A7101, A7200, A8103, A8104, A8105, A8106, A8200, A8201	Project Application re-issue	Architectural Plans	5/4/2011

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

Architectural Drawings prepared PTW Architects			
Drawing No.	Revision	Name of Plans	Date
A7101A, A7200A, A8103A, A8104A, A8105A, A8106A, A8200A, A8201A	Project Application re-issue	Architectural Plans	23.12.2011

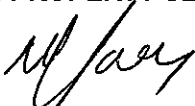
CONCLUSION

The proposed changes are minor refinements to improve the functional and aesthetic qualities of Building 7 & 8. 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 PROPERTY SERVICES PTY LIMITED

FP. 

WALTER GORDON

Manager Planning and Development