



MERITON
MERITON PROPERTY SERVICES
PTY LIMITED

4 May 2012

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NSW Department of Planning & Infrastructure
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SYDNEY NSW 2000

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Dear Mr Bright

STATEMENT OF ENVIRONMENTAL EFFECTS: SECTION 75W APPLICATION TO MAJOR PROJECT APPLICATION NO. 10_0177 STAGE 1 AT 14-18 BOONDAH ROAD, WARRIEWOOD (LOT 20, DP 1080979) TO VARY CONDITION A1 IN BUILDINGS E AND G

INTRODUCTION

Pursuant to Section 75W(1)(a) of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to vary Condition A1 of Project Approval, MP10_0177. The amendment is sought to modify architectural plans of buildings E and G in Stage 1 of 14-18 Boonah Road, Warriewood. A copy of which is enclosed in **Annexure 1**.

The modifications are to allow for a reconfiguration to the layout of apartments to enhance their functional and aesthetic attributes, which ultimately will improve the utility of the apartments for future occupants. The design modifications are itemised below, and a copy of the Architectural Plans are enclosed with this application in **Annexure 2**.

REASON FOR MODIFICATION

Studies

The layouts of a number of apartments have been reconfigured to allow for a study area due to strong market demand. The proposed studies are proposed to be separate to the main living room areas to create privacy. Similar design modifications were successfully introduced into Buildings A, B and C of the same project, and have been very positively received by the market. The studies have been introduced into the following units.

Building E

- First Floor - Unit 134 and Unit 135
- Second Floor - Unit 234 and Unit 235
- Third Floor - Unit 335 and Unit 330

Building G

- Third Floor - Unit 361 and Unit 362

Storage Cupboards

In Building E, Unit G34 has been revised to include a large storage cupboard to provide a more functional internal layout.

Storage Cupboards and Laundry

The storage and laundry cupboards in apartments G69, 169, 269, 368 of Building G have been re-located to consolidate the living area of the apartments into a more usable space.

Roof Slab

The roof level slab has been extended to provide a roof to the balcony below in Building E to improve shelter from weather conditions.

Re-configuration of Windows

Window and door openings have been added in Building E on the third floor into Unit 332 and as shown on the South Elevation. Window and door openings have also been added in Building G on the third floor into Unit 361 and as shown on the South Elevation to suit the new internal layout of apartments.

“Pop-up” Roofs

Building G originally had “pop-up” roofs approved on the 18 January 2011 (DA28, Rev B) refer to **Annexure 1**. We have noted that these “pop-up” roofs were omitted from plans that received approval to comply with conditions of consent of the Major Project Approval and Concept Plan (refer **Annexure 2**). We are simply correcting the architectural plans for Building G. It should be noted that Buildings A, B, C, D, E, and F all have ‘pop up’ roofs as they were required to meet SEPP 65 guidelines pertaining to solar access.

Amendment to Conditions

Condition A1 that lists the approved architectural plans are to be amended as follows to reflect the abovementioned changes. No other conditions require amendment.

Existing Condition A1

Architectural Plans				
Drawing No.	Revision	Name of Plan	Drawn By	Date
DA24	B	Building E Plans and Elevations	Meriton Apartments Pty Ltd	03/08/2010
DA28	B	Building G Plans and Elevations	Meriton Apartments Pty Ltd	03/08/2010

Proposed Condition A1

Architectural Plans				
Drawing No.	Revision	Name of Plan	Drawn By	Date
DA24	D	Building E Plans and Elevations	Meriton Apartments Pty Ltd	03/08/2012
DA28	D	Building G Plans and Elevations	Meriton Apartments Pty Ltd	03/23/2012

CONCLUSION

The modification is to address market demand for more studies and correct a drafting error on the plans.

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

Yours faithfully

MERITON PROPERTY SERVICES PTY LIMITED



WALTER GORDON

Manager Planning and Development