

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 19 November 2012

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:	Residential Development including: <ul style="list-style-type: none">• Construction of two residential flat buildings, Buildings 7 and 8 of the approved Concept Plan (as modified), ranging in height between 3 and 6 storeys;• 127 residential units;• 173 basement car parking spaces and 11 parking spaces at street level;• Excavation; and• Associated landscaping.
Modification Number:	MP10_0158 MOD 5
Modification	The proposed changes include: <ul style="list-style-type: none">• Amending Condition A10 to delete the requirement to submit an amended strata plan to the satisfaction of the Director-General;• Insertion of a new bullet point in Condition A10 to submit revised strata plans sheet 4, 5 and 6 of 23 to the Certifying Authority;• Amending drawing A0011 to reflect 17 visitor car parking spaces across level 1 lower and level 1 upper car park;• Amending Condition E2 to allow road improvement works to be completed prior to the final Occupation Certificate for Buildings 7 and 8.

SCHEDULE 2

PART A – TERMS OF APPROVAL

In Part A, Condition A2 – Development in Accordance with Plans and Documentation, delete the following drawings:

Architectural Drawings prepared PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A0011	Project Application re-issue	Integrated Carpark Plans	05/04/2011

and replace them with:

Architectural Drawings prepared PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A0011 A	A	Integrated Carpark Plans	25/10/2012

In Part A, Condition A10 delete A10 in its entirety and replace with the following Condition A10:

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 A0011A dated 25 October 2012 and A8101 dated 5 April 2011.
- Sheets 4, 5, and 6 of 23: Seventeen (17) car spaces notated as CS16 to CS20, CS26 to CS28, CS41 to CS43, and CS57 to CS62, shall be notated as visitor parking common property.

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

In Part E, Condition E2 delete E2 in its entirety and replace with the following Condition E2:

E2. Road Works to Mobbs Lane

The road improvement works east of the proposed western site entrance (opposite the Brickworks site) to be fully constructed prior to the release of the **Final** Occupation Certificate for the first stage of residential development (i.e. Stage 1 Residential).

All remaining road improvement works (including the western site access intersection) are to be fully constructed prior to the release of the **Final** Occupation Certificate for the final stage of residential development.

END OF MODIFICATIONS TO MP10_0158 MOD 5