

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 executed on 14 September 2011, we the Planning Assessment Commission of New South Wales approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2011

SCHEDULE 1

Project Approval:

MP 10_0177 granted by the Planning Assessment Commission on 18 January 2011.

For the following:

Stage 1 Project Approval for demolition of the existing buildings and structures on site, tree removal, excavation, earthworks, flood mitigation works, construction of 7 residential buildings, basement parking, childcare centre, external road works, internal public access roads, public pedestrian and cycle way, Asset Protection Zone, environmental buffer areas, ecological rehabilitation and landscaping works.

At:

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

Proposed Modification:

MP 10_0177 MOD 3 - modification includes:

- amendment to Condition B13 to reduce the car parking provision from 474 spaces to 395 spaces;
- deletion of a vehicular entry/exit to the basement car park; and
- amendment to the basement car park plan to reflect the reduction in car parking numbers and deletion of the eastern vehicle entry/exit.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

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

A1. Development in Accordance with Plans and Documentation

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, the Section 75W Modification dated May 2011, **the Section 75W Modification dated 1 September 2011**, prepared by Meriton Apartments Pty Limited and the following drawings:

Architectural Drawings				
Drawing No.	Revision	Name of Plan	Drawn By	Date
DA00	B	Cover Sheet	Meriton Apartments Pty Ltd	6/08/2010
DA00	D	Cover Sheet (S75W Application)	Meriton Apartments Pty Ltd	30/05/2011
DA01	D	Overall Site Staging Plan	Meriton Apartments Pty Ltd	30/05/2011
DA02	B	Site Plan	Meriton Apartments Pty Ltd	12/08/2010
DA04	C F	Car parking Plan CARPARKING PLAN-2	Meriton Apartments Pty Ltd	30/05/2011 11/10/2011
DA05	D	Podium Plan	Meriton Apartments Pty Ltd	30/05/2011
DA06	E	Typical Floor Plan (Level 1 & 2)	Meriton Apartments Pty Ltd	31/05/2011
DA07	D	Deep Planting	Meriton Apartments Pty Ltd	30/05/2011
DA10	B	Street Elevations	Meriton Apartments Pty Ltd	04/08/2010
DA11	D	Site Sections	Meriton Apartments Pty Ltd	30/05/2011
DA20	D	Building A Plans & Elevations	Meriton Apartments Pty Ltd	31/05/2011
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	B	Building D Plans & Elevations	Meriton Apartments Pty Ltd	04/08/2010
DA24	B	Building E Plans & Elevations	Meriton Apartments Pty Ltd	03/08/2010
DA25	B	Building F Plans &	Meriton Apartments Pty Ltd	06/08/2010

		Elevations Sheet 1		
DA26	B	Building F Plans & Elevations Sheet 2	Meriton Apartments Pty Ltd	13/08/2010
DA28	B	Building G Plans & Elevations	Meriton Apartments Pty Ltd	03/08/2010
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	13/08/10
LA101	B	Landscape Masterplan Vegetation Plan	Site Image Landscape Architects	13/08/10
LA102	B	Landscape Masterplan Landscape Management Zones	Site Image Landscape Architects	13/08/10
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
C001	P1	Cover Sheet	AT&L Civil Engineers and Project Managers	26/07/10
C002	P1	Notes and Legends	AT&L Civil Engineers and Project Managers	26/07/10
C003	P4	General Arrangement Plan	AT&L Civil Engineers and Project Managers	12/08/10
C004	P2	Typical Road Cross Sections Sheet 1	AT&L Civil Engineers and Project Managers	26/7/10
C005	P1	Typical Road Cross Sections Sheet 2	AT&L Civil Engineers and Project Managers	26/7/10
C006	P1	Typical Road Cross Sections Sheet 3	AT&L Civil Engineers and Project Managers	26/7/10
C007	P2	Typical Road Cross Sections Sheet 4	AT&L Civil Engineers and Project Managers	12/08/10
C008	P1	Roadworks Details Sheet 1	AT&L Civil Engineers and Project Managers	26/7/10
C009	P1	Roadworks Details Sheet 2	AT&L Civil Engineers and Project Managers	26/7/10
C010	P2	Roadworks and Stormwater Drainage Plan Sheet 1	AT&L Civil Engineers and Project Managers	26/7/10

C011	P2	Roadworks and Stormwater Drainage Plan Sheet 2	AT&L Civil Engineers and Project Managers	26/7/10
C012	P3	Roadworks and Stormwater Drainage Plan Sheet 3	AT&L Civil Engineers and Project Managers	12/08/10
C013	P2	Roadworks and Stormwater Drainage Plan Sheet 4	AT&L Civil Engineers and Project Managers	12/08/10
C014	P6	Roadworks and Stormwater Drainage Plan Sheet 5	AT&L Civil Engineers and Project Managers	12/08/10
C015	P4	Roadworks and Stormwater Drainage Plan Sheet 6	AT&L Civil Engineers and Project Managers	2/08/10
C020	P1	Road Longitudinal Sections Sheet 1	AT&L Civil Engineers and Project Managers	04/06/10
C021	P1	Road Longitudinal Sections Sheet 2	AT&L Civil Engineers and Project Managers	04/06/10
C040	A	Bio Retention Basin A Detail Plan	AT&L Civil Engineers and Project Managers	29/10/10
C041	A	Bio Retention Basin B Detail Plan	AT&L Civil Engineers and Project Managers	29/10/10
C035	P1	Pavement Plan Sheet 1	AT&L Civil Engineers and Project Managers	26/07/10
C036	P1	Pavement Plan Sheet 2	AT&L Civil Engineers and Project Managers	26/07/10
C037	P1	Pavement Plan Sheet 3	AT&L Civil Engineers and Project Managers	26/07/10
C038	P1	Pavement Plan Sheet 4	AT&L Civil Engineers and Project Managers	26/07/10
N/A	N/A	Letter regarding public open space dedication	Meriton Apartments Pty Ltd	11/11/10

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) Condition B13 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out words/numbers~~ as follows;

B13 Car and Bicycle Parking Provision and Storage

- a. A total of 474 395 (includes 2 emergency vehicle spaces and 1 car wash bay) car parking spaces are to be provided within the basement, including a

minimum of 46 visitor parking spaces. Visitor parking shall include a minimum of 2 spaces designated for persons with a disability. The design and construction of the parking area and parking spaces must be in accordance with AS2890.1 and AS2890.6.

- b. Secure bicycle parking is to be provided for 98 **100** bicycles on site, designed and constructed in accordance with AS2890.3.
- c. Storage areas for each dwelling are to be provided within the unit and/or basement or part lot.
- d. The ~~362~~ **240** parking spaces in a stacked formation shall be allocated to the 2 or 3 bedroom units, ie. 2 stacked spaces must be allocated on title to a single apartment. All studio, ~~and~~ 1 bedroom **and 2 bedroom** units, which are only allocated 1 parking space, must be provided with a single unstacked space. The 46 visitor parking spaces must not comprise stacked spaces.
- e. **Directional signs shall be provided in the basement indicating the location of visitor and emergency vehicle parking spaces.**

- c) Condition F22 to be added by the insertion of the **bold and underlined** words as follows;

F22 Bus services

Prior to the release of the final occupation certificate for Stage 1 the applicant shall consult with the NSW Government regarding the provision of additional bus services to the vicinity of the development site.

END OF MODIFICATIONS TO MP 10_0177