

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 28 May 2011, we the Planning Assessment Commission of New South Wales (the Commission) approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Janet Thomson
Member of the Commission



Garry Payne
Member of the Commission



Richard Thorp
Member of the Commission

Sydney 15 July

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 1: Modification includes:

- Deletion of a basement level and provision of a single-storey basement car park containing a total of 474 car parking spaces (428 resident parking spaces, 362 of which are in a stacked formation, and 46 visitor parking spaces), 98 bicycle racks, 187 storage units and associated modifications to deep soil planting area, stair/lift locations and associated minor modifications at podium level.
- General internal layouts to Buildings A, B and C which include provision of studies.

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, 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
<u>DA00</u>	<u>D</u>	<u>Cover Sheet (S75W Application)</u>	<u>Meriton Apartments Pty Ltd</u>	<u>30/05/2011</u>
DA04	B	Overall Site Staging Plan	Meriton Apartments Pty Ltd	13/08/2010
<u>DA01</u>	<u>D</u>	<u>Overall Site Staging Plan</u>	<u>Meriton Apartments Pty Ltd</u>	<u>30/05/2011</u>
DA02	B	Site Plan	Meriton Apartments Pty Ltd	12/08/2010
DA03	B	Carparking Plan 1	Meriton Apartments Pty Ltd	12/08/2010
DA04	B	Carparking Plan 2	Meriton Apartments Pty Ltd	12/08/2010
<u>DA04</u>	<u>C</u>	<u>Car parking Plan</u>	<u>Meriton Apartments Pty Ltd</u>	<u>30/05/2011</u>
DA05	B	Podium Plan	Meriton Apartments Pty Ltd	12/08/2010
<u>DA05</u>	<u>D</u>	<u>Podium Plan</u>	<u>Meriton Apartments Pty Ltd</u>	<u>30/05/2011</u>
DA06	B	Typical Floor Plan (Level 2)	Meriton Apartments Pty Ltd	13/08/2010
<u>DA06</u>	<u>E</u>	<u>Typical Floor Plan (Level 1 & 2)</u>	<u>Meriton Apartments Pty Ltd</u>	<u>31/05/2011</u>
DA07	B	Deep Planting	Meriton Apartments Pty Ltd	13/08/2010
<u>DA07</u>	<u>D</u>	<u>Deep Planting</u>	<u>Meriton Apartments Pty Ltd</u>	<u>30/05/2011</u>
DA10	B	Street Elevations	Meriton Apartments Pty Ltd	04/08/2010
DA14	B	Site Sections	Meriton Apartments Pty Ltd	03/08/2010
<u>DA11</u>	<u>D</u>	<u>Site Sections</u>	<u>Meriton Apartments Pty Ltd</u>	<u>30/05/2011</u>
DA20	B	Building A Plans & Elevations	Meriton Apartments Pty Ltd	08/08/2010
<u>DA20</u>	<u>D</u>	<u>Building A Plans & Elevations</u>	<u>Meriton Apartments Pty Ltd</u>	<u>31/05/2011</u>
DA24	B	Building B Plans & Elevations	Meriton Apartments Pty Ltd	03/08/2010
<u>DA21</u>	<u>D</u>	<u>Building B Plans & Elevations</u>	<u>Meriton Apartments Pty Ltd</u>	<u>31/05/2011</u>

DA22	B	Building C Plans & Elevations	Meriton Apartments Pty Ltd	03/08/2010
DA22	D	<u>Building C Plans & Elevations</u>	<u>Meriton Apartments Pty Ltd</u>	<u>31/05/2011</u>
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 & Elevations Sheet 1	Meriton Apartments Pty Ltd	06/08/2010
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	AT&L Civil Engineers and	26/7/10

		2	Project Managers	
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. ~~Car parking provision shall meet the requirements of Pittwater DCP 21. A total of 474~~
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 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 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 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.

- c) Condition C21 to be added by the insertion of the bold and underlined words 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.

- 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".

- d) Condition F20 to be added by the insertion of the bold and underlined words as follows;

"F20. CPTED measures within the basement car park

To minimise the opportunity for crime and in accordance with CPTED principles, the development shall be constructed in accordance with the approved plans/details in accordance with Condition C21 of this Project Approval".

- e) Condition C22 to be added by the insertion of the bold and underlined words as follows;

"C22 Car washing facilities within the basement

The development shall incorporate a minimum of 1 car washing bay with appropriate construction including water supply, bunding, drainage and collection/treatment of water. Appropriate plans/details are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant construction certificate".

- f) Condition F21 to be added by the insertion of the **bold and underlined** words as follows;

"F21 Car washing facilities within the basement

A car washing bay is to be provided within the basement in accordance with the approved plans/detailed in accordance with Condition C22 of this Project Approval".

END OF MODIFICATIONS TO MP 10_0177