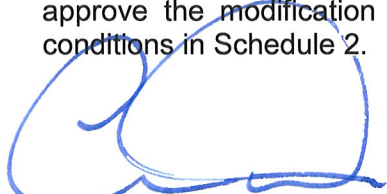


Modification of Minister's Approval

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

I, the Executive Director, Development Assessment Systems and Approvals, as delegate of the Minister for Planning and Infrastructure under delegation executed on 27 February 2013, approve the modification of the Concept Plan referred to in Schedule 1, subject to the conditions in Schedule 2.



Executive Director, Development Assessment Systems and Approvals

Sydney **28 FEBRUARY** 2013

SCHEDULE 1

Proponent:	Meriton Property Services Pty Limited
Approval Authority:	Minister for Planning and Infrastructure
Land:	61 Mobbs Lane, Epping
Project:	<p>Concept Plan (MP05_0086) for residential and open space including:</p> <ul style="list-style-type: none">• Maximum of 800 dwellings• Maximum of 80,000m² gross floor area• Maximum floor space ratio of 0.89:1• Maximum height of six storeys• 3.1ha of public open space• A neighbourhood shop• A child care centre.
Modification Number:	MP05_0086 MOD 3
Modification	<p>The proposed changes include:</p> <ul style="list-style-type: none">• Amending Condition B4 (B4.4) to allow the timing of the installation of the traffic signals at the intersection of Marsden Road and Mobbs Lane to be fully constructed and operational prior to the issue of the Occupation Certificate for the 289th dwelling on site.

SCHEDULE 2

PART B – DEPARTMENT OF PLANNING’S MODIFICATIONS

1. In Part B, Condition B4 Transport and Access, delete Modification B4.4 in its entirety and replace it with the following:

B4.4.

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 289th dwelling at 61 Mobbs Lane, Epping if the child care centre is not operational, or the 207th dwelling if the child care centre is operational.

The number of dwellings occupied across the site could be increased subject to:

- the proponent undertaking new surveys between 7:00 am and 9:00 am and 4:30 pm and 6:30 pm on a Tuesday and a Thursday in the same week, followed by a similar survey two weeks later;
- the proponent providing a revised traffic report that:
 - revises the assumptions of the traffic report prepared by GTA Consulting dated 8 October 2012, and the traffic note dated 17 January 2013 in accordance with the recommendations of the report prepared by Gennaoui Consulting dated 7 February 2013; and
 - assesses the impacts associated with permitting the occupation of additional dwellings on site on the operation of the Mobbs Lane/Marsden Road and Mobbs Lane/Misdon Road intersections, taking into consideration the results of the new traffic surveys.

In addition, the report must be submitted to the Director-General for approval.

END OF MODIFICATIONS TO MP05_0086 MOD 3
