

11 January 2013.

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

Dear Ms Warton,

**SECTION 75W APPLICATION: TRAFFIC LIGHT INSTALMENT AND OCCUPATION DEFERMENT
61 MOBBS LANE, EPPING**

As you are aware, Parramatta City Council refused our request in November 2012 to vary the Voluntary Planning Agreement that would have allowed us to occupy units whilst we completed the installation of the traffic lights at the Mobbs Lane/Marsden Road intersection.

The refusal was primarily based on Meriton having yet to receive approval from the Roads and Maritime Services (RMS) to commence the works. We have now received RMS approval to install the traffic lights, and therefore request the applications be re-activated. A copy of the signed deed of approval for the traffic lights between Meriton and the RMS is attached for your reference.

Construction works to install the traffic lights will commence on the 14 January 2013, and we estimate completion in 6-9 months subject to weather conditions, road closure times, and any unforeseen construction issues.

Conditions to the relevant consents that we seek amending are as follows.

Condition B4.4: Concept Plan – MP 05_0086
Condition C4D(a): Early Works – MP 08_0258
Condition B3: Buildings 1, 2 and 3 – MP 10_0170
Condition B2: Buildings 7 and 8 – MP 10_0158

In order to achieve a timely occupation of units, all of the above conditions should be replaced with the following:

"The approved road signals at the intersection of Marsden Road and Mobbs Lane shall be fully constructed and operational prior to the issue of an Occupation Certificate for the 477th dwelling on the former Channel 7 site."

The number of units to be occupied relates to buildings approved, under construction and completed. It is therefore necessary to amend the above applications to permit occupation of units up to the completion of buildings in Stage 2, whilst the traffic lights are being installed.

We have now fulfilled our commitment to commence construction of the traffic lights, which will give Council certainty and comfort to amend the Voluntary Planning Agreement to permit occupation of units at the completion of Stage 2, whilst the intersection works are being finished.

Should you have any queries do not hesitate to contact me in the first instance.

Yours faithfully
MERITON GROUP

A handwritten signature in black ink, appearing to read 'W. Gordon', written in a cursive style.

WALTER GORDON
Manager Planning and Development