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Mr Walter Gordon
Manager, Planning & Development
Meriton Apartments
Level 11, 528 Kent Street
SYDNEY NSW 2000

Our ref: MP10_0057
File: 10/08342

Dear Mr Gordon,

**PROJECT APPLICATION FOR RESIDENTIAL DEVELOPMENT AT
132-138 KILLEATON STREET, ST IVES (MP10_0057)**

I refer to your Environmental Assessment (EA) for the proposed development of the above site. As you are aware, the Department exhibited the application from 1 September until 1 October 2010.

I note that copies of submissions received to date have already been forwarded to you pursuant to Section 75H(5) of the *Environmental Planning and Assessment Act*, 1979. Copies of submissions have also been made available on the Department's website.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues with the proposal relating to residential amenity and the interface with adjacent properties, height and bulk, landscaping and drainage. These issues are outlined in **Schedule 1**. The Department will also require additional information in order to complete our assessment as outlined in **Schedule 2**.

The Director General, pursuant to Section 75H(6) of the Act, requires that you provide a response to the issues raised in these submissions. It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed these issues (including those raised by the Department) and how the PPR minimises the environmental impacts of the proposal.

A Statement of Commitments is also to be provided, incorporating any amendments following your response to the submissions.

If you wish to meet with Departmental Officers to discuss the issues raised, please contact Luke Murtas, Planner, Metropolitan Projects on 9228 6382 or luke.murtas@planning.nsw.gov.au.

Yours sincerely

Michael Woodland
Director
Metropolitan Projects

5/11/2010

SCHEDULE 1 – DEPARTMENT OF PLANNING KEY ISSUES

1. Bulk and Scale/ Interface Issues

Consideration should be given to reducing the bulk and scale of buildings on the eastern part of the site given the interface impacts on the adjoining low-density properties to the east. Measures to reduce overshadowing and dominance impacts on these properties should be investigated. This analysis may involve options for potential redistribution of floor space across the site.

Amended plans should be provided which demonstrate that all areas of the basement car park protrude no more than 1 metre above existing ground level to ensure compliance with the prevailing height control. Clarification of Gross Floor Area/FSR calculations is to be provided, in accordance with the definition in the Ku-ring-gai LEP (Town Centres) 2010.

2. Landscaping

Evidence that appropriate landscaping, including opportunities for deep soil landscaping, can be provided in the central areas of the site is required. Further consideration should be given to the impact the proposed perimeter paths will have on deep soil zones and the impact of proposed drainage measures on existing trees to be retained.

3. Traffic and Parking/ Accessibility

Given the level of concern raised in submissions relating to traffic and parking impacts associated with the development, further justification in respect of the proposed variation to Council's visitor parking control is required. Consideration should be given to improvements to the existing pedestrian access along Killeaton Street.

4. Drainage

A detailed analysis of how stormwater and runoff will be managed to reduce the impact on the properties adjacent to the eastern boundary of the site, particularly at the northern end, integrating the proposed scheme of landscaping and excavation on the site is, having regard to Council's comments and issues raised in submissions in relation to stormwater and drainage.

SCHEDULE 2 - ADDITIONAL INFORMATION REQUIRED/ COMMENTS

In addition to any revised architectural plans and supporting documentation, including analysis of options and designs reflecting the matters raised in **Schedule 1**, the following additional information is also required:

- Plans, long sections and cross sections detailing the relationship of proposed finished ground levels and basement level with existing natural ground levels.
- Plans and sections indicating the extent of cut and fill required across the site and adjacent all site boundaries, including calculations of proposed fill to be placed on site.
- Dimensioned plans which address **Issue 1** above are required, including revised shadow diagrams and a clear illustration of GFA inclusions, is required to be submitted.