

10 October 2012.

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



**MERITON**  
MERITON PROPERTY SERVICES  
PTY LIMITED

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

Dear Ms Warton

**61 MOBBS LANE, EPPING – SUBDIVISION AND VISITOR CAR PARKING SPACES (MP10\_0158)**

Condition A10 of the abovementioned approval states that all 17 visitor car spaces are to be located in the basement under Building 8 unless otherwise agreed to by the Director General.

The condition as currently worded would have all 17 visitor car parking spaces located in one area, rather than dispersed around various lift cores as shown on the attached architectural plan (**Annexure 1**). By having all visitor car spaces located under Building 8 visitors will have difficulties with accessing units in Building 7. Under this scenario all visitors would access one lift into the western side of Building 8, which does not provide internal access to Building 7. This will create confusion for visitors and will significantly hold up the travel time of the lift for Building 8. Visitors will then try to walk within the basement to find the correct exit to Building 7, which will be dangerous due to pedestrian/vehicle conflicts, using internal car ramp and the like.

There are also the contractual agreements that have been made with people purchasing units and car spaces "off the plan". Most of the car spaces have now been purchased and cannot be relocated elsewhere in the basement.

Overall, the design of this basement is unusually long due to the layout of the original Concept Approval, which is resulting in the need to better group visitor car spaces around all lobbies.

Accordingly, we seek the agreement of the Director General to have visitor car spaces in accordance with that shown on the plan in **Annexure 1**, as permitted by Condition A10 (refer **Annexure 2** for a copy of Condition A10).

Sheet 4 of the approved strata plan does not have to change as the visitor spaces are notated as a CS (car space) as shown on the plan. Furthermore, the number of visitor car spaces at 17 remains compliant with the Major Project Approval for Buildings 7 and 8.

As Buildings 7 and 8 are nearing completion, we urgently require your assistance with processing this request at your earliest convenience.

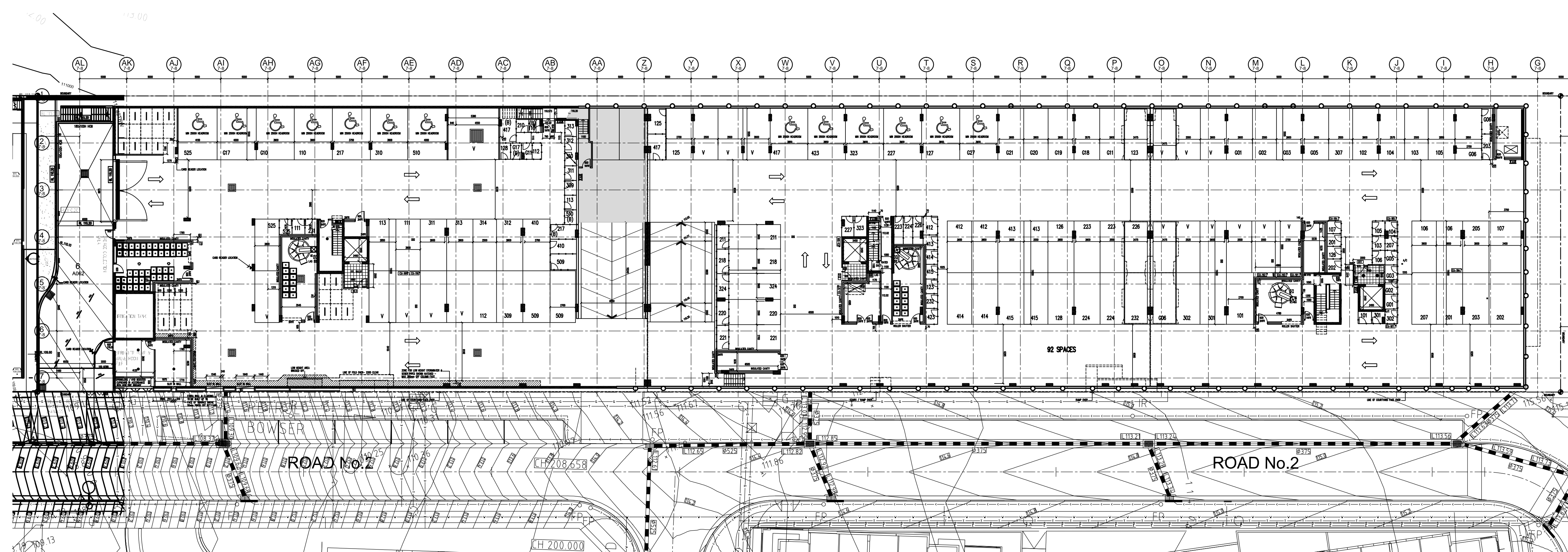
Yours faithfully  
**MERITON GROUP**

WALTER GORDON  
Manager Planning and Development

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# ANNEXURE 1

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A0

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# ANNEXURE 2

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# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Deputy Director-General, Development Assessment & Systems Performance, as delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Deputy Director-General, Development Assessment & Systems Performance

