



1 March 2012

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

ref: 2010SYW099

Dear Mr McKee

Subject: Demolition of existing dwelling and construction of residential flat building 573 - 585 Pacific Highway, Killara (DA0925/10, 2010SYW099)

I refer to above the development application (DA) which the Sydney West Joint Regional Planning Panel (regional panel) will determine.

The regional panel notes that since the panel meeting held on 1 December 2011, Ku-ring-gai Council requested and accepted additional amended plans on 22 December 2011, as set out in council's without prejudice draft conditions of consent (received by the Panel Secretariat on 21 February 2012).

I confirm that since the panel meeting in December 2011, the Panel Secretariat has received the following documents and amended plans from Council:

- Cover letter from Felipe Ayala (Architect), dated 22/12/2012 - Doc2024335.pdf
- Driveway Slab, Plan Part 1099 - S01 Issue B, dated 22/12/2012 - Doc2024340.pdf
- Environmental Site Management Plan A-600 Revision D, dated 22/12/2012 - Doc2024346.pdf
- Front Setback Detail A-602 Revision A, dated 22/12/2012 - Doc2024345.pdf
- Root Mapping A-603, dated 22/12/2012 - Doc2024349.pdf
- Concept Stormwater Management Plan - Ground Floor DA04 Revision 3, dated 20/12/2011 - Doc2024338.pdf
- Details Sheet DA05 Revision 3, dated 20/12/2011
- BASIX Certificate No. 338270M_04, issued 5/12/2011
- BASIX Certificate No. 338270M_03, issued 25/11/2011
- Marked-up Construction Management Plan, Arboricultural Impact Assessment prepared by Advanced Treescape Consulting, dated 21/12/2012 - Doc2024336.pdf

The above plans have been forwarded to all regional panel members.

I would request that you confirm that there are no further amended plans which were accepted by Council following the December 2011 panel meeting and should be forwarded to the regional panel for consideration.

I also refer to council's supplementary report which was considered at the panel meeting on 23 February 2012.

I note that despite council asking for amended plans, the supplementary report does not provide an assessment on the plans and confirm whether all outstanding issues outlined in the council's earlier assessment report (1 December 2011) are now addressed.

Accordingly, I would ask council to prepare an additional supplementary assessment report which addresses the following:

1. Identifies the changes made in the amended plans and confirm why they were requested;
2. Confirms whether the amended plans require re-notification. If not, please confirm reasons;
3. Provides an assessment of the amended plans;
4. Provides an assessment of SEPP 1 objections; and
5. Reviews council's earlier recommendation to the regional panel and the without prejudice conditions of consent. If required, make any necessary amendments as a result of the amended plans.

To ensure that we can determine this matter expediently, I would ask council to complete a supplementary report and submit this to the Panel Secretariat for the regional panel's consideration within 2 weeks of this letter. A final panel meeting will be organised within 14 days of receiving your report.

Should you have other questions about this matter, please contact Suzie Jattan, Senior Project Officer of the Panel Secretariat on 02 9228 2063.

Yours sincerely



M. L. TAYLOR

Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel