



Planning

Mr Walter Gordon
Planning and Development Manager
Meriton Apartments Pty Ltd
Level 11, 528 Kent Street
SYDNEY NSW 2000

Our ref: MP 09_0162
File: S09/01677-1

Dear Mr Gordon,

Director-General's Requirements for a Concept Plan and Stage 1 Project Application for a residential development, 14-18 Boondah Road, Warriewood (MP 09_0162)

Thank you for your recent request for Director-General's Environmental Assessment Requirements (DGRs) for the above project. The DGRs attached have been prepared from the information provided within your application and in consultation with relevant Government agencies.

Please note that a number of Government Agencies are yet to provide comments. When these comments become available, I will forward a copy to you. Under Section 75F(3) of the Environmental Planning and Assessment Act 1979, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project. In this regard, the Department will forward any additional requirements to you.

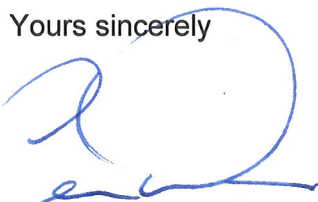
Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

While the provision of key issues and assessment requirements means you are now able to commence preparation of your Environmental Assessment, I would like to take this opportunity to remind you of the Department's concerns relating to the proposed height, scale and density of this development. In addition, the capacity of the Warriewood Sewage Treatment Works, flood and bushfire impacts, protection of adjoining wetlands and riparian corridors, social and physical infrastructure provision (including Section 94 contributions) are also of concern to the Department. Your Environmental Assessment should give these matters particular attention and consideration.

Please also find attached copies of submissions received to date from agencies addressing their key issues. Any agency responses provided to you will be for information only and will not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Andrew Smith on 02 9228 6369 or via e-mail at andrew.smith@planning.nsw.gov.au.

Yours sincerely



23.12.09

Chris Wilson
Executive Director
Major DA Assessments
(as delegate for the Director-General)