

*Our Reference: RJ Dowsett: DA-11/067*

1 December 2011

JRPP Secretariat  
NSW Department of Planning and Infrastructure  
Level 13, Thakral House  
301 George Street  
Sydney NSW 2000

Attention: Angela Kenna

Dear Ms Kenna,

This letter being the second of it's kind is an addendum to the planning report submitted for Development Application No. 11/067 (2011SYE072) and is in response to your email dated 1 December 2011.

This letter makes minor corrections to Condition 1 by deleting reference to the original SEPP 1 Objection (which is now superseded) and adding the following text in front of the amended SEPP 1 Objection "*Any relevant recommendations contained in...*". A copy of the amended Condition 1 is provided below:

- 1      *"The development is to be carried in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:*

<b><i>Plans</i></b>	<b><i>Author</i></b>	<b><i>Date/Received</i></b>
<i>Architectural Plan No's:</i>	<i>Krikis Tayler Architects</i>	<i>Received by Council</i>
<i>0111 A00 01</i>		<i>29 April 2011</i>
<i>0111 A01 01</i>		
<i>0111 A02 01</i>		
<i>0111 A03 01</i>		
<i>0111 A04 01</i>		
<i>0111 A05 01</i>		
<i>0111 A06 01</i>		
<i>0111 A07 01</i>		
<i>0111 A08 01</i>		
<i>0111 A09 01</i>		
<i>0111 A10 01</i>		

<i><b>Plans</b></i>	<i><b>Author</b></i>	<i><b>Date/Received</b></i>
0111 A11 01 0111 A12 01 0111 A13 01 0111 A14 01 0111 A15 01 0111 A16 01 0111 A17 01 0111 A18 01 0111 A19 01 0111 A20 01		
Shadow Diagrams 0111 A21 01 0111 A22 01 0111 A23 01 0111 A24 01 0111 A25 01	Krikis Tayler Architects	Received by Council 29 April 2011
External Finishes 0111 A26 01	Krikis Tayler Architects	Received by Council 29 April 2011
Landscape Plan 620.01 C 620.02 B	Tramonte Jensen	25 May 2011
Stormwater Drainage Plans 11AH117 D00 B 11AH117 D01 B 11AH117 D02 A 11AH117 D03 A 11AH117 D04 A 11AH117 D05 B 11AH117 D06 B 11AH117 D07 A	Australian Consulting Engineers Pty Ltd	19 July 2011
Survey Plan Ref No: 7712/10	H Ramsay & Co	Received by Council 29 April 2011
Architectural Dwg No. SK20	Krikis Tayler Architects	10 November 2011, received by Council 10 November 2011

<b><i>Plans</i></b>	<b><i>Author</i></b>	<b><i>Date/Received</i></b>
<i>GFA Standard Instrument Floor Plan Calculations</i>	<i>Krikis Tayler Architects</i>	<i>10 November 2011, received by Council 10 November 2011</i>
<i>GFA Botany LEP Floor Plan Calculations</i>	<i>Krikis Tayler Architects</i>	<i>10 November 2011, received by Council 10 November 2011</i>
<i>Solar Access Exercise Plan No.s</i> <i>SK 15 01</i> <i>SK 16 01</i> <i>SK 17 01</i> <i>SK 18 01</i> <i>SK 19 01</i>	<i>Krikis Tayler Architects</i>	<i>Received by Council 10 November 2011</i>

