



MERITON
MERITON PROPERTY SERVICES
PTY LIMITED

14 November 2012.

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Director, Metropolitan and Regional South
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

HEAD OFFICE

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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) – RESPONSE TO PITTWATER COUNCIL SUBMISSION

On 1 November 2012 Pittwater Council responded to application No. MP09_0162 MOD3, Modification to 14 -18 Boondah Road Concept Plan and raised a number of issues, each of which is responded to in full below.

Proposed changes to building footprints J and N resulting in an overall increase in building footprint, an increase in dwelling numbers or a change in dwelling composition.

Council has raised concern about an increase in the footprints of Building J & N, car parking, dwelling composition and increase in dwelling numbers as a result of making allowances for the Sydney Water infrastructure. Additional information is provided below.

The primary focus on amending the concept plan is too address the location of the Sydney Water main that dissects the second stage of developing the site along Boondah Road. Detailed pot holing and hydro-plotting has now been undertaken to identify the exact physical location of the water main, which flows directly under part of Building N (**refer to Annexure 1**). The water main is a 600mm wide pipe being a major asset for the supply of water to the Northern Beaches and requires a 3 metre wide easement. To ensure risk minimisation to this important piece of Sydney Water Infrastructure, it is essential to reposition Building N outside of the easement. Building N has therefore been reduced in width and the length of Building J increased to retain the dwelling yield permitted under the approved Concept Plan.

With regard to increasing the number of dwellings on the site, we are governed by the concept approval that permits a total of 447 dwellings (**refer to Annexure 2**). In accordance with the Concept Plan approval and subsequent letter of approval as stated in Annexure 2, Meriton is permitted by current planning law to have no more than 221 units for the second stage of developing the site.

As for the details on dwelling composition (i.e. unit mix), the Concept Plan does not stipulate any mix. A future Development Application to the Council will reveal the unit mix and will be based on market demand. Similarly, the Planning and Assessment Commission has decided upon the provision of 2 car spaces for 2 bedroom units and this will also be detailed in a future Development Application to the Council as required by the Concept Plan Approval.

Minor adjustments to the footprint of buildings H – P resulting in an overall increase in the footprint of buildings

The plan contained in **Annexure 1** shows an overlay of the amended building footprints over the current approved plans. Proposed footprint amendments to Buildings H, I, L and P have miniscule changes of no consequence, and have been adjusted to allow for improved façade articulation.

The footprint of Building K has been amended to improve the articulation of the southern façade. The western façade creeps out of the approved footprint to compensate for the changes to the southern façade.

Building O has merely shifted away from Building P so as to comply with the separation requirements contained in the SEPP65 Residential Flat Design Code. There is no change to the footprint area of Building O.

Loss of Deep Soil

In accordance with the Condition B.2(b) of the Concept Plan approval, a minimum of 50% of the site is to be maintained for deep soil. The site continues to **comply** with the provision of deep soil, which is 53.86% as detailed on the Deep Soil Plan at **Annexure 2**.

1 metre articulation zone

The Articulation zone was never intended as a mechanism to increase floor space. Given that it is being viewed in an ambiguous light, the articulation zone has been removed.

Changes to internal private road

The proposed dead end stub road referred to in Council's letter is a loading bay. It is not intended as a turning bay. A turning circle is located at the western end of Building K.

The width of the internal road is 6.1m kerb to kerb, which will enable suitable two-way traffic flow. The internal road will not be a designated public road and only provides access into proposed basements. The width is more than suitable for emergency access.

AMENDMENT TO CONCEPT PLAN CONDITIONS

As a result of removing the articulation zone, the amended drawings to be incorporated into the Schedule 1 conditions are as follows.

| Drawings – Project Number: 090285 | | | | |
|--|-----------------|---------------------------------------|--------------------|-------------|
| Drawing No. | Revision | Name of Plan | Amended by | Date |
| A000 | H | Open Space & Ecology | Troy Design | 11/12 |
| A001 | H | Vehicle Access & Street Network | Troy Design | 11/12 |
| A002 | H | Pedestrian Footpath & Access Cycleway | Troy Design | 11/12 |
| A003 | H | Land Use | Troy Design | 11/12 |
| A005 | J | Building Heights | Troy Design | 11/12 |
| DA07 | F | Deep Planting | Meriton Apartments | 3/10/12 |

