



**MERITON**

*Making Luxury Apartments Affordable*

19 August 2009

Mr Chris Wilson  
Executive Director – Major DA Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Wilson,

**PROPOSED CONCEPT APPLICATION - WARRIEWOOD VALLEY REDEVELOPMENT**  
**14-18 Boondah Rd, Warriewood**  
**23-27 Warriewood Road and 2 Macpherson Street, Warriewood**

I refer to the above properties and our discussions yesterday regarding residential development on those properties.

Under the provisions of Section 75M of the *Environmental Planning & Assessment Act, 1979*, we hereby apply to the Minister for Planning for Concept Approval of the following project:

**14-18 Boondah Rd, Warriewood**

Construction of:

- 17 Residential Flat Buildings ranging in height from 3 to 5 storeys and containing a total of approximately 590 apartments (estimated FSR of 0.65:1);
- Basement car parking beneath each RFB;
- Specialty shops and a Childcare Centre at the entrance to the site of Macpherson Street;
- Flood mitigation works, creekline corridor restoration and site landscaping; and
- Road and footpath works, including placement of services for the development.

**23-27 Warriewood Road and 2 Macpherson Street, Warriewood**

Construction of:

- 13 Residential Flat Buildings ranging in height from 3 to 5 storeys and containing a total of approximately 399 apartments (estimated FSR of 0.75:1);
- Basement car parking beneath each RFB;
- Flood mitigation works, creekline corridor restoration and site landscaping; and
- Road and footpath works, including placement of services for the development.

Please refer to the attached plans by Stanisis & Associates. The development has been designed in consideration of cross ventilation, orientation, solar access, apartment depth, number of units serviced by a single lift core and amenity provisions of *SEPP 65* and the *Residential Flat Design Code*.

The development provides for a mix of affordable 1, 2 and 3 bedroom dwellings in a natural landscape setting and maximises expansive open space areas for the community.

The Council's current and proposed S.94 Contributions of \$70,000 per dwelling are exceedingly high and they have been a driving force in stifling residential development within the Warriewood Valley. In this regard, it is requested that the S.94 Contributions that are applicable to apartment developments within the general Pittwater LGA (outside of the Warriewood Valley), being \$20,000 per dwelling, apply to the proposed development. The quantum of Section 94 charges received under the proposed concept plan exceeds the amount that Council would have otherwise received for development constructed in accordance with their current planning controls.

Development of these sites will also help the Council to finalise capping of the nearby Sewerage Treatment Plant.

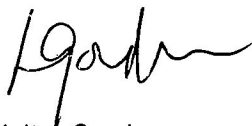
Development of the subject sites has the potential to deliver hundreds of affordable dwellings to the NSW housing market and help ease the current under supply of housing. In addition, the development will help Pittwater Council to meet their housing supply targets of the Metropolitan Strategy whilst increasing monies received from its rate base.

It is our belief that our proposal would be most appropriately dealt with by the Department of Planning as a Major Project under the provisions of *Part 3A* of the *Environmental Planning & Assessment Act, 1979*, and we seek the Department's requirements for submission of a *Concept Plan*.

Please contact me in the first instance should you have any queries regarding the proposal.

Yours sincerely

**MERITON APARTMENTS PTY LIMITED**



Walter Gordon

**PLANNING & DEVELOPMENT MANAGER**



**Meriton Apartments Pty Limited**  
Builders & Developers