<b><i>Documents</i></b>	<b><i>Author</i></b>	<b><i>Date/Received</i></b>
<i>Statement of Environmental Effects</i>	<i>James Lovell &amp; Associates</i>	<i>May 2011, received by Council 25 May 2011</i>
<i>Design Verification Statement</i>	<i>Krikis Tayler Architects</i>	<i>28 April 2011, received by Council 29 April 2011</i>
<i>BASIX Certificate No. 373881M_03</i>	<i>NSW Planning</i>	<i>28 September 2011, received by Council 29 September 2011</i>
<i>Geotechnical Investigation</i>	<i>Asset Geotechnical</i>	<i>23 June 2011, received by Council 28 June 2011</i>
<i>Drains Model Data and Result</i> <i>Ref: 11AH117.D1</i>	<i>Australian Consulting Engineers Pty Ltd</i>	<i>5 May 2011, received by Council 19 July 2011</i>
<i>Environmental Noise Impact</i> <i>Report No. 4603-2</i>	<i>Day Design Pty Ltd</i>	<i>16 May 2011, received by Council 25 May 2011</i>
<i>Aircraft &amp; Road Traffic Noise Intrusion Report</i> <i>Report No. 4603</i>	<i>Day Design Pty Ltd</i>	<i>9 May 2011, received by Council 25 May 2011</i>
<i>BCA Assessment Report</i>	<i>Barry Johnson &amp; Associates Pty Ltd</i>	<i>Received by Council 8 July 2011</i>
<i>Acid Sulfate Soil Assessment</i>	<i>Aargus Australia</i>	<i>June 2011 received by Council 28 June 2011</i>
<i>Pedestrian Wind Statement</i>	<i>Windtech</i>	<i>18 May 2011 received by Council 25 May 2011</i>

<b><i>Documents</i></b>	<b><i>Author</i></b>	<b><i>Date/Received</i></b>
<i>Disability Access Report</i>	<i>Lindsay Perry</i>	<i>27 June 2011 received by Council 28 June 2011</i>
<i>Residential Flat Design Code Analysis</i>	<i>Krikis Tayler Architects</i>	<i>28 June 2011 received by Council 28 June 2011</i>
<i>Phase 11 Environmental Site Assessment</i>	<i>Aargus Australia</i>	<i>June 2011 received by Council 28 June 2011</i>
<i>Traffic Impact Assessment Ref: 11-048</i>	<i>Thompson Stanbury Associates</i>	<i>May 2011, received by Council 25 May 2011</i>
<i>Waste Management Report</i>	<i>Elephant's Foot Waste Contractors Pty Ltd</i>	<i>14 March 2011, received by Council 25 May 2011</i>
<i>Any relevant recommendations contained in Amended SEPP 1 Objection</i>	<i>LJB Urban Planning Pty Ltd</i>	<i>10 November 2011, received by Council 10 November 2011</i>
<i>GFA Area Schedule</i>	<i>Krikis Tayler Architects</i>	<i>9 November 2011, received by Council 10 November 2011</i>
<i>Kone Traffic Analysis Report Lift Performance</i>	<i>Kone Elevators Pty Ltd</i>	<i>8 November 2011, received by Council 10 November 2011</i>
<i>Response to Neustein Urban Planning Advice</i>	<i>LJB Urban Planning Pty Ltd</i>	<i>9 November 2011, received by Council 10 November 2011</i>
<i>SEPP 65 Schedule Page 1 to 5</i>	<i>Krikis Tayler Architects</i>	<i>9 November 2011, received by Council 10 November 2011</i>
<i>Letter to Council re: Stratum Subdivision</i>	<i>Krikis Tayler Architects</i>	<i>16 November 2011 received by Council 17 November 2011</i>

*No construction works (including excavation) shall be undertaken prior to the issue to the Construction Certificate.”*

In respect of the Voluntary Planning Agreement (VPA) the Council has adopted a similar procedure to that followed in respect of the Development Application 10/314 – (2010SYE052) for the development of the adjoining site at 214-220 Coward Street, Mascot in that the VPA be determined by Council in the period post to the determination of that Development Application.

Accordingly, I would ask that the Panel agree to the VPA for the subject development being determined by the Council as a separate process and not as part of consent of the Development Application 11/067 which is now before the Panel.

If you have any further questions regarding this matter, please do not hesitate to contact Mr Pascal van de Walle of Council's Planning and Development Department on 9366 3648 or the writer hereof.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R J Dowsett', with a long horizontal line extending to the right.

**R J DOWSETT**  
**DIRECTOR - PLANNING AND DEVELOPMENT**