

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the Project Application referred to in schedule 1, subject to the conditions in schedule 2.

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance

Sydney

2012

SCHEDULE 1

Project Approval:

MP10_0177 granted by the Planning Assessment Commission on 18 January 2011.

For the following:

Stage 1 for a residential and child care development including:

- demolition of the existing buildings and structures on site and tree removal;
- excavation, earthworks and flood mitigation works;
- construction of 7 residential buildings with associated pools and gymnasium;
- basement parking;
- childcare centre;
- external road works, internal public access roads, pedestrian and cycle way; and
- ecological rehabilitation and landscaping works.

At:

14-18 Boondah Road, Warriewood (Lot 20 in DP 1080979).

Modification:

MP10_0177 MOD 9 modification includes:

- Design modifications to Building E including:
 - the introduction of studies to Units 134, 135, 234, 235, 335 and 330;
 - new storage cupboard to Unit G34;
 - extension of roof level slab to provide cover to the terrace of Unit 330; and
 - window and door openings added to the Unit 332 on the south elevation of the building
- Design modifications to Building G including:

- the introduction of studies to Units 361 and 362;
 - window and door openings to Unit 361 on the south elevation; and
 - two 'pop-up' roofs to service living rooms of Units 361 and 363
- Amendment of Condition A1 of the approval to insert reference to revised plans and correct plan references.

SCHEDULE 2

CONDITIONS

The Project Approval for MP10_0177 is modified as follows:

- (a) Condition A1 is amended by the insertion of the **bold** words / numbers and deletion of ~~struck-out~~ words / numbers as follows:

A1 Development in Accordance with Plans

The development will be undertaken in accordance with MP No. 10_0177 and the Environmental Assessment dated March 2010, prepared by Architectus, except where amended by the Preferred Project Report dated September 2010, prepared by Architectus, as amended by MP10_0177 MOD 1, the Section 75W Modification dated May 2011, prepared by Meriton Apartments Pty Limited; **as amended by MP10 0177 MOD 9, the Section 75W Modification dated 4 May 2012 prepared by Meriton;** and the following drawings:

Architectural Drawings				
Drawing No.	Revision	Name of Plan	Drawn By	Date
DA00	D E	Cover Sheet (S75W Application)	Meriton Apartments Pty Ltd	30/05/2011 22.06.12
DA01	E G	Overall Site Staging Plan	Meriton Apartments Pty Ltd	20/07/2011 21.06.12
DA02	C E	Site Plan	Meriton Apartments Pty Ltd	27/05/2011 22.06.12
DA04	E	Car Parking Plan (amended to delete the eastern entry/exit point).	Meriton Apartments Pty Ltd	20/01/2012
DA05	D F	Podium Plan	Meriton Apartments Pty Ltd	30/05/2011 21.06.12
DA06	E G	Typical Floor Plan (Level 1 & 2)	Meriton Apartments Pty Ltd	31/05/2011 22.06.12
DA07	E	Deep Planting	Meriton Apartments Pty Ltd	20/07/2011
DA10	C	Street Elevations	Meriton Apartments Pty Ltd	27/05/2011
DA11	D	Site Sections	Meriton Apartments Pty Ltd	30/05/2011
DA20	E	Building A Plans & Elevations	Meriton Apartments Pty Ltd	20/07/2011
DA21	D	Building B Plans & Elevations	Meriton Apartments Pty Ltd	31/05/2011
DA22	D	Building C Plans & Elevations	Meriton Apartments Pty Ltd	31/05/2011
DA23	C	Building D Plans & Elevations	Meriton Apartments Pty Ltd	27/05/2011

