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27 October 2011

General Manger
Ku-Ring-Gai Council
Locked Bag 1056
PYMBLE NSW 2073

Attention: Ms. Kimberley Munn

Development Application: 0925/10

Property: 573 – 585 Pacific Highway, Killara

Dear Sir,

I refer to minutes of the Joint Regional Planning Panel – Sydney West (JRPP) meeting held on 13 October 2011 regarding the above mentioned development application for a residential flat building at 573 – 585 Pacific Highway, Killara. The JRPP resolved to defer the application requiring the submission of additional information for assessment.

This letter supports the additional information addressing the minutes of the JRPP meeting as follows:

1. Details of the path in front landscape area.

Plan No. A-602 prepared by Mackenzie Architects shows the details of the front entry portico and path including 1:50 section details. The path will be above ground level, constructed on piers with a 1m open balustrade on each side of the path.

The path width (including the balustrades) is 1.2m and in this case the deep soil calculation has been amended excluding the path, the calculation is shown at plan No. A-400 prepared by Mackenzie Architects. The deep soil landscape area is 1538.7m² being 51.36% of the site area. The deep soil calculation is shown on plan No. A-400D prepared by Mackenzie Architects.

The path has been reviewed by Advanced Treescape Consulting confirming the path above ground on piers is a 'tree friendly' method of construction ensuring pier holes can be moved to accommodate existing roots larger than 30mm.

Additionally, the path has been reviewed by Accessibility Solutions concluding the pedestrian site access will provide appropriate access for people with disabilities.

2. Arborist report assessing impact on driveway on tree 27.

The potential impact of the driveway on tree 27 has been assessed by Advanced Treescape Consulting including root mapping. This submission is supported by a report from Advanced Treescape Consulting dated 24 October 2011 and the report found the following:

if a pier or the construction of the driveway was constructed at 3 metres in the general area to the east of the trench we could have a pier or a strip footing constructed in this area and there would be an acceptable impact on the roots of the tree. No structural roots or second order roots would be impacted by this and this would allow the bridging of the significant roots that are at 2.0 metres from the front of the fence and also the roots that are at 4 metres.

In accordance with the findings of Advanced Treescape Consulting the additional information is supported by a driveway plan No. 1099 – S01 from HKMA Engineers showing pier and beam construction within the structural root zone of tree 27.

Further, the arborist report recommends the works are supervised by a consulting arborist during the excavation of the trenches for the piers or a strip footing. This supervision could be addressed by a condition of consent.

3. Acoustic Report addressing treatment to balcony enclosures.

The sliding glass panels on the balustrades of the balconies facing the Pacific Highway have been assessed in a report by Vipac Engineers and Scientists Ltd. The report recommends minimum glazing requirements to achieve internal noise criteria.

The glazing requirements can be addressed by a condition of consent with the acoustic assessment forming part of the approved development consent documents.

4. SEPP 1 objection – Height.

In my opinion the development proposal complies with the height development standards contained in the PSO as the north-west corner of the building does not protrude more than 1.2m from natural ground, measured from natural ground to the underside of the ground floor slab.

Notwithstanding, as a precaution so as not to expose any potential consent to a challenge under section 123 of the Environmental Planning and Assessment Act, 1979 (the Act) a SEPP 1 objection is submitted for the JRPP's consideration under section 79C of the Act.

5. Ecological Report.

The development application is supported by a Ecological Impact Assessment prepared by Keystone Ecological.

6. Additional information contained in Council report.

It is noted in the Council report to the JRPP meeting of 13 October 2011 the following items have been addressed:

- Room dimensions on the architectural plans,
- Colour specifications,
- Clearances and furnishings of the adaptable units, and
- The location of balconies.

With regard to the items listed at reason for refusal – Inadequate Information the following plan amendments and/or additional information is submitted:

- An amended BASIX certificate prepared in accordance with the amended architectural and landscape plans.
- Ecological Assessment prepared by Keystone Ecological.
- The plans nominate the sliding glass panels on the balconies facing the Pacific Highway and the panels have been assessed by Vipac Engineers and Scientists recommended minimum glazing requirements to meet noise criteria for the dwellings.
- A SEPP 1 objection is submitted to address the purported variation to the height standard contained in the PSO.
- The elevations prepared by Mackenzie Architects shows the operable windows on each elevation.
- The floor plans prepared by Mackenzie Architects show the location of mechanical and electrical risers.

The amended plans and documents satisfactorily address the items listed in minutes from the JRPP meeting and allow Council to recommend approval of the application. It is requested that the application is report to the next available JRPP meeting.

If you require clarification of the issues addressed in this letter please contact me on 9560 7013.

Thank you



Garry Chapman
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