

30 April 2012.

Ms Heather Warton
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Dear Ms Warton

STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION, MODIFICATIONS TO MAJOR PROJECT MP NO.10_0158 (BUILDINGS 7 AND 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 and 8) as approved on the 12 July 2011. The modification is to amend architectural plans to accommodate minor design changes. The changes include the relocation of windows, the replacement of certain external walls with glazing, and the re-configuration of the internal layout of certain apartments. The purpose of the modifications is to enhance the functionality and aesthetics of the buildings. Details of the units affected by the modifications are provided under the heading, "Proposed Amendments" below.

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 and 2 DP732070, Lot 2 DP582172, Lots 1 and 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, MP10_0158, 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".

On the 28 November 2011, MP10_0158, MOD1 for Strata Subdivision of Buildings 7 and 8 was approved and on the 12 March 2012, MP10_0158, MOD 2 for design changes was approved.

PROPOSED AMENDMENTS

A copy of the current approved Architectural Plans, MP10_0158 is enclosed in **Annexure 1**. The proposed modifications are required to improve the visual appearance of the buildings and the functionality of the units. These modifications are grouped into three types of amendments, which are discussed below. A copy of the relevant Architectural Plans showing the modifications is enclosed in **Annexure 2**.

Window Repositioning

A number of windows need to be relocated for structural reasons. The windows need to be moved along the same wall and at the same height. There is no other change to the size of the window, it is the same window, just re-positioned.

In Building 7 Units 101, 201, 301, 401, 501 are affected by the window repositioning.

In Building 8 Units 111, 101,120, 208, 201, 215, 304, 305, 314, 401, 407, 505 and 514 are affected by the window repositioning.

Wall Removed and Replaced with Glazing

Portions of the wall have been replaced with glass to create an architectural feature and more importantly to allow more light into the living rooms. The glazing modifications are identified as number 2, on the Architectural Plan key.

In Building 7 Units G07, 107, 207, 307, 407 and 507. The impact of which is shown on the East Elevation of Building 7. There are no modifications of this nature applicable to Building 8.

Modification to Units

In Building 8 a number of the units have been re-configured. Previously a portion of the internal space was used as a corridor, the modifications simply activate this dead space. The updated layouts turn a passive area into a useable area by providing more amenity into the unit. The dining rooms now extend into a portion of that space. The layout modification are identified, with the number 3, on the Architectural Plan key. Units 101, 120, 305, 314, 505, 514 have been updated. There are no modifications of this nature applicable to Building 7.

The table below identifies the current approved plans and the proposed plans, (with the modification) as follows:

BUILDING 7 EXISTING APPROVAL	BUILDING 7 PROPOSED MODIFICATION (Numbering as per the legend on the submitted plans)
Ground Floor Plan, A7101, Rev A	Ground Floor Plan, A7101, Rev B 2. Wall removed, glazing added
A7102, Level 1 to Roof Plan	A7102, Level to Roof Plan, Rev A 1. Windows repositioned 2. Wall removed – glazing added
B7 Elevations, A7200, Rev A	B7 Elevations, A7200, Rev B 2. Wall removed – glazing added
BUILDING 8 EXISTING APPROVAL	BUILDING 8 PROPOSED MODIFICATION
Level 1 & 2 Plan, A8104, Rev A	Level 1 & 2 Plan, A8104, Rev B 1. Windows repositioned 3. Modification to Units
Level 3 & 4 Plan, A8105, Rev A	Level 3 & 4 Plan, A8105 Rev B 1. Windows repositioned 3. Modification to Units
Level 5 & 6 Roof Plan, A8106, Rev A	Level 5 & 6 Roof Plan, A8106 Rev B 1. Windows repositioned 3. Modification to Units

RECOMMENDATIONS

It is recommended that Condition A2 be amended to delete the following plans in Table 1 below and be replaced with plans listed in Table 2.

ARCHITECTURAL DRAWINGS PREPARED PTW ARCHITECTS			
Drawing No.	Revision	Name of Plans	Date
A7101A	Section 96 Issue	Building 7 Ground Floor Plan	23.12.11
A7102	Project Application –Re-issue	Building 7 Level 1 to Roof Plan	05.04.11
A7200A	Revision A	Building 7 Elevations	23.12.11
A8104A	Section 96 Issue	Building 8 Level 1 & 2 Plan	23.12.11
A8105A	Section 96 Issue	Building 8 Level 3 & 4Plan	23.12.11
A8106A	Section 96 Issue	Building 8 Level 5 & Roof Plan	23.12.11

Table 2:

ARCHITECTURAL DRAWINGS PREPARED PTW ARCHITECTS			
Drawing No.	Revision	Name of Plans	Date
A7101B	Section 75w issue	Building 7 Ground Floor Plan	16.04.12
A7102A	Section 75w issue	Building 7 Level 1 to Roof Plan	16.04.12
A7200B	Revision B	B7 Elevations	16.04.12
A8104B	Section 75w issue	Building 8 Level 1 & 2 Plan	16.04.12
A8105B	Section 75w issue	Building 8 Level 3 & 4Plan	16.04.12
A8106B	Section 75w issue	Building 8 Level 5 & Roof Plan	16.04.12

CONCLUSION

The proposed changes are minor refinements to improve the functional and aesthetic qualities of Building 7 and 8. There is no change to the heights, bulk and scale of the buildings. 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



WALTER GORDON

Manager Planning and Development