



Mr Peter Spira AM
General Manager
Meriton Apartments Pty Limited
Level 11, 528 Kent Street,
SYDNEY NSW 2000

10/13244

Dear Mr Spira,

PROPOSED MODIFICATION TO THE FORMER CHANNEL 7 SITE, MOBBS LANE, EPPING CONCEPT PLAN APPROVAL AND STATE SIGNIFICANT SITE LISTING

I am writing to you in response to correspondence received from Architectus Group Pty Ltd, on behalf of Meriton Apartments Pty Limited, regarding a modification to the above Concept Plan Approval and the State Significant Site listing.

I understand that your proposed modification includes:

- increasing the number of dwellings permitted on the site from 650 to 800 to be provided within the approved gross floor area and building envelopes;
- deletion of the references to 73 dwelling per hectare in the approved Concept Plan and State Significant Site listing; and
- replacement of the gross floor area in the approved Concept Plan with the definition provided in the Standard Instrument.

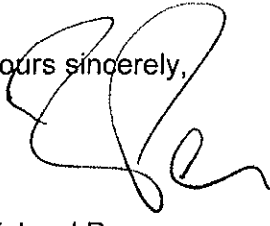
Should you wish to proceed with the modified proposal, it is recommended that you formally lodge a Section 75W Application and detailed supporting documentation to modify both the Concept Plan and to amend the State Significant Site listing. These reports will need to address the following issues:

- An assessment of the impact of the proposed increase in dwellings including:
 - the appropriateness of the proposed dwelling mix and density;
 - consideration of the amenity of the future residents;
 - the adequacy of the private / communal open space provided on site to meet the increased demand;
 - revised BASIX assessment; and
 - confirmation of compliance with SEPP 65 - Design Quality of Residential Flat Development.
- A detailed assessment of the impact the increase in dwelling numbers will have upon the locality in terms of traffic generation and the suitability / availability of access to public transport. This assessment should also determine whether any further works are required to be undertaken to Mobbs Lane or to adjoining streets / intersections in addition to those required under the current Concept Plan and proposed as part of the current Major Project for Early Works.
- An assessment of any amended and/or additional Section 94 contributions required as a result of increased densities / dwelling mix.
- Provide details of any proposed community consultation to be undertaken to support the proposed modifications.

Given the nature of the proposed modification, the proposal will be publicly exhibited for a period of 30 days, including consultation with the relevant Government Agencies and Parramatta City Council.

If you have any further enquiries about this matter, I have arranged for Michael Woodland, Director, Metropolitan Projects to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours sincerely,



29/6/10

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance