

**STOCKLAND**  
**DA 0495/10 - LOURDES VILLAGE – NEW INDEPENDENT LIVING UNITS**  
**MINUTES OF MEETING WITH KU-RING-GAI COUNCIL**

**MEETING DETAILS**

Meeting No.	-
Date & Time:	12 April 2011, 2:00 PM
Location:	Ku-ring-gai Council Chambers, 818 Pacific Highway, Gordon, NSW

**ATTENDANCE**

Y=Attended

P= Part Meeting

A=Apology

N=No Attendance or Advice

C=Copy Information Only

Att	Name	Init	Company/Organisation	Init	Phone	Mobile	Email
Y	Stuart Ratcliff	SR	Ku-ring-gai Council	KMC	-	-	<a href="mailto:sratcliff@kmc.nsw.gov.au">sratcliff@kmc.nsw.gov.au</a>
Y	Amanda	-	Ku-ring-gai Council	KMC	-	-	<i>Not distributed</i>
Y	Geoff Bird	-	Ku-ring-gai Council	KMC	-	-	<i>Not distributed</i>
Y	Johan O'Brien	JO	epm Projects	EPM	02 9452 8300	0414 917 904	<a href="mailto:jobrien@epmprojects.com.au">jobrien@epmprojects.com.au</a>
C	Andrew Nichols	AN	Stockland	SGP	-	-	<a href="mailto:andrew.nichols@stockland.com.au">andrew.nichols@stockland.com.au</a>
Y	Stuart Boyce	SB	BCA Logic	BCL	-	-	<a href="mailto:sboyce@bcalogic.com.au">sboyce@bcalogic.com.au</a>
Y	Conrad Grayson	CG	Sym Studio	SYM	-	-	<a href="mailto:grayson@symstudio.com">grayson@symstudio.com</a>

**NEXT MEETING**

Date & Time:	N/A
Location:	-

Note: 1.2.3 means meeting No.1, Section No.2, Item No.3

**ACTION POINTS**

Ref	Description	Resp	Target Date	Resolution / Progress	Date Closed
	<b>Previous Minutes</b>				
	There were no previous minutes.				
<b>1.0</b>	<b>General</b>				
1.1.1.	Amendments to conditions associated with CC/OC	KMC		<p>KMC confirmed that it was not their intention to prevent the applicant from staging the development, and obtaining Interim Occupancy Certificates for individual buildings prior to completion of all works. KMC agreed to amend the following conditions, subject to KMC’s director approval which SB agreed would increase the likelihood that a PCA would allow staged completion:</p> <ul style="list-style-type: none"> <li>• 28 – Last paragraph “an Interim/Final Occupation Certificate” instead of “the Occupation Certificate”</li> <li>• Title of section preceding 68 “an Interim/Final Occupation Certificate” instead of “an Occupation Certificate”</li> <li>• 75 – “an Interim/Final Occupation Certificate” instead of “an Occupation Certificate”, and change “all commitments” to “relevant commitments”</li> <li>• 78 – “an Interim/Final Occupation Certificate” instead of “the Occupation Certificate”</li> <li>• 79 - “an Interim/Final Occupation Certificate” instead of “the Occupation Certificate”</li> <li>• 80 - “an Interim/Final Occupation Certificate” instead of “an Occupation Certificate”</li> <li>• 82 - “an Interim/Final Occupation Certificate” instead of “the Occupation Certificate”</li> <li>• 83 - “an Interim/Final Occupation Certificate” instead of “the Occupation Certificate”</li> </ul>	

Ref	Description	Resp	Target Date	Resolution / Progress	Date Closed
1.1.2.	Interpretation of "the Occupation Certificate" and "an Occupation Certificate"	Note		<p>KMC noted that in the case of conditions 77 and 81, KMC was unwilling to change the term "the Occupation Certificate" but noted that it understood "the" to imply "the Final Occupation Certificate".</p> <p>KMC noted that it understood the Building Professionals Board had issue a clarification stating that "an Occupation Certificate" should in the case of an Interim Occupancy Certificate, only concern the particular building for which an OC is applied for.</p>	
1.1.3.	Condition 12 – Tree Protection Fencing	CG		<p>GB requested that CG advise the correct diameters for tree protection fencing, which he would consider revising to avoid any clashes with bulk excavation. GB noted that in prescribing tree protection around Tree 14, it was only expected that this fencing would be erected on the Applicant's land as consent conditions could not enforce works on other lands.</p>	
1.1.4.	Condition 24 – Location of Plant	Note		<p>KMC confirmed that they were unwilling to modify this clause, however the intention was to prevent any visible plant from being located elsewhere in the building, and KMC suggested that subject to the interpretation of the PCA it should be possible to locate non-visible plant elsewhere in the building.</p>	
1.1.5.	Condition 56 – Cutting of Tree Roots	Note		<p>GB confirmed that KMC was unwilling to reduce the root diameter from 50mm to 30mm as the threshold had been provided to KMC on the advice of 4 arborists. GB noted that although 31mm roots were not structural, they may be a feeder for a significant root system.</p> <p>GB explained that should unexpected roots be encountered in the course of approved construction, it was not the intention to 'stop' construction, but that an arborist would be required to remove such roots in accordance with Condition 55.</p>	

Ref	Description	Resp	Target Date	Resolution / Progress	Date Closed
1.1.6.	Condition 59 – Hand excavation	CG		GB noted that the radiuses of trees noted in this condition should not prevent mechanical excavation of basements, driveways etc. CG to provide reduced radiuses for any locations where this does occur. GB noted that in the case of service trenches, KMC would insist upon hand excavation.	
1.1.7.	Condition 18 - Privacy	Note		JO noted that Hill Thalys was of the opinion that the condition was a poor choice aesthetically and poor design. KMC confirmed that they would insist on this condition in order to ensure privacy. KMC suggested that Hill Thalys appeal to the JRPP if they wished to do so.	
1.1.8.	Condition 80 - Roller doors			SR confirmed that KMC would remove the condition that would prevent roller doors.	
1.1.9.	Condition 19 – Screening on Stanhope Rd	Note		GB and CG agreed that by the use of specific evergreen screen planting, it may be possible to maintain passive surveillance of the front garden area, therefore there was no need to amend the condition.	
1.1.10.	Condition 74 - Food Preparation Aras	Note		SR noted that KMC was intending to amend this condition to more clearly indicate that compliance with the Food Standards and Food Act was only applicable to the commercial café kitchen.	

## DOCUMENTS TABLED

Ref	Title / Description	Date	Owner
1	N/A		



**ePM Projects Pty Ltd**  
Johan O'Brien