

30th May 2025

The General Manager
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Attention: Brent Pearce – Executive Development Assessment Officer

Dear Mr Pearce,

**Development Application eDA0219/25
Supplementary Statement of Environmental Effects
Demolition works and construction of a residential flat building
24-26 Russell Avenue, Lindfield**

Reference is made to Council's email of 28th May 2025 in which you confirmed that the development application was referred to the Sydney North Planning Panel at lodgement under **PPSSNH-638** but have since received feedback from the panel secretariate that due to the Estimated Development Cost (excl GST) totalling \$29,373,963 (<\$30,000,000) that the appropriate determining authority would be the Ku-ring-gai Local Planning Panel.

As you are aware the Statement of Environmental Effects (SoEE) submitted with the application identified that as the Estimated Development Cost (EDC) exceeded the \$30 million regionally significant development threshold that the Sydney North Planning Panel would be the consent authority.

In reviewing the discrepancy between the SoEE anticipated EDC and the EDC contained within the QS report submitted with the application it has become apparent that the QS report submitted with the application contained a superseded kitchen specification which was changed from standard kitchen finishes to high specification kitchen finishes with marble benchtop and splashbacks based on real estate/market feedback.

This has been rectified on the accompanying amended Revision B kitchen floor plans prepared by PBD Architects with the kitchens now clearly referenced as "high-spec kitchen finishes with marble benchtop and splashback".

Based on these plans the accompanying amended QS report, dated 30 May 2025, prepared by Newton Fisher Group nominates an EDC exceeding the \$30 million threshold and accordingly the Sydney North Planning Panel will be the consent authority.

We apologise for this oversight and formally seek to amend the application to include the amended architectural plans and QS report referenced in this supplementary statement. The balance of the application is unchanged.

Please don't hesitate to contact me should you have any questions.

Yours faithfully

Boston Blyth Fleming Town Planners

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

Greg Boston

B Urb & Reg Plan (UNE) MPIA
Director