



MERITON
MERITON PROPERTY SERVICES
PTY LIMITED

3 October 2012.

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NSW Department of Planning and Infrastructure
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SYDNEY NSW 2000

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Dear Ms Jones

SECTION 75W APPLICATION TO MAJOR PROJECT APPLICATION MP 09_0162 (CONCEPT APPROVAL) AT 14 – 18 BOONDAH ROAD, WARRIEWOOD (LOT 20, DP 1080979)

INTRODUCTION

Pursuant to Section 75W(1)(a) of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to amend the Concept Plan approval for the abovementioned site as outlined below.

PROPOSED AMENDMENT

1. Amend the footprints of Buildings J and N to avoid Sydney Water infrastructure;
2. Adjust minor edges to footprints of Buildings H – P;
3. Provide for a 1m articulation zone around Buildings H – P;
4. Amend the internal Private Road to access Buildings H – N.

BACKGROUND TO THE PROJECT APPROVAL

Concept Approval was granted by the Director General of the Department of Planning on the 18 January 2011 for the following:

- *"Use of the site for residential and childcare purposes and public open space;*
- *Indicative building envelopes for 16 separate buildings with heights ranging from 3 to 4 storeys;*
- *Basement level and at grade car parking;*
- *Internal and external road works;*
- *Public pedestrian and cycle pathway;*
- *Provision of a Core Riparian zones, Vegetated Buffers and Asset Protection Zones;*
- *Ecological rehabilitation works. Associated landscaping and site facilities "*

The above was approved subject to design modifications. The modifications were approved by the Director General of the Department of Planning on the 2 March 2011. On the 6 June 2011 the Concept Plans were updated to comply with Conditions of Consent. The consent was further modified, MOD 1 on the 15 December 2011 to delete the internal road.

Annexure 1 contains a copy of the most recent Concept Approval.

JUSTIFICATION FOR AMENDMENTS

Minor adjustment to Footprint of Buildings H – P

There are some very minor adjustments to the footprints of Buildings H – P to improve facade articulation that has taken place during the preparation of detailed architectural plans when a Development Application is to be lodged with Pittwater Council. These minor adjustments to the footprints will be reflected in an improved refinement to the facades. The adjustments also ensure that any future Development Application will be consistent with the concept plan.

Footprint of Buildings J and N

The precise location of Sydney Water pipe was not known at the time of the original approval, only the easement. Following further research into the location of the actual pipe, it was found that the footprint of Buildings J and N would result in the pipe being built upon. Accordingly, the footprint of Buildings J and N must be altered so as not to impact on the Sydney Water infrastructure.

The location of the easement in relation to the two buildings is indicated on the Overall Site-Staging Plan enclosed in **Annexure 2**.

1m Articulation Zone

The purpose of the 1m Articulation Zone is to allow for minor architectural features associated with the building facade. Typically these would include awnings, portico recesses, blade walls etc. An articulation zone encourages more variety and interest on the building facade which will ultimately result in a more aesthetically appealing development.

Amend the Private Road Accessing Buildings H – N

The Private Road giving vehicular access to Buildings H – N is amended to provide a larger open space area for future residents.

The approved loop road of the concept plan encircles the “playground” area making it unsafe to access, particularly for children that could run out into the road. In addition, the fumes and noise from cars encircling the “playground” would make it an unattractive recreational space.

Deep soil areas will be increased, and residential amenity will be substantially improved with less cars passing Block H.

The reduction of hard surface area will allow the space to be allocated for open space. This will create a much more attractive environment for future residents. Refer to **Annexure 3**, Plan Drawing No's A000 – A005 and the Deep Planting Plan for a full set of the proposed plans.

PROPOSED MODIFICATIONS

The current approval for the Concept Plans as itemised in Existing Condition, Schedule 2 dated 15 December 2012 reads as per the table below.

Drawings – Project Number: 090285				
Drawing No.	Revision	Name of Plan	Amended by	Date
A000	E	Open Space & Ecology	Troy Design	15/12/11
A001	E	Vehicle Access & Street Network	Troy Design	15/12/11
A002	E	Pedestrian Footpath & Access Cycleway	Troy Design	15/12/11
A003	E	Land Use	Troy Design	15/12/11
A005	G	Building Heights	Troy Design	15/12/11
DA07	D	Deep Planting	Meriton Apartments	13/09/11

It is proposed to amend the Concept Plans as contained in Schedule 1, as per the table below.

Drawings – Project Number: 090285				
Drawing No.	Revision	Name of Plan	Amended by	Date
A000	F	Open Space & Ecology	Troy Design	September 2012
A001	F	Vehicle Access & Street Network	Troy Design	September 2012
A002	F	Pedestrian Footpath & Access Cycleway	Troy Design	September 2012
A003	F	Land Use	Troy Design	September 2012
A005	H	Building Heights	Troy Design	September 2012
DA07	F	Deep Planting	Meriton Apartments	

CONCLUSION

Changes to the concept plan will improve the residential amenity for the next stage of construction, whilst at the same time protect vital Sydney Water infrastructure.

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

Yours faithfully

MERITON GROUP



WALTER GORDON

Manager Planning and Development