



**MERITON**  
MAKING LUXURY APARTMENTS  
AFFORDABLE

9 January 2012.

Mr Alan Bright  
Director, Urban Assessments  
NSW Department of Planning & Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

**MERITON TOWER**  
Level 11, 528 Kent Street  
Sydney NSW 2000  
Telephone: (02) 9287 2888  
Facsimile: (02) 9287 2777  
general@meriton.com.au

Dear Mr Bright

**SECTION 75W APPLICATION TO MAJOR PROJECT APPLICATION MP 10\_0177 (PROJECT APPROVAL) AT 14 – 18 BOONDAH ROAD, WARRIEWOOD (LOT 20, DP 1080979) – MODIFICATION TO INTERNAL ROAD**

**INTRODUCTION**

Pursuant to Section 75W of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to vary Condition A1 of Project Approval MP10\_0177 at 14-18 Boondah Road, Warriewood. The modification seeks to delete the internal road so as to be consistent with the recently amended Concept Plan.

**Background to the Proposal**

The Concept Approval (MP 09\_0162) at 14 – 18 Boondah Road, Warriewood for "*Multi-unit housing development and childcare centre, private and public open, space, parking, road works, pedestrian and cycle pathway, landscaping and ecological rehabilitation works*" was approved on the 18 January 2011.

A modification to the Concept Plan (MP09\_0162 MOD 1) was approved on the 15 December 2011 as follows:

- *"deletion of internal roadway, linking Macpherson Street and Boondah Road, and replacement with two private roads;*
- *Re-alignment of bicycle path route;*
- *Provision of adaptable units at a rate of 10%; and*
- *Provision of car parking at the rate of 2 space per 2 bedroom unit and 1 visitor space per 5 dwellings."*

A copy of the written approval and stamped plans is enclosed in **Annexure 1**.

**Justification for Modification**

The modification merely adopts the removal of the internal road as approved under the recent changes to the concept plan. Assessment of impacts in relation to traffic movement, intersection performance and emergency access details were considered at the time the Planning and Assessment Commission approved the modification to the Concept Plan.

The proposed amendments apply only to condition A1, which updates the civil engineers plans to show no internal road. **Annexure 2** contains the amended civil engineering plans.

## CONCLUSION

The proposed modification to Condition A1 simply reflects the Concept Plan approval and facilitates the construction of the entrance driveways into the site.

Should you have any queries please do not hesitate to contact me in the first instance.

Yours faithfully

**MERITON APARTMENTS PTY LIMITED**

A handwritten signature in black ink, appearing to read 'W Gordon', written in a cursive style.

WALTER GORDON

**Manager Planning and Development**