

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 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.



Donna Campbell
Member of the Commission

Sydney 12 January 2012

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 and tree removal;
- excavation, earthworks and flood mitigation works;
- construction of 7 residential buildings apartments with associated pools and gymnasium;
- 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).

Proposed Modification:

MP 10_0177 MOD 5 - Modification includes:

- amendment to Condition C21 relating to CPTED measures within the basement car park for the painting of the soffit.

SCHEDULE 2

CONDITIONS

a) **Amend Condition C21 as follows:**

C21 CPTED measures within the basement car park

To minimise the opportunity for crime and in accordance with CPTED principles, the development shall incorporate the following to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate:

- i. In order to maintain a safe level of visibility for pedestrians within the development, adequate lighting to AS1158 is to be provided to the basement car park, including entry/exits, lift and stair access, storage and bike racks and waste storage areas.

This lighting shall ensure consistency to avoid contrasts between areas of shadow/illumination and preferably be solar powered and with an automatic/timed switching mechanism, motion sensor or equivalent for energy efficiency. Such lighting shall be installed and directed in such a manner so as to ensure that no nuisance is created for surrounding properties or to drivers on surrounding streets. Car parking lighting system is to be controlled by sensors to save energy during periods of no occupant usage.

- 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 lighting lux levels.~~ ***Ceilings and walls within the basement car park are to be suitably treated to aid brightness, reduce the need for artificial lighting and contribute to way-finding.***
- iii. Adequate signage within the basement to identify facilities, including visitor and accessible parking spaces, entry/exit points, and direct movement within the development.
- iv. Provision of 24 hour security surveillance over the basement car park by means of monitored CCTV cameras and on-site management/security.

End of modification to MP 10_0177 MOD 5