CONCLUSION

Changes to the concept plan will improve the residential amenity for the next stage of construction, whilst at the same time protecting 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

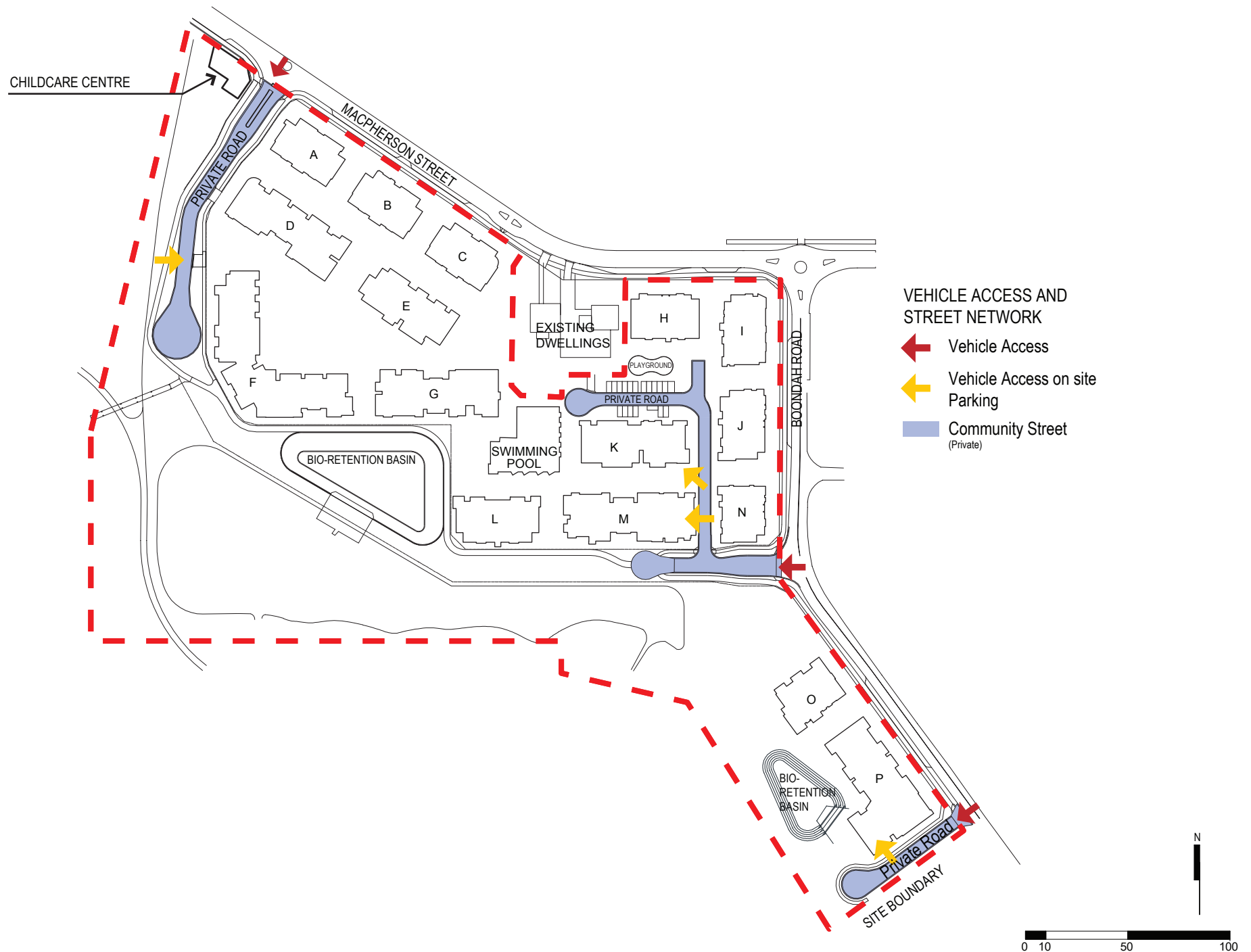
Manager Planning and Development

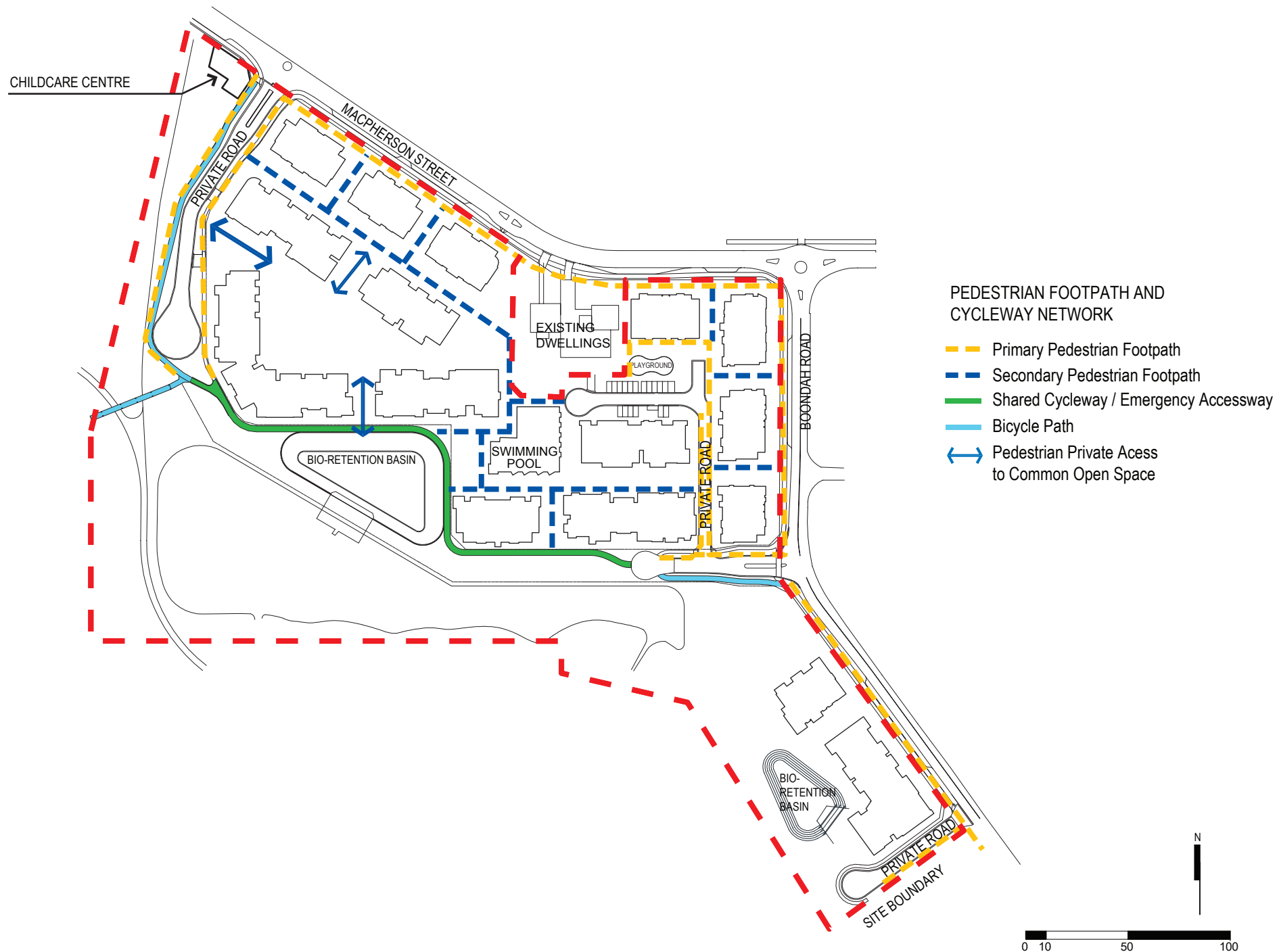
ANNEXURE 1

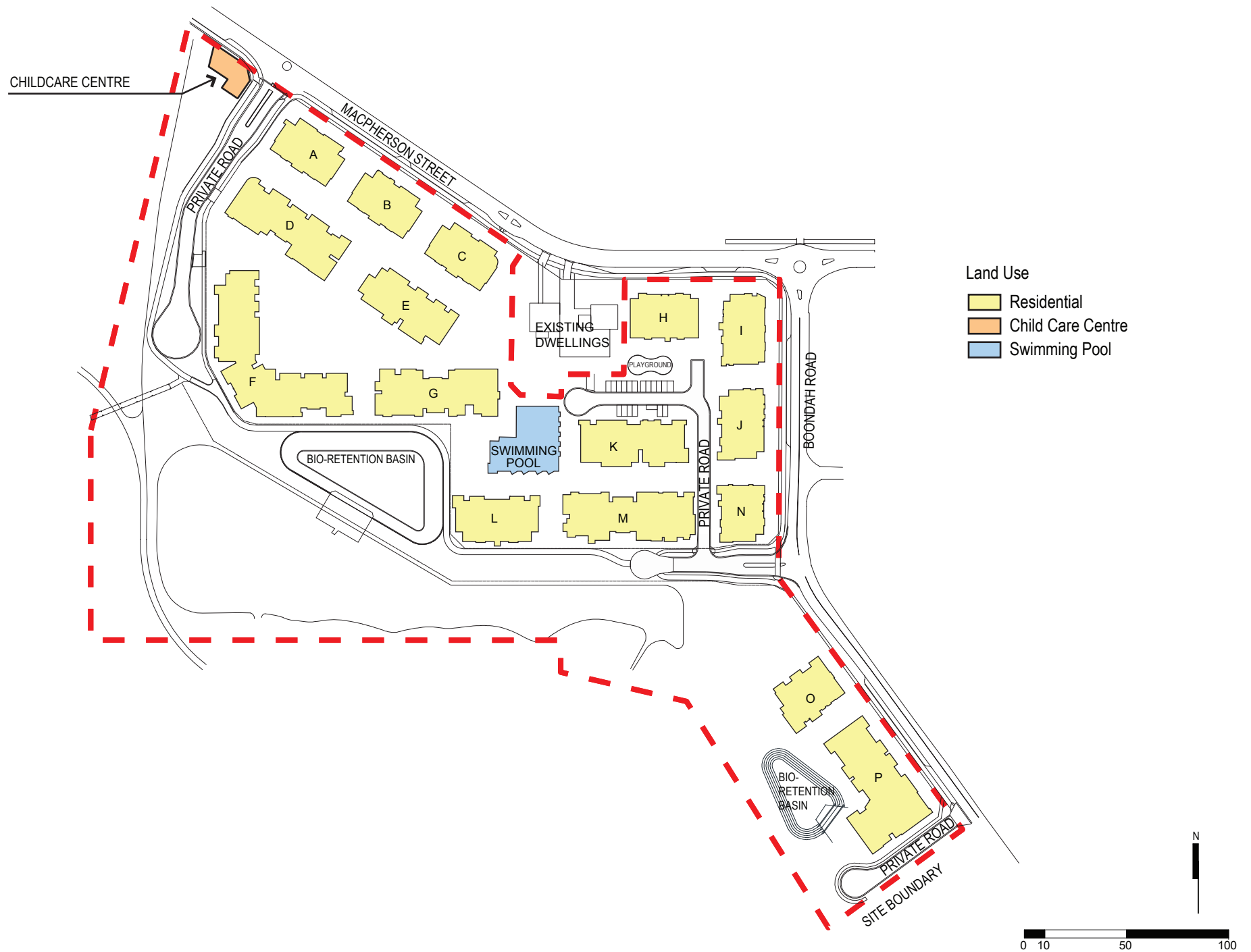


