



**MERITON**  
MAKING LUXURY APARTMENTS  
AFFORDABLE

12 January 2012

Mr Alan Bright  
Director of Urban Assessments  
NSW Department of Planning & Infrastructure  
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Dear Mr Bright

**STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO  
MAJOR PROJECT MP NO. 10\_0177, 14 -18 BOONDAH ROAD, WARRIEWOOD  
(LOT 20, DP 1080970) – STAGED STRATA SUBDIVISION**

**INTRODUCTION**

Pursuant to Section 75W (1)(a) of the Environmental Planning and Assessment Act 1979, a 'modification of approval' is sought to include 'Staged Strata Subdivision' into the Project Approval, MP10\_0177 for "Stage 1 residential and child care development". In accordance with the Strata Scheme (Freehold Development) Act, a Strata Development Contract (SDC) must be signed by the consent authority to permit staged strata subdivision. The original SDC is enclosed for signing.

**The modification seeks to:**

- Amend the description of the development to include staged strata subdivision; and
- Obtain approval for the staged strata subdivision plans for stage 1.

**JUSTIFICATION**

The purpose of the modification is to facilitate the subdivision of the buildings into individual apartments. It is necessary to stage the strata subdivision to enable individual units in completed buildings to be sold. Being a development that contains many individual buildings, it is not financially feasible to wait for the full number of buildings having to be completed before a final strata approval is issued, as it could take another four years before the entire development is complete. Completed buildings cannot remain vacant for up to four years while other buildings are yet to commence construction or waiting for approval.

For this reason alone, staged strata subdivision was incorporated into the Strata Scheme (Freehold Development) Act. The modification will therefore enable the strata subdivision of buildings as they are completed over a period of extended time. Refer to **Annexure 1** for a copy of the strata subdivision plans.

**APPROVALS BACKGROUND**

Concept Approval, MP09\_0162 and Project Approval, MP10\_0177 was granted on the 18 January 2011 for the following:

- *"Demolition of the existing buildings and structures on site and tree removal;*

- *Excavation, earthworks, and flood mitigation works;*
- *Construction of 7 residential buildings of 3, 4 and 5 storeys in height providing 295 apartments with associated pools and gymnasium;*
- *Basement parking for 471 cars comprising 429 resident car spaces and 42 visitor spaces;*
- *Single storey childcare centre (270m<sup>2</sup>);*
- *External road works, internal public access roads and public pedestrian and cycle way;*
- *Asset Protection Zone, Environmental Buffer areas and ecological rehabilitation and landscaping works".*

On the 6 June 2011 the above approval was modified to reduce the overall density to 226 apartments and on the 15 July 2011 the car parking provision was approved at 474 car parking spaces.

On the 15 July 2011, the Department of Planning granted approval for a modification to MP10\_0177, which included car parking provision for 474 car parking spaces (including 46 visitor spaces).

## **PROPOSED AMENDMENTS**

The staged Strata Plans identifies portions of Buildings A, B, C, D, E, F and G of individual lots and portions are common property. In this instance, lots are apartments, garages and storerooms. Common property includes the stair wells, driveways, roofs and gardens. Building A is made up of 18 portions, Building B, 18 portions, Building C, 18 portions, Building D, 36 portions, Building E, 29 portions, Building F, 66 portions and Building G, 41 portions. The swimming pool is common property. Refer to **Annexure 1** for a copy of the staged strata subdivision plan.

It is proposed to amend the description of the Project Approval as shown below.

### **Description of the Project Approval (MP10\_0177)**

- *"Demolition of the existing buildings and structures on site and tree removal;*
- *Excavation, earthworks, and flood mitigation works;*
- *Construction of 7 residential buildings of 3, 4 and 5 storeys in height providing 295 apartments with associated pools and gymnasium;*
- *Basement parking for 471 cars comprising 429 resident car spaces and 42 visitor spaces;*
- *Single storey childcare centre (270m<sup>2</sup>);*
- *External road works, internal public access roads and public pedestrian and cycle way;*
- *Asset Protection Zone, Environmental Buffer areas and ecological rehabilitation, landscaping works; and*
- **Staged Strata subdivision.**

### **Existing Condition A1**

Condition A1 is to be amended by inserting twenty two (22) subdivision plans. The following plans are to be inserted into Condition A1.

## Proposed Condition A1

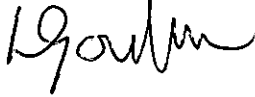
Other				
Drawing No.	Revision	Name of Plan	Drawn By	Date
Strata Plan 1	-	Location Plan	Surveyor Wayne Diver Tuck	-
Strata Plan 2	-	Car Park Level	Surveyor Wayne Diver Tuck	-
Strata Plan 3	-	Car Parl Level	Surveyor Wayne Diver Tuck	-
Strata Plan 4	-	Car Park Level	Surveyor Wayne Diver Tuck	-
Strata Plan 5	-	Car Park Level	Surveyor Wayne Diver Tuck	-
Strata Plan 6	-	Car Park Level	Surveyor Wayne Diver Tuck	-
Strata Plan 7	-	Car Park Level	Surveyor Wayne Diver Tuck	-
Strata Plan 8	-	Car Park Level	Surveyor Wayne Diver Tuck	-
Strata Plan 9	-	Building A Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 10	-	Building A Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 11	-	Building A Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 12	-	Building B + C Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 13	-	Building B + C Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 14	-	Building B + C Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 15	-	Building D – Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 16	-	Building D Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 17	-	Building D Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 18	-	Building D Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 19	-	Building E Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 20	-	Building E Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 21	-	Building E Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 22	-	Building E Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 23	-	Building F Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 24	-	Building F Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 25	-	Building F Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 26	-	Building F Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 27	-	Building F Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 28	-	Building F Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 29	-	Building F Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 30	-	Building F Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 31	-	Building G Ground Level	Surveyor Wayne Diver Tuck	-
Strata Plan 32	-	Building G Level 1	Surveyor Wayne Diver Tuck	-
Strata Plan 33	-	Building G Level 2	Surveyor Wayne Diver Tuck	-
Strata Plan 34	-	Building G Level 3	Surveyor Wayne Diver Tuck	-
Strata Plan 35	-	Pool Facility Ground Level	Surveyor Wayne Diver Tuck	-

**CONCLUSION**

The proposed amendment provides the mechanism for the buildings to be strata subdivided in stages. Once determined, the staged Strata Plan and SDC can be registered with the Land Title Office, when the development is completed, and relevant conditions of approval are satisfied.

Yours faithfully

**MERITON APARTMENTS PTY LIMITED**

A handwritten signature in black ink, appearing to read 'W Gordon', written over the printed name.

WALTER GORDON

**Manager Planning and Development**