

15 October 2012

Mr Alan Bright  
Director, Urban Assessments  
NSW Department of Planning & Infrastructure  
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SYDNEY NSW 2000



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Dear Mr Bright

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR PROJECT APPLICATION NO. 10\_0177 AT 14-18 BOONDAH ROAD, WARRIEWOOD (LOT 20, DP 1080979) TO VARY CONDITION A1 RE: BUILDINGS F, G & POOL**

**INTRODUCTION**

Pursuant to Section 75W (1) (a) of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to vary Condition A1 of Project Approval, MP10\_0177. The amendment is sought to modify plans of Buildings F, G and pool in Stage 1 of 14-18 Boonah Road, Warriewood. A copy of the approved Architectural plans are enclosed in **Annexure 1**.

The modifications are to allow for architectural changes, and generally include the reconfiguration of the layout of apartments, or external changes which enhance the functional and aesthetic attributes of the buildings. The design modifications are itemised below, and a copy of the proposed Architectural Plans are enclosed with this application in **Annexure 2**.

**REASON FOR MODIFICATIONS**

**New Study**

The layout of Unit 349, within Building F has been reconfigured to allow for an additional study area. The proposed study is located between bedrooms 2 and 3. This will create privacy and provide an additional working space. Similar design modifications were successfully introduced into other Buildings within the same project, and have been very positively received by purchasers. Refer to proposed plan DA 26, point 1 for the reconfiguration of Unit 349.

**Foyer layout rationalised**

The layout and foyer area of Unit 354 within Building F has been improved to provide a more useable and functional space. Refer to proposed plan DA 26, point 2.

**Pergolas added**

Pergolas have been added to Units 347, 349, 350 and 353 in Building F to provide shade from the sun, and reduce the impact of rain into the terraces. The introduction of pergolas also adds architectural interest to the building. Refer to proposed plan DA 26, point 3 for the location of the above mentioned units.

### **Roof overhangs revised**

The roof level slab has been extended to provide a cover to the terraces below to improve shelter from weather conditions on Building F. Refer to the Roof Plan on proposed plan DA 26, point 4 for the location of the roof overhangs. The roof level slab has also been extended on the north western corner of Building G to similarly improve shelter from weather conditions. Refer to proposed plan DA 28, Roof Level plan, West Elevation and point 2 for the location.

### **Raised Roof overhangs added**

A portion of the roof has been raised, situated above specific balconies on the northern elevation of Building F. This will provide protection from various weather conditions and provide visual interest to the building. Refer to proposed plan DA 26, point 5.

### **Entry Portico**

An entry portico has been added to the western elevation of Building G. Refer to proposed plan DA 28, point 1 for its location. The location of the portico can also be viewed on the Ground Floor and First Floor plans.

### **Plant areas on Roof Plan**

The plant areas on the roof of Building G have been revised to provide a more practical solution. Refer to Proposed Plan DA 28, Roof Level plan and point 3.

### **Windows of Pool**

The height and head height of windows on the East Elevation of the swimming pool are to be reduced. Refer to East Elevation on proposed Plan DA30, Point 1.

The heights of window bays on the South Elevation of the swimming pool have also been increased to allow more natural light into the building. Refer to East Elevation and South Elevation on proposed Plan DA30, Point 2.

### **Shape of Children's Pool**

The shape of the Children's pool has been reconfigured as the original had difficulties in terms of construction. Refer to Floor Plan, Pool and Gym on proposed Plan DA30, Point 3.

### **Location of Spa Revised**

The location of the spa has been revised to allow for a more logical and safer transition between the pool and the spa. Refer to Floor Plan, Pool and Gym on proposed Plan DA30, Point 4.

### **Size of Sauna Room reduced**

The size of the sauna room has been reduced to allow for sufficient space for the changing rooms. Refer to Floor Plan, Pool and Gym on proposed Plan DA30, Point 5.

### **Plant Area**

A new plant area has been added to the roof. This detail was not previously included in submitted plans of the swimming pool. Refer to North and West Elevation Plans on proposed Plan DA30, Point 6.

### **Entry door to Pool**

The glazing on the doors to the entry of the pool building has been changed to allow for greater privacy and visual interest. Refer to North and West Elevation Plans on proposed Plan DA30, Point 7.

### **New Column**

A new column has been added to the south west corner of the building for structural support. Refer to South Elevation Plans and Floor Plan on proposed Plan DA30, Point 8.

### **New Skylights**

An additional skylight has been added to the roof of the pool building resulting in 4 skylights, rather than 3, as previously approved. This will allow for more natural light into the pool area and create a more interesting roof. Refer to Floor Plan on proposed Plan DA30, Point 9.

### **Amendment to Conditions**

Condition A1 that lists the approved architectural plans are to be amended as follows to reflect the above mentioned changes. No other conditions require amendment.

#### ***Existing Condition A1***

<b>Architectural Plans</b>				
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Drawn By</b>	<b>Date</b>
DA26	C	Building F Plans and Elevations	Meriton Apartments Pty Ltd	06/20/2012
DA28	D	Building G Plans and Elevations	Meriton Apartments Pty Ltd	06/01/2011
DA30	D	Child Care - Pool Plans and Elevations	Meriton Apartments Pty Ltd	06/20/2012

#### ***Proposed Condition A1***

<b>Architectural Plans</b>				
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Drawn By</b>	<b>Date</b>
DA26	D	Building F Plans and Elevations	Meriton Apartments Pty Ltd	09/26/2012
DA28	E	Building G Plans and Elevations	Meriton Apartments Pty Ltd	09/26/2012
DA30	E	Child Care - Pool Plans and Elevations	Meriton Apartments Pty Ltd	09/26/2012

## CONCLUSION

The modifications are to refine the architectural quality of the building. These minor improvements will enhance the functional use of the apartments, provide greater amenity to future residents and augment the overall purpose of the buildings.

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

Yours faithfully  
**MERITON GROUP**



WALTER GORDON  
**Manager Planning and Development**