



MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

24 November 2011.

Mr Anthony Witherdin
A/Director, Urban Assessments
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Dear Anthony

RESONSE TO COUNCIL SUBMISSION

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

Thank you for sending us Pittwater Council's submission in relation to our request to delete the condition that requires the basement soffit to be painted in a high gloss finish.

Council's letter provides no justification to our request to delete condition 21(ii) of Major Project Approval, where as we have provided the following justification in the application.

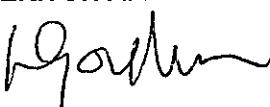
1. Lighting will be provided in accordance with the BCA Conditions for artificial lighting, Part F.4 and as required by MP10_0177 MOD 1, Condition C21 c) i, to ensure that crime prevention and safety measures are in place;
2. Major support columns within the basement will be painted yellow to provide 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.
5. The soffit area of the basement is approximately 12,500m² in area, and will add unnecessary cost to the car park and future maintenance by a body corporate.
6. 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.

By virtue of Council only providing a one page letter (where in every other instance they would generate at least 20 pages), and stating that they do not require attendance at the Planning and Assessment Commission infers that they are not serious about the condition. The very nature of Council submitting a 1 page objection, merely confirms their "obstructionistic" attitude towards Meriton seeking reasonable modifications or to completing the development of the site in a timely manner.

The reasons to delete the requirement for not painting the basement soffit are sound and reasonable. To this effect, we continue to seek Condition C21(ii) be removed 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