Sydney

28<sup>th</sup> November 2011

### SCHEDULE 1

#### PART A — TABLE

Application No.:	MP 10_0158
Proponent:	Meriton Apartments Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	61 Mobbs Lane, Epping (former Channel 7 site)
Project:	<b>Stage 1- Residential Development</b> , including: <ul style="list-style-type: none"><li>• Construction of Buildings 7 and 8 consisting of 127 residential units with 173 basement car parking spaces and 11 parking spaces at street level; and</li><li>• Associated landscaping.</li></ul>
Modification Number:	MP10_0158 MOD 1
Modification	The proposed changes include: <ul style="list-style-type: none"><li>• Amending Description of Proposal to include strata subdivision</li><li>• Amended Condition A2 to include the strata subdivision plans</li></ul>

## SCHEDULE 2

### PART A

***To reflect the strata subdivision of the land, the description of the development is amended to read as follows:***

- Construction of two residential flat buildings, Buildings 7 and 8, ranging in height between 3 and 6 storeys
- 127 residential units
- 173 basement car parking spaces and 11 parking spaces at street level
- Excavation
- Associated landscaping
- **Strata subdivision**

### CONDITIONS OF APPROVAL

***Amend Condition A2 by inserting the following table, in relation to the subdivision plans:***

Subdivision Plans prepared by Wayne Allen Dirver-Tuck of JBW Surveyors Pty Ltd				
Drawing No.	Revision	Name of Plan	Drawn By	Date
Strata Plan sheet 1 of 23	-	Location Plan	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 2 of 23	-	Car parking level 2	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 3 of 23	-	Car parking level 2	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 4 of 23	-	Car parking level 1 lower	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 5 of 23	-	Car parking level 1 upper	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 6 of 23	-	Car parking level 1 upper	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 7 of 23	-	Building 7 ground level	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 8 of 23	-	Building 7 level 1	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 9 of 23	-	Building 7 level 2	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 10 of 23	-	Building 7 level 3	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 11 of 23	-	Building 7 level 4	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 12 of 23	-	Building 7 level 5	Surveyor Wayne Diver Tuck	-

Strata Plan sheet 13 of 23	-	Building 8 ground level	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 14 of 23	-	Building 8 ground level	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 15 of 23	-	Building 8 level 1	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 16 of 23	-	Building 8 level 1	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 17 of 23	-	Building 8 level 2	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 18 of 23	-	Building 8 level 2	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 19 of 23	-	Building 8 level 3	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 20 of 23	-	Building 8 level 3	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 21 of 23	-	Building 8 level 4	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 22 of 23	-	Building 8 level 4	Surveyor Wayne Diver Tuck	-
Strata Plan sheet 23 of 23	-	Building 8 level 5	Surveyor Wayne Diver Tuck	-

***Insert new Condition A9 as follows***

**Condition A9 Car parking allocation**

Prior to the issue of a Strata Certificate, the Proponent shall submit to the Certifying Authority car parking allocation details which comply with the following:

- 1 bedroom units: 10 spaces
- 2 bedroom units: 145 spaces

Details of compliance with this condition must be provided to the Certifying Authority prior to the issue of a Strata Certificate.

***Insert new Condition A10 as follows***

**Condition A10 Amended Strata Plans**

Prior to the issue of a Strata Certificate, the Proponent, shall submit to the Director-General and Certifying Authority, amended Strata Plans as follows:

- Sheet 4 of 23: The car park entry and exit on level 1 shall be changed to reflect the entry and exit illustrated on approved drawings A0011 dated 5 April 2011 and A8101 dated 5 April 2011.
- Sheet 4 of 23: Seventeen (17) car spaces notated as CS8 through to CS24 shall be notated as visitor parking common property or unless otherwise agreed to by the Director-General.

Details of compliance with this condition must be provided to the Director-General and Certifying Authority prior to the issue of a Strata Certificate.

***Insert new Condition A11 as follows***

**Condition A11 On-street visitor car parking**

Any future community title subdivision for the road reserves around the buildings must illustrate the 11 car parking spaces as approved on drawing A0012 dated 5 April 2011 as visitor car parking only.

Details of compliance with this condition must be provided to the Certifying Authority prior to the issue of an Occupation Certificate for the buildings.

**END OF MODIFICATIONS TO MP10\_0158 - MOD 1**



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# ANNEXURE 3

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CARPARKING  
LEVEL 1 LOWER

SEE SHEET 1 FOR  
GENERAL NOTES

