

4 November 2011.

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



**MERITON**  
MAKING LUXURY APARTMENTS  
AFFORDABLE

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Dear Mr Woodland

**SECTION 75W APPLICATION TO MAJOR PROJECT APPLICATION NO. 10\_0177  
14 – 18 BOONDAH ROAD, WARRIEWOOD (LOT 20, DP 1080979) – AMENDMENT  
TO CLAUSE 21(ii) “CPTED MEASURES WITHIN THE BASEMENT CAR PARK”**

**Introduction**

Pursuant to Section 75W(1)(a) of the Environmental Planning and Assessment Act, 1979, a “Modification of Approval” is sought to amend MP 10\_0177 to vary Conditions C21(ii), “CPTED measures within the basement car park” pertaining to the painting of the basement level soffit.

**Proposed Amendment**

1. Delete Condition C21(ii) “CPTED measures within the basement car park”.

**Annexure 1** contains a copy of MP10\_0177 MOD 1, which includes the above Condition.

**Justification to Amendment**

The Condition to paint the entire soffit of the basement with high gloss paint is unnecessary and has no bearing on safety. Appropriate safety measures will be in place and include the following:

1. Lighting will be provided in accordance with the BCA Conditions for artificial lighting, Part F.4 and as required by MP10\_0177 MOD 1, Condition C21 c) i, to ensure that crime prevention and safety measures are in place;
2. Major support columns within the basement will be painted yellow to provide added protection for residents;
3. The basement area will be clearly signposted to ensure that movement around the basement is efficient and safe and as required by MP10\_0177 MOD 1, Condition C21 c) iii; and
4. The basement area will be equipped with a 24 hour CCTV surveillance camera to ensure that crime prevention and safety is at an optimum, and as required by MP10\_0177 MOD 1, Condition C21 c) iv.

The soffit area of the basement is approximately 12,500m<sup>2</sup> in area, and will add unnecessary cost to the car park and future maintenance by a body corporate.

The painting of the soffit has no bearing on keeping the basement safe for residents and visitors. There is no nexus between resident safety and painting of a soffit, which adds considerable unnecessary costs to the development.

### **Proposed Amendments to Conditions**

A proposed amendment to Condition C21(ii) is provided below. The Condition should be deleted in its entirety.

#### ***C21 CPTED measure within the basement car park***

- ii. ~~“The soffit of the basement parking area shall be painted a gloss white (or equivalent) in order to ensure good visibility, surveillance and less reliance on artificial lux levels”~~

### **CONCLUSION**

The proposed modification is required as the Condition C21(ii) is onerous for the reasons outlined above. It is therefore requested that the Condition be deleted from MP10\_0177 MOD 1.

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**