

Dean Spanos - RE: Ku-ring-gai Council Referral Letter - MP 10_0057 MOD 6

From: "Rebecca Hoschke" <rhoschke@kmc.nsw.gov.au>
To: "Dean Spanos" <Dean.Spanos@planning.nsw.gov.au>
Date: 4/20/2012 4:34 PM
Subject: RE: Ku-ring-gai Council Referral Letter - MP 10_0057 MOD 6

Hi Dean,

I've had a chance to view the plans on the DoP web site.

Generally, there are multiple pergolas which extend to the edge of the buildings and Council would not support (refer comments yesterday). It is recommended that the applicant recess and setback respective pergolas and that all such structures are light weight and open style.

Regards
Rebecca

From: Rebecca Hoschke
Sent: Thursday, 19 April 2012 3:29 PM
To: 'Dean Spanos'
Subject: RE: Ku-ring-gai Council Referral Letter - MP 10_0057 MOD 6

Hi Dean,

I am working from home today and don't have hard copy plans, its difficult for me to view electronically - the plans are not the best quality.

I will be in the office tomorrow. Any further comments will be communicated by Monday at the latest.

Thanks
Rebecca

From: Dean Spanos [mailto:Dean.Spanos@planning.nsw.gov.au]
Sent: Thursday, 19 April 2012 3:21 PM
To: Rebecca Hoschke
Subject: RE: Ku-ring-gai Council Referral Letter - MP 10_0057 MOD 6

Hi Rebecca,

Thank you for your preliminary comments.

This will assist me in noting and addressing Council's concerns in the assessment report.

Just to clarify, will there be any additional comments forwarded to the Department at a later stage?

Kind Regards

Dean Spanos
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>>> "Rebecca Hoschke" <rhoschke@kmc.nsw.gov.au> 4/19/2012 3:09 pm >>>
Hi Dean,

Preliminary comments:

Council's LEP194 controls require the top storey to be 60% of the floor below. In this regard the top storey (and associated ancillary structures) is to be setback from the external edge of the building to recess the top storey and reduce the massing of the building at the uppermost level.

Pergola structures to the edge of the buildings is not supported as recessing of the top storey loses its design intent. It is recommended that pergola structures be setback, preferably 1.5m-2m where possible.

Pergola structures must be of light weight material finish and open style to ensure the bulk, scale and design of the top storey remains relatively unchanged.

I hope this is of assistance.

Regards

Rebecca

From: Dean Spanos [<mailto:Dean.Spanos@planning.nsw.gov.au>]
Sent: Tuesday, 3 April 2012 2:14 PM
To: Rebecca Hoschke
Subject: Ku-ring-gai Council Referral Letter - MP 10_0057 MOD 6

Hi Rebecca,

The Department of Planning and Infrastructure has received a Section 75W modification application from Karimbla Properties (No.4) Pty Limited to modify the approved Project Application at 132-138 Killeaton Street, St Ives (MP 10_0057 MOD 6).

The Department requires comments from Ku-ring-gai Council to complete its assessment.

A copy of the S75W Application and Council's referral letter is attached. A hard copy of these documents will also be sent via mail for your review.

If you could please forward any comments to the Department of Planning and Infrastructure by Tuesday 17 April 2012, that would be greatly appreciated.

If you have any questions please contact me on 9228 6294 or via email at Dean.Spanos@planning.nsw.gov.au

Kind Regards

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