

1 April 2010

Major Project Assessments  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



**MERITON**  
MAKING LUXURY APARTMENTS  
AFFORDABLE

**MERITON TOWER**

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**Attention: Michael Woodland**

Dear Mr Woodland

**MAJOR PROJECT – MINISTERIAL OPINION  
132-138 KILLEATON STREET, ST IVES**

In accordance with Clause 6(1) of State Environmental Planning Policy (Major Development) 2005, Meriton seeks an opinion for a residential development with a Capital Investment Value over \$100M located on the abovementioned site would be determined by the Minister for Planning.

The subject site has an area of 2.297ha and is conveniently located 150 metres from Mona Vale Road, 800 metres from the St Ives Shopping Centre and close to local schools. From Mona Vale Road, there is a frequent bus service to Pymble railway station and is a flat walk of under 15 minutes to the St Ives Shopping Centre, which consists of shops, commercial business and medical services (see attached aerial plan).

The attached architectural plan shows the site can comfortably accommodate in excess of 300 units and will comply with the height and floor space ratio controls contained in Ku-ring-gai Council's LEP No. 194 and draft Town Centres LEP, which is currently with the Department of Planning for gazettal. Importantly, this development is consistent with the strategic interests of the New South Wales Government's metropolitan planning policy.

The proposed residential development is permissible in the current zone and will provide much needed accommodation at a time when there is a critical housing shortage in the Sydney metropolitan area.

We would appreciate a written response as soon as possible confirming whether the proposed development would be determined by the Minister for Planning, as the Capital Investment Value exceeds well over \$100M.

Yours sincerely

**MERITON APARTMENTS PTY LIMITED**

**WALTER GORDON  
Manager Planning and Development**