



**MERITON**  
MAKING LUXURY APARTMENTS  
AFFORDABLE

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5 September 2011

Mr Michael Woodland  
Director, Urban Assessments  
Department of Planning & Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Mr Woodland,

**SECTION 75W APPLICATION TO MAJOR PROJECT APPLICATION NO. 10\_0057 FOR  
RESIDENTIAL DEVELOPMENT AT 132-138 KILLEATON STREET, ST IVES (LOT 2, DP 748682) –  
REDUCTION OF BASEMENT CAR PARKING**

**Introduction**

Pursuant to Section 75W(1)(a) of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to modify the number of visitor car parking spaces. Consent is therefore sought to vary Conditions B12(a) and B1A(f) of MP10\_0057.

**Background to the Proposal**

The basement car parking provisions were originally approved in the Project Approval, MP10\_0057, by the Planning and Assessment Commission on the 2 May 2011. Via condition B1A(f), the approval pertained to two levels of basement car parking containing 396 car spaces, 321 resident car spaces and 75 visitor spaces.

**Proposed Amendment**

1. Modify the number of visitor car parking spaces.

**Annexure 1** contains a reduced copy of the architectural plans to be modified.

**Justification to Amendment**

Traffic consultant advice

Given that the basement is currently under construction, there is only the ability to reduce the number of visitor parking spaces. Halcrow Traffic consultants have reviewed the visitor car parking and a report is contained in **Annexure 2**.

Increased Deep Soil Open Space

The reduction in the overall footprint of the basement car park will create more deep soil open space for future residents. The deep soil area has been increased from 40.1% to 40.4%.

### Less Traffic Generated

Less car parking spaces will result in fewer vehicle movements on surrounding local roads, than originally perceived with the original approval.

### Demand and Supply of Public Transport

Forest Buses is the authority for supplying bus services in St Ives. The services that run in the vicinity are detailed in the Halcrow report at **Annexure 2**.

In addition, it has been previous practice of public transport agencies to wait for development to be completed before supplying additional buses to existing routes. That is, the supply of additional public buses will be made when the demand increases from completed housing developments in the St Ives area. Meriton therefore expect that Transport NSW will oversee the provision of additional buses to existing services when the development is complete, which is normal practice.

### **Proposed Amendments to Conditions**

Proposed amendments to Conditions B12 and B1A are as follows:

#### Condition B12 Amendment

- a. ~~Parking must be provided in accordance with the requirements for visitor and residential parking in the Kuring-gai Development Control Plan (Town Centres) 2010. **A total of 369 car parking spaces are to be provided within the basement, including a minimum of 48 visitor parking spaces.** Visitor parking shall include a minimum of 2 spaces designated for persons with a disability. The design and construction of the parking area and parking spaces must be in accordance with AS2890.1 and AS2890.6.~~

#### Condition B1A Amendment

- f. ~~Car parking number must comply with the requirements for visitor and residential parking in the Kuring-gai Development Control Plan (Town Centres) 2010.~~

### **CONCLUSION**

The proposed modification to modify the number of visitor car parking spaces.

Should you have any queries please do not hesitate to contact me in the first instance.

Yours faithfully

**MERITON APARTMENTS PTY LIMITED**



WALTER GORDON

**Manager Planning and Development**