

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation Issued on 14 September 2011, we the Planning Assessment Commission of New South Wales approve the modification of the concept approval referred to in schedule 1, subject to the terms of approval and modifications in schedule 2.



Lindsay Kelly
Member of the Commission



Donna Campbell
Member of the Commission

Sydney 15 December 2011

SCHEDULE 1

- Concept Approval:** MP 09_0162 granted by the Planning Assessment Commission on 18 January 2011.
- For the following:** Multi-unit housing development and childcare centre, private and public open space, parking, road works, pedestrian and cycle pathway, landscaping and ecological rehabilitation works.
- At:** 14-18 Boondah Road, Warriewood (Lot 20 in DP 1080979).
- Proposed Modification:** MP 09_0162 MOD 1 - modification includes:
- deletion of internal roadway, linking Macpherson Street and Boondah Road, and replacement with two private roads;
 - re-alignment of bicycle path route;
 - provision of adaptable units at a rate of 5%; and
 - provision of car parking at the rate of 1 space per 2 bedroom unit and 1 visitor space per 5 dwellings.

SCHEDULE 2

The above approval is modified as follows:

- a) Term of approval A1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the struck-out words/numbers as follows:

1. Development in Accordance with the Plans and Documentation

The approval shall be generally in accordance with MP09_0162 and the Environmental Assessment prepared by Architectus dated March 2010, except where amended by the Preferred Project Report dated September 2010 and received by the Department on 29 September 2010, **the Section 75W modification dated 8 September 2011**, and the following drawings:

Architectural Drawings				
Drawing No.	Revision	Name of Plan	Drawn By	Date
A000	D-1 <u>E</u>	Open Space and Ecology Diagram	Architectus	June 2011 <u>October 2011</u>
A001	D-1 <u>E</u>	Vehicle Access and Street Network	Architectus	June 2011 <u>October 2011</u>
A002	D-1 <u>E</u>	Pedestrian Footpath and Access Cycleway	Architectus	June 2011 <u>October 2011</u>
A003	D-1 <u>E</u>	Land Use Diagram	Architectus	June 2011 <u>October 2011</u>
A004 <u>A005</u>	F-1 <u>G</u>	Building Height Diagram	Architectus	June 2011 <u>October 2011</u>
DA01	B	Overall Site Staging Plan	Meriton Apartments Pty Ltd	13/08/2010
<u>DA07</u>	<u>D</u>	<u>Deep Planting</u>	<u>Meriton Apartments Pty Ltd</u>	<u>12.09.11</u>
Landscape and Earthworks Plans				
Drawing No.	Revision	Name of Plan	Drawn By	Date
LA101	B	Landscape Masterplan Vegetation Plan	Site Image Landscape Architects	13/08/2010
LA102	B	Landscape Masterplan Landscape Management Zones	Site Image Landscape Architects	13/08/2010
C025	P1	Site Earthworks Plan and Section	AT&L Civil Engineers and Project Managers	07/09/2010
Other Documents				
Reference	Name of Document	Prepared By	Date	
None	Letter regarding public open space dedication	Meriton Apartments Pty Ltd	11/11/2010	
<u>None</u>	<u>Solar Access Assessment – Concept Plan - 14 – 18 Boondah Road, Warriewood</u>	<u>SLR Consulting Australia Pty Ltd</u>	<u>2 June 2011</u>	

SKC22	Revised Master Plan Layout	AT&L Civil Engineers and Project Managers	28-10-11
Issue P4			

except for as modified by the following pursuant to Section 75O(4) of the Act.

- b) Future Environmental Assessment Requirement 8 to be added by the insertion of the **bold and underlined** words as follows;

8 Adaptable units

At least ten percent of the residential units provided as part of the Stage 2 works shall be developed as adaptable housing as defined by Pittwater Development Control Plan 21. Each adaptable unit shall be provided with at least one accessible car parking space.

- c) Future Environmental Assessment Requirement 9 to be added by the insertion of the **bold and underlined** words as follows;

9 Car Parking

Car parking for the Stage 2 works shall be provided at the following minimum rate:

- (a) **1 space per studio / 1 bedroom unit;**
- (b) **2 spaces per 2 bedroom unit;**
- (c) **2 spaces per 3 bedroom unit;**
- (d) **1 visitor space per 5 dwellings; and**
- (e) **Other requirements are to be consistent with the Pittwater Council's DCP 21.**

- d) Future Environmental Assessment Requirement 10 to be added by the insertion of the **bold and underlined** words as follows;

10 Emergency Access

The emergency access shall meet the requirements for emergency vehicles and may be constructed as a shared way with the cycle path.

- e) Future Environmental Assessment Requirement 11 to be added by the insertion of the **bold and underlined** words as follows;

11 Stage 2 Pedestrian/cycle paths

The location of the Stage 2 pedestrian/cycle paths may vary from the alignment shown on the approved concept plan (18 January 2011) if future applications demonstrate that it is unreasonable in physical, environmental and economic terms to provide the pedestrian/cycle paths along the approved alignment.

END OF MODIFICATIONS TO MP 09_0162