



17 January 2013.

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, MODIFICATION TO MAJOR PROJECT MP NO.10_0158 (BUILDINGS 7 & 8), MOD 5 – 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 – Development in Accordance with Plans and Documentation, pertaining to Major Project MP No. 10_0158 (Buildings 7 & 8), as approved on the 12 July 2011.

This modification is to correct an error on Plan No. A011, Integrated Car Park Plans pertaining to the location of the car park entrance and address some minor internal layout issues.

HISTORY

On the 12 July 2011 Plan No. A0011, Integrated Car Park Plan, MP 10_0158 was approved. This plan shows the Car Park entrance to the south. Refer to **Annexure 1**.

On the 12 March 2012, MP10_0158 MOD 2 was approved for a number of design changes including an elevation view of the car park entrance which is indicated on the northern side of the west elevation. Refer to **Annexure 2**.

On the 19 November 2012 Plan MP10_0158 MOD 5 approved Plan No. A011A, Integrated Car Park Plan This plan, in error showed the Car Park entrance to the south. Refer to **Annexure 3**.

REASON FOR MODIFICATIONS

- Due to the topography on site it is impossible to construct the car park entrance in the original approved position. Therefore the entrance has had to be relocated, further north on the building elevation in order to be able to be built and to meet BCA compliances.
- The minor reconfiguration of the car layout has been necessary to enable the car park to function more efficiently and meet BCA compliances.

PROPOSED MODIFICATIONS

The modifications are itemised below and are referenced as per the legend notes on Plan A0011B in **Annexure 4**.

- Relocate the entrance of the car park entrance from the south of the western elevation to the north of the western elevation. (Refer to Note 1 on plan);
- A number of the internal lobbies have been altered (Refer to Note 2 on plan);
- 1 plant room has been added (Refer to Note 3 on plan);
- A plant room added and fire stairs have been removed, as not required by BCA (Refer to Note 4 on plan);
- The garbage room has been re-configured and a managers store room added (Refer to Note 5 on plan);
- Fire stair passage extended for BCA compliance (Refer to Note 6 on plan);
- 1 plant room removed (Refer to Note 7 on plan).

Further it should be noted that all car parking spaces and storage have been altered to suit structural co-ordination of the car park.

RECOMMENDATIONS

It is recommended that Condition A2 be amended that Drawing A0011A be deleted and replaced with A0011B as follows:

Architectural Drawings prepared PTW Architects			
Drawing No.	Revision	Name of Plans	Date
A0011A	A	Integrated Car Park Plans	21.10.2012
Architectural Drawings prepared PTW Architects			
Drawing No.	Revision	Name of Plans	Date
A0011B	B	Integrated Car Park Plans	20.11.2012

CONCLUSION

The proposed modification is to correct an error and reconfigure some minor design amendments to ensure that the car park functions at an operational level. 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

KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LTD



WALTER GORDON
Manager Planning and Development