



Planning

Contact: Mark Brown
Phone: (02) 9228 6385
Fax: (02) 9228 6455
Email: Mark.Brown@planning.nsw.gov.au

Mr Walter Gordon
Manager, Planning and Development
Meriton Apartments Pty Ltd
Level 11, 528 Kent Street
SYDNEY NSW 2000

Our ref.: MP 05_0086 MOD 2

Dear Mr Gordon

**Subject: Request to Modify Concept Plan and State Significant Site listing, 61
Mobbs Lane, Epping (MP 05_0086 MOD 2)**

The exhibition of the Section 75W request for the above project ended on Friday 1 October 2010. As previously advised, all public and authority submissions received by the Department during the exhibition of the project are available on the Department's website at the following location:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4153

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires Meriton Apartments Pty Ltd to respond to the issues raised in these submissions. The Department has undertaken a review of the Section 75W request and has identified a number of key issues and additional information to be addressed, outlined in **Attachment 1**.

If there are any proposed changes to the project to minimise its environmental impact, a Preferred Project Report may be required.

Your contact officer for this proposal, Mark Brown, can be contacted on (02) 9228 6385 or via email at Mark.Brown@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Anthony Witherdin
A/Director
Metropolitan Projects

ATTACHMENT 1

Key Issues

1. Traffic

Given the level of concern relating to traffic impacts associated with this development, further consideration of the timing of the road upgrade works is required.

2. Contributions

Further consideration of the proposed contributions for the additional 150 dwellings is required in context with the contributions framework for the redevelopment of this site.

3. SEPP 65 – Residential Amenity

The modification to the Concept Plan should demonstrate that the building envelopes will achieve a satisfactory level of residential amenity (considering the revised dwelling mix) in terms of cross flow ventilation, solar access, building and apartment depth consistent with the NSW Residential Flat Design Code.

4. Neighbourhood Shop

Further consideration of alternative locations for the proposed neighbourhood shop should be undertaken. In addition, the size of the shop should be further considered having regard to Parramatta Council's Draft Comprehensive LEP, which limits neighbourhood shops to a maximum of 80m².

Additional Information

• Additional Plans

The building envelope plan is inconsistent with the common open space plan and is to be amended. A separate consolidated plan should be submitted illustrating all amendments to the Concept Plan.

Building envelope plans are to be submitted that demonstrate the amendment to the built form in elevation / perspective view (e.g. the proposed amendment from 5-6 storeys to 6 storeys).

• Consultation Report

Feedback from the community consultation received via Meriton's consultation website (as indicated on page 41 of the submission) is to be submitted to the Department. This report should illustrate the issues raised and how Meriton has resolved these issues in the development of the current modification request.