

Modification of Minister's Approval

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

I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



The Hon Anthony (Tony) Kelly MLC
MINISTER FOR PLANNING

Sydney

21 FEB 2011 2011

SCHEDULE 1

Concept Approval:

MP 05_0086 granted by the Minister for Planning on 22 August 2006

For the following:

Concept Plan for residential and open space including:

- Maximum of 650 dwellings;
- Maximum of 80,000m² gross floor area;
- Maximum floor space ratio of 0.89:1;
- No more than 73 dwellings / ha;
- Maximum height of 6 storeys;
- 3.1ha of public open space; and
- A child care centre.

Proponent:

Meriton Apartments Pty Limited

Approval Authority:

Minister for Planning

Land:

61 Mobbs Lane, Epping (former Channel 7 site)

Modification:

MP 05_0086 MOD 2 including:

- Increase the number of dwellings from 650 to 800 and amend the dwelling mix;
- Delete total envelope area and 73 dwellings per hectare requirements;
- Replace the definition of Gross Floor Area;
- Inclusion of a 120m² neighbourhood shop;
- Increase the number of car parking spaces on site; and
- Increase the total common open space on site by an additional 4,265m².

SCHEDULE 2

CONDITIONS

a) Condition A1 is amended by inserting the following:

A1. Development Description

Concept approval is granted only to the carrying out 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) and 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** including the following modifications:

- (1) Up to ~~650~~ **800** dwellings;
- (2) Up to 80,000m² maximum gross floor area (representing a floor space ratio of 0.89:1 over the entire Channel Seven site and ~~including any terraces and balconies to be calculated as part of floor area or gross floor area~~ **with gross floor area as defined in the Standard Instrument definition**);
- (3) ~~Up to 96,000m² total envelope area (including any terraces and balconies to be calculated as part of floor area or and all building inefficiencies comprising, but not limited to, building entrances, foyers, lobbies, stair and lift voids, underground services and car parking, plant and machinery, and communal recreation areas);~~
- (4) ~~No more than 73 dwellings per hectare on land;~~
- (5) A maximum height number of 6 storeys and height 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** (note 7 storey buildings are not permitted on this site).
- (6) The development must provide a minimum of 5% one-bedroom dwellings;
- (7) The development must not exceed 15% provision of 3-bedroom+study dwellings;
- (8) Landscaped public open space (no less than 3.1 hectares) and private open space;
- (9) Associated services and infrastructure;
- (10) Land use distribution, building heights, densities, dwelling mixes and types; and
- (11) Strata and torrens title subdivision
- (12) **The development of a neighbourhood shop to be co-located with the communal buildings with a maximum GFA of 120m².**

subject to compliance with the modifications of this approval.

b) Condition A2 is amended by inserting 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 '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.**

Except for otherwise provided by the plans and documentation described in Modification 1, Schedule 2 and the Department's modifications of approval as set out in Schedule 2, and the Proponent's statement of commitments.

c) Condition B4.4 is inserted as follows:

B4 Transport and Access

B4.4 The intersection at Marsden Road and Mobbs Lane is to be constructed and operational prior to the issue of an Occupation Certificate for the 150th dwelling on the site as provided in the 'Preferred Project Report' dated December 2010, prepared by Architectus or within 24 months from the date of this approval (MP 05_0086 MOD 2), which ever occurs first.

d) Condition B12 is amended by inserting the following:

B12 Sub Consultant Reports

The Proponent will implement all the recommendations set out within "*The Parklands, 61 Mobbs Lane, Epping – Preferred Project Report – Appendices*" produced by Architectus (May 2006) **except where 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** in any future applications for development on the subject site to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. Each report may require updating as determined by the Department or Council.

(Note: Under Modification A3, in the event of any inconsistency between the recommendations of any sub-consultant report, and the requirement of these modifications, then the modifications shall prevail).