
573 – 585 PACIFIC HIGHWAY, KILLARA – SUPPLEMENTARY REPORT

EXECUTIVE SUMMARY

PURPOSE FOR REPORT:	To address the issue raised by the Sydney West Joint Regional Planning Panel (JRPP) at the 1 December 2011 meeting in relation to DA0925/10 for the demolition of existing dwellings and construction of a residential flat building comprising 43 units, basement car parking, landscaping and associated works.
BACKGROUND:	Assessment reports were considered by the JRPP on 28 July 2011, 13 October 2011 and 1 December 2011, the JRPP resolved to defer its determination pending assessment of the BASIX Certificate submitted.
COMMENTS:	The amended BASIX Certificate is addressed in this report.

PURPOSE FOR REPORT

To address the issue raised by the Sydney West Joint Regional Planning Panel (JRPP) at the 1 December 2011 meeting in relation to demolition of existing dwellings and construction of a residential flat building comprising 43 units, basement car parking, landscaping and associated works.

BACKGROUND

At its meeting of 13 October 2011 the Panel deferred determination of the development application and resolved that further information was to be provided. Council Officers undertook an assessment of this information and raised significant concerns regarding the inadequacy of information and recommended refusal of the application. The JRPP deferred the matter for amended plans and information to be submitted.

The application was reported back to the JRPP meeting of 1 December 2011 with a further recommendation for refusal. The Panel deferred the determination of the development application and resolved the following:

Council staff to assess and report on the Basix Certificate submitted by the applicant on 28 November 2011.

Council's assessment of the BASIX Certificate, dated 28 November 2011, concluded that the Certificate was not satisfactory.

As a result of the JRPP not meeting until 2012 and to expedite the matter, Council met with the applicant and their experts to address the inadequacy in information provided in relation to the BASIX Certificate and other matters raised in earlier reports to date. The applicant submitted further amended information and plans to respond to the issues raised previously as well as an amended BASIX Certificate, dated 5 December 2011.

AMENDED PLANS AND INFORMATION

The applicant submitted amended plans and information to Council on 22 January 2012, which included:

- arborist's report and tree mapping information, prepared by Advanced Treescape Consulting, dated 21 December 2011
- BASIX Certificate 338270M_04, dated 5 December 2011
- driveway slab 1099-s01 Issue B, dated 22 December 2011
- front setback detail A-602, Revision A dated 22 December 2011
- root mapping A-603, dated 22 December 2011
- environmental site management plan A-600 Revision D, dated 22 December 2011
- concept stormwater management plan – ground floor DA04 Revision 3, dated 20 December 2011
- stormwater plan details sheet DA05 Revision 3, dated 20 December 2011

ASSESSMENT

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The applicant submitted a valid BASIX certificate 338270M_04, dated 5 December 2011. The Certificate has been found to be consistent with the requirements of the SEPP.

CONSULTATION - INTERNAL

Landscaping

The application was referred to Council's Senior Landscape Assessment Officer who provided the following comments on the amended plans and information:

"BASIX Certificate

An assessment has been undertaken of the landscape commitments within the BASIX Certificate, dated 5 December 2011, and it is considered as being adequate.

Impacts on Tree 27

Further information has been provided by the applicant to support the location of the proposed driveway in close proximity to an existing mature *Ficus microcarpa* 'Hillii' (*Hills Weeping Fig*), Tree 27, located on the front boundary. The information included details of the proposed suspended front path and driveway as well as additional root mapping along the line of the northern edge of the proposed driveway. Amended plans have also

been provided to address the inaccuracies and inadequacies of drawings previously submitted.”

Engineering

The application was referred to Council’s Senior Development Engineer who provided the following comments on the amended plans and information:

“Amended architectural plans A-600 Rev.'D', A-602 Rev. 'A' and A-603 have been submitted with the current version of the stormwater management plan DA04 & 05 Rev's. '3' prepared by Northrop.

The stormwater management plans have now been updated to reflect the new driveway levels with the deletion of the grated drain outside the boundary. The volume of the detention system satisfies the site storage requirement as per Council's Water Management DCP No.47. Revised stormwater plans have been conditioned.

Supporting documentation from the arborist indicates that the proposed piers for the driveway will not impact any structural support roots of Tree No.27. The driveway grades and transitions still comply with AS2890.1:2004 'Off-street Car Parking'.”

CONSULTATION – COMMUNITY

The additional information and works proposed by the applicant in response to the questions raised by the JRPP did not require notification to owners of neighbouring properties.

CONCLUSION

An assessment has been undertaken of the BASIX Certificate, dated 28 November 2011 and it was found to be inadequate. A subsequent BASIX Certificate, dated 5 December 2011, was submitted and meets the requirements of State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004.

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- Attachments:**
1. Minutes from JRPP meeting on 1 December 2011
 2. Previous report considered by the JRPP on 1 December 2011
 3. Previous report considered by the JRPP on 13 October 2011
 4. Previous report considered by the JRPP on 28 July 2011