

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation effective from 27 February 2011, I the Executive Director, Development Assessment and Systems Approvals approve the modification of the Concept Plan referred to in Schedule 1, subject to the conditions in Schedule 2.

Executive Director
Development Assessment and Systems Approvals

Sydney

2013

SCHEDULE 1

Concept Approval:

MP05_0086 granted by the Minister for Planning on 22 August 2006

For the following:

Concept Plan for residential and open space including:

- Maximum of 800 dwellings;
- Maximum of 80,000m² gross floor area;
- Maximum height of 6 storeys;
- 3.1ha of public open space'
- A child care centre; and
- A 120m² neighbourhood shop

Modification Number:

MP05_0086 MOD 4

Modification:

The modification request includes:

- Deletion of the portion of Road 1 contained within Stage 3;
- Provision of a two level basement car park servicing Buildings 11-16 and split level landscaped podium above;
- Alteration to the location and size of building footprints of Buildings 11-17;
- Alteration to the heights of Building 15/16 to permit the projecting elements on the southern façade ranging in height from two storeys to part three/part four storeys in height; and
- Alterations to the location and size of areas of common open space and publicly accessible open space.

SCHEDULE 2 CONDITIONS

- 1). In Part A – Administrative Modifications, delete administrative modification A1 and replace with the following:

A1 Development Description

Concept approval is granted only to the carrying out of the development solely within the concept plan area as described in the document titled “*The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report*” prepared by Architectus (dated May 2006) as modified by the ‘Environmental Assessment’ included in the Section 75W Modification dated August 2010, prepared by Architectus, as amended by the ‘Preferred Project Report’ dated December 2010, prepared by Architectus and as further modified by the ‘Environmental Assessment’ included in the Section 75W Modification dated September 2012, prepared by Meriton Property Services Pty Ltd as amended by the ‘Preferred Project Report’ dated 26 March 2013, prepared by Meriton Property Services Pty Ltd, including the following modifications

- (1) Up to 800 dwellings;
- (2) Up to 80,000 m² maximum gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site and with gross floor area as defined in the Standard Instrument definition;
- (3) A maximum height of 6 storeys and height and footprint distribution in accordance with figure 8.9 of the preferred project report dated May 2006 as amended by the ‘Preferred Project Report’ dated December 2010, prepared by Architectus, except where amended within ‘Stage 3’ by drawing number A0074 Revision A, dated 21.03.13, prepared by Meriton Apartments Pty Ltd, contained at Appendix 21 of the ‘Preferred Project Report MP10_0046 61 Mobbs Lane, Epping – Stage 3’ dated 26 March 2013, and prepared by Meriton Property Services Pty Ltd, as amended by the following modifications;
- (4) The development must provide a minimum of 5% one-bedroom dwellings;
- (5) The development must not exceed 15% provision of three-bedroom + study dwellings;
- (6) Landscaped public open space (no less than 3.1 hectares) and common open space in accordance with drawing number A0075 Revision A, dated 21.03.13, prepared by Meriton Apartments Pty Ltd, as contained at Appendix 21 of the ‘Preferred Project Report MP10_0046 61 Mobbs Lane, Epping – Stage 3’ dated 26 March 2013, and prepared by Meriton Property Services Pty Ltd, as amended by the following modifications;
- (7) Associated services and infrastructure;
- (8) Land use distribution, building heights, densities, dwelling mixes and types;
- (9) Strata and torrens title subdivision; and
- (10) The development of a neighbourhood shop to be co-located with the communal buildings with a maximum GFA of 120m².

- 2). In Part A – Administrative Modifications, delete administrative modification A2 and replace with the following:

A2 Development in Accordance with Plans and Documentation

The development shall also be generally consistent with the following plans and documentation:

- (1) *“The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report – Appendices”* produced by Architectus (May 2006) except where modified by the following:
- (a) *‘Environmental Assessment’* included in Section 75W Modification dated August 2010, prepared by Architectus, as amended by the *‘Preferred Project Report’* dated December 2010, prepared by Architectus, and as modified by:
 - (b) *‘Environmental Assessment’* dated September 2012, prepared by Meriton Property Services Pty Ltd as amended by the *‘Preferred Project Report MP10_0046 61 Mobbs Lane, Epping – Stage 3’* dated 26 March 2013, prepared by Meriton Property Services Pty Ltd, as amended by the following modifications.
- 3). In Part B, Department of Planning’s Modifications, delete Modification B9 and replace it with the following;
- B9 Prior to the issue of a Construction Certificate for any landscaping works within Stage 3, the proponent must amend the Landscaping and Public Domain Management Plan for Stages 1 to 3 approved by the department on 25 March 2009, to reflect the approved development within Stage 3. The amended plans must be prepared by a suitably qualified person(s) and must include:
- (a) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages/corridors to/from the main open space areas;
 - (b) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive;
 - (c) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space;
 - (d) Facilities that will attract users to the park, including facilities that are normally associated with successful design of open space; and
 - (e) Retention of significant vegetation that will enhance the amenity of the development, helping to place the development within its local context.
- 4). In Part B, Department of Planning’s Modifications, insert the following new modification after Modification 15

B16 Amended Concept Drawings

Prior to the issue of any Construction Certificate(s) for Building 17 the following amended plans are to be provided to the Director-General for approval:

- (1) Drawing titled *“Concept Plan”*, number A0074 Revision A, dated 21.03.13, prepared by Meriton Apartments Pty Ltd, contained at Appendix 21 of the *‘Preferred Project Report MP10_0046 61 Mobbs Lane, Epping – Stage 3’*

dated 26 March 2013, prepared by Meriton Property Services Pty Ltd shall be amended to show:

- (a) The of the projecting elements on the southern façade of Building 15/16 ranging in height from two storeys to part three/part four storeys in height; and
 - (b) The length of Building 17 reduced such that a minimum setback of 8 m is provided from Mobbs Lane to the podium of that building, and the projecting component of the eastern façade is deleted.
- (2) Drawing titled “Open Space Diagram”, number A0075 Revision A, dated 21.03.13, prepared by Meriton Apartments Pty Ltd, contained at Appendix 21 of the ‘Preferred Project Report MP10_0046 61 Mobbs Lane, Epping – Stage 3’ dated 26 March 2013, prepared by Meriton Property Services Pty Ltd shall be amended as necessary to incorporate the changes identified in (1) above.