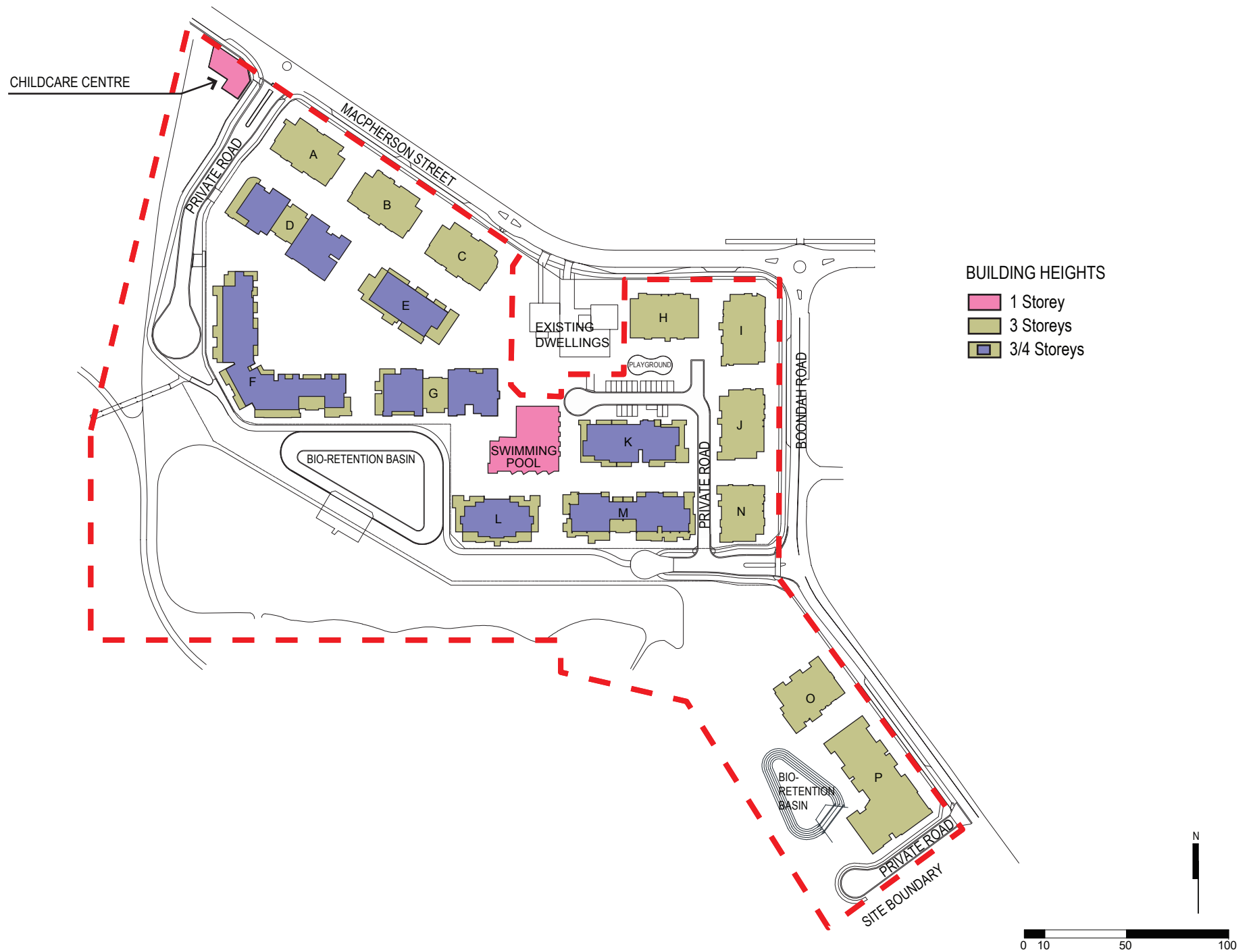
ANNEXURE 2

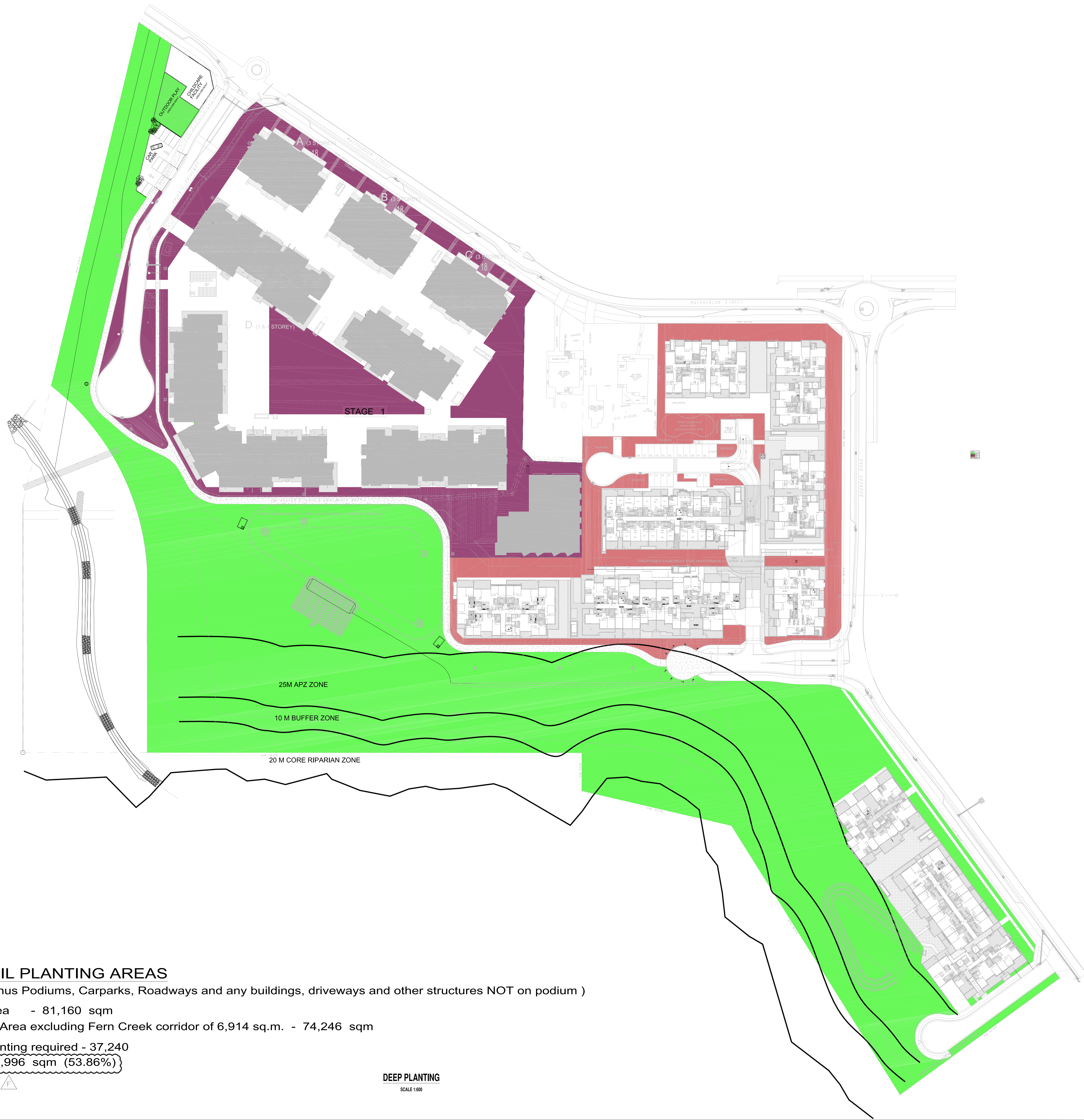












| AREAS | |
|---------|---------------------|
| AREA 1 | 29773m ² |
| stage 1 | 6226m ² |
| stage 2 | 3997m ² |
| TOTAL | 39996m ² |

DEEP SOIL PLANTING AREAS

(Site Area minus Podiums, Carparks, Roadways and any buildings, driveways and other structures NOT on podium)

Total Site Area - 81,160 sqm