DA24	<u>C</u> <u>D</u>	Building E Plans & Elevations	Meriton Apartments Pty Ltd	27/05/2011 27/03/2012
DA25	C	Building F Plans & Elevations Sheet 1	Meriton Apartments Pty Ltd	27/05/2011
DA26	C	Building F Plans & Elevations Sheet 2	Meriton Apartments Pty Ltd	27/05/2011
DA28	<u>C</u> <u>D</u>	Building G Plans & Elevations	Meriton Apartments Pty Ltd	27/05/2011 27/03/2012
DA30	B	Childcare Pool Plans & Elevations	Meriton Apartments Pty Ltd	13/08/2010
DA70	B	Typical Unit Plans	Meriton Apartments Pty Ltd	06/08/2010
Landscape Plan				
Drawing No.	Revision	Name of Plan	Drawn By	Date
LA000	B	Title Sheet	Site Image Landscape Architects	13/08/2010
LA101	E	Landscape Masterplan Stage 1 DA	Site Image Landscape Architects	15/07/2011
LA102	B	Landscape Masterplan Landscape Management Zones	Site Image Landscape Architects	13/08/2010
Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
C025	P1	Site Earthworks Plan and Section	AT&L Civil Engineers and Project Managers	07/09/10
75WC201	A	Cover Sheet	AT&L Civil Engineers and Project Managers	20/12/11
75WC204 75WC202	A	Notes and Legends	AT&L Civil Engineers and Project Managers	20/12/11
75WC210	A	Roadworks and Stormwater Drainage Plan Sheet 1	AT&L Civil Engineers and Project Managers	20/12/11
75WC212	A	Roadworks and Stormwater Drainage Plan Sheet 2	AT&L Civil Engineers and Project Managers	20/12/11
75WC214	A	Roadworks and Stormwater Drainage Plan Sheet 3	AT&L Civil Engineers and Project Managers	20/12/11
75WC217	A	Roadworks and Stormwater Drainage Plan Sheet 4	AT&L Civil Engineers and Project Managers	20/12/11
75WC230	A	Roadworks and Stormwater Drainage Plan Sheet 5	AT&L Civil Engineers and Project Managers	20/12/11
75WC231	A	Roadworks and Stormwater Drainage Plan Sheet 6	AT&L Civil Engineers and Project Managers	20/12/11
75WC240	A	Road Longitudinal Sections Sheet 1	AT&L Civil Engineers and Project Managers	20/12/11
75WC240	A	Bio Retention Basin A Detail Plan	AT&L Civil Engineers and Project Managers	29/10/10
75WC242	A	Bio Retention Basin B Detail Plan	AT&L Civil Engineers and Project Managers	20/12/11

Reports				
Report No.	Revision	Name of Report	Prepared By	Date
610.10599-R1	0	Proposed Residential Building F 14-18 Boondah Road Warriewood Solar Access Report	SLR Consulting Australia Pty Ltd	21 June 2011
-	-	Solar Access Assessment – Stage [1] – B1 Modification – 14- 18 Boondah Road, Warriewood	SLR Consulting Australia Pty Ltd	31 May 2011
Strata Plans				
Drawing No.	Reference	Name of Plan	Drawn By	Date
Strata Plan 1	123899	Location Plan	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 2	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 3	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 4	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 5	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 6	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 7	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 8	123899	Car Park Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 9	123899	Building A Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 10	123899	Building A Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 11	123899	Building A Level 2	Surveyor: Wayne Diver-Tuck	Mar12

Strata Plan 12	123899	Building B + C Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 13	123899	Building B + C Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 14	123899	Building B + C Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 15	123899	Building D Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 16	123899	Building D Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 17	123899	Building D Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 18	123899	Building D Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 19	123899	Building E Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 20	123899	Building E Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 21	123899	Building E Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 22	123899	Building E Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 23	123899	Building F Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 24	123899	Building F Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 25	123899	Building F Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 26	123899	Building F Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 27	123899	Building F Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 28	123899	Building F Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 29	123899	Building F Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 30	123899	Building F Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 31	123899	Building G Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 32	123899	Building G Level 1	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 33	123899	Building G Level 2	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 34	123899	Building G Level 3	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 35	123899	Pool Facility Ground Level	Surveyor: Wayne Diver-Tuck	Mar12
Strata Plan 36	123899	Development Lot	Surveyor: Wayne Diver-Tuck	Mar12

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by the conditions of this approval.

- (b) Amend the Statement of Commitment titled 'Ecologically Sustainable Development' by insertion of the **bold** and underlined words/numbers and deletion of the struck out words as follows:

Ecologically Sustainable Development

The proponent commits to the building sustainability initiatives as detailed in the schedule contained in the ~~BASIX Certificate submitted with the Preferred Project Report~~ **BASIX Certificates identified as 288216M 09, 2985546M 09, 298550M 09, 298615M 08, 298614M 11 and 296601M 08 submitted for the modification application MP10_0177 MOD 9.**

End of Modifications to MP10_0177