



MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

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31 May 2011

Mr S Haddad
Director General
Department of Planning and Infrastructure NSW
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Haddad,

**WARRIEWOOD: 14 – 18 BOONDAH ROAD, WARRIEWOOD (LOT 20, DP 1080979)
S75W TO PROJECT APPROVAL MP10_0177**

Pursuant to Section 75W(1)(a) of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to amend Condition B13 and incorporate studies into Buildings A, B and C of the Project Approval (MP10_0177), as granted by the Planning and Assessment Commission on the 18th January 2011.

Proposed Amendment to Plans

1. Reduce 1 level of basement car parking with associated podium adjustments; and
2. Amend the floor layout of units in Buildings A, B and C to include a study.

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

Justification to Amendments

Studies

The introduction of studies into units within Buildings A, B and C is responding to market demand. The standard family use of computers, large television or having an exercise machine in another part of their apartment is now entrenched with the daily lives of people. Therefore a study room will serve as a purpose for enabling a household to use the study for the additional living space that is sought to be separated from the other rooms in the apartment.

Basement

The decision by the Planning and Assessment Commission to grant development consent envisaged a reduction in the residential density whilst retaining at a minimum, the same proposed number of car parking spaces on site. The subject modification complies with this direction by:

- Complying with the number of resident spaces contained within the Pittwater Council's Development Control Plan (DCP) 21 for multi-unit housing (refer to Annexure 2);
- Providing stacked car parking spaces in accordance with Pittwater Council's DCP 21 (refer to Annexure 2);

- Providing visitor car parking at the rate of 1 space per 5 dwelling as accepted by Pittwater Council in their submission to the Department of Planning about the Preferred Project Report on the 8 October 2010 – Refer to page 111, last paragraph, which is attached to Annexure 3 of this letter.

The tables below outline how the removal of 1 basement level complies with the car parking provisions to satisfy the above points.

DCP Reference	Requirement	Modification	Compliance
Clause B6.6 Table 1	1 space/1br dwelling	1 space/1br dwelling	Complies
Clause B6.6 Table 1	2 spaces/2br dwelling	2 spaces/2br dwelling	Complies
Clause B6.6 Table 1	2 spaces/3br dwelling	2 spaces/3br dwelling	Complies
Clause B6.6 – Stacked Parking p.198	Spaces must relate to the same dwelling	Spaces relate to the same dwelling.	Complies
Clause B6.6 – Stacked Parking p.198	Spaces to be located close to dwellings	All spaces sited in a central location close to 6 lobbies in the basement providing access to units.	Complies
Council submission Page 111	1 space/5 dwellings	1 space/5 dwellings	Complies

DCP	Requirement	Modification	Compliance
1br dwellings	26 spaces	28 spaces	Complies
2br dwellings	370 spaces	370 spaces	Complies
3br dwellings	30 spaces	30 spaces	Complies
Visitor Parking	45.2 spaces	46 spaces	Complies
Totals	471.2 spaces	474 spaces	Complies

In support of this modification Halcrow traffic/transport consultants have assessed the proposed car parking provisions and is attached to Annexure 4.

Proposed Amendments to Conditions

Condition B13

Condition B13 is amended as follows to reflect compliance with the points and tables contained above.

"B13. Car and Bicycle Parking Provision and Storage

- Car parking provision shall meet the requirements of Pittwater DCP21. **A total of 474 car spaces to be provided within the basement, of which 46 spaces are to be allocated to visitor parking.** 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*
- Secure bicycle parking is to be provided for 98 bicycles on the site, designed and constructed in accordance with AS2890.3.*
- Storage areas for each dwelling are to be provided within the unit and/or basement or part lot.*

Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the release of the relevant construction certificate."

Condition A1

Condition A1 is to be amended to reflect the modified plans contained in Annexure 1.

Conclusion

Modified plans to include a study into the unit layout of Buildings A, B and C is responding to market demand and results in no consequential external environmental impacts. The removal of 1 basement level of carparking is consistent with the Planning and Assessment Commission decision, the Pittwater Council's DCP21 parking rates, and Council's acceptance of the visitor parking rate for the site.

Yours faithfully

MERITON APARTMENTS PTY LIMITED

A handwritten signature in black ink, appearing to read 'W. Gordon', written in a cursive style.

WALTER GORDON

Manager Planning and Development