



**MERITON**  
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**MERITON TOWER**

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11 October 2011

Mr Mark Brown  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Mark,

**S.75W MODIFICATION TO MP10\_0057 – RESPONSE TO ISSUES  
132-138 KILLEATON ST, ST IVES**

I refer to the above matter and the letters to you addressed from Ku-ring-gai Council (dated 4 October 2011) and RTA (dated 10 October 2011) and provide a response as follows.

**KU-RING-GAI COUNCIL LETTER**

*Parking*

The Council argues that the visitor parking provision should remain at 75 parking spaces (instead of 48 as proposed) because the site is not located in a town centre or on railway line.

As detailed in our application and in the traffic report accompanying our application, the subject site is well serviced by bus transport. Those bus services include transport links to the nearby railway stations.

It is considered highly unlikely that 75 individuals (all of whom are driving a car) will be visiting the site at any one time. Indeed, it is also considered unlikely that 48 individuals (driving a car) would be visiting the site at any one time.

The Council's argument also relies on data that relates to resident parking. We seek no change to the resident parking provisions on the site.

### *Deep Soil*

We note that the Council has suggested that a deep soil compliance plan should be submitted to confirm the deep soil area resulting from the proposed amendments. Given that the deep soil area has increased on the site, it is not considered necessary to prepare such a diagram.

### **RTA LETTER**

The RTA's letter dated 10 October 2011 raises no objection to the proposed reduction in visitor parking from 75 spaces to 48 spaces. Accordingly, we raise no issue with the letter.

### **CONCLUSION**

It is considered that the proposed reduction of visitor parking spaces should be approved in accordance with the recommendation by the RTA and as proposed in our Section 75W application to the Department.

We trust that the additional above information adequately addresses the issues raised and will enable the Department to finalise its assessment of the subject application.

Please contact the undersigned for related enquires.

Yours faithfully,

**MERITON APARTMENTS PTY LTD**



WALTER GORDON

**MANAGER, PLANNING AND DEVELOPMENT**