Developable Area excluding Fern Creek corridor of 6,914 sq.m. - 74,246 sqm

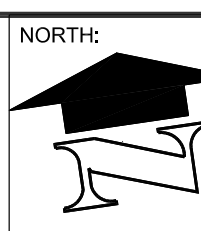
Min Deep planting required - 37,240

Provided - 39,996 sqm (53.86%)

DEEP PLANTING
SCALE 1:500

| | | | | | |
|-------|----------|---|----|----------|----------|
| D | 30.05.11 | STW APPLICATION | TW | | |
| C | 27.05.11 | CONDITION BY MODIFICATIONS | AW | F | 05.10.12 |
| B | 15.06.10 | AMENDMENTS FOR NEW ROAD/BIKE PATHS AND DETENTION BASINS | AW | E | 20.07.11 |
| A | 12.02.10 | ISSUE FOR DA | | | |
| ISSUE | DATE | REVISION | BY | ISSUE | DATE |
| | | | | REVISION | |

| | |
|--|---|
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| 20 | 0 |
| 40 | 0 |
| 60 | 0 |
| 80 | 0 |
| 100 | 0 |



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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
NEW RESIDENTIAL DEVELOPMENT
14-18 BROADWAY ROAD
WARREWOOD, NSW, 2102

DRAWING TITLE:
DEEP PLANTING

| | | | |
|--|----------|-------------|------|
| PROJECT NO. | DATE | DRAWING NO. | REV. |
| 591 | FEB 2010 | DA07 | F |
| DRAWN BY: | SCALE: | | |
| AJH | 1:500 | | |
| CAD FILE: | | | |
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