

From: David Hoy [mailto:dhoy@urbis.com.au]
Sent: Wednesday, 11 June 2014 9:06 AM
To: David O'Connell
Cc: Lindsay McGavin; Colleen Forbes; belinda.hufton@dexus.com
Subject: Proposed Conditions- TCSC

Hi David

Further to our phone conversation yesterday, both DEXUS and I have had the opportunity to review the proposed conditions that you originally referred to me by e-mail dated 3rd June 2014. I make the following comments and request that the following conditions be reviewed, prior to next week's JRPP meeting;

- Condition 12 – DEXUS presence is for dedication not to occur as DEXUS wish to maintain control of the maintenance of the bus bay works in Kirkwood Road. Necessary easements/rights of carriage way would create to facilitate bus access.
- Condition 31 – This appears to be a standard condition best imposed on residential development. The DA includes a detailed stormwater management concept that reflects pre-lodgement discussions with Council's engineers. The concept includes provisions for on-site detention consistent with the intent of the current condition. We suggest that a specifically worded condition reflecting the proposal may be better in this instance
- Condition 41 - An overall landscape concept plan was submitted to Council recently and therefore question the need for this condition
- Condition 45 – DEXUS requires copies of the documents referred to in the proposed condition
- Condition 68 – can the words "Where applicable" be added to the start of this condition.
- Condition 75 – can the words "at the boundary" be changed to "at the closest external wall"
- Condition 87 – request deletion (this was agreed for the DA13/0554). For a project of this nature, this type of equipment is essential. The CMP submitted with the DA specifically calls for a Noise and Vibration management plan to be prepared
- Condition 128 – replace the word "an" occupation certificate with "the relevant" occupation certificate
- Condition 136 – question relevance given no subdivision works proposed.
- Conditions 162-168 – question relevance as no subdivision works proposed.

Happy to discuss further as needed, otherwise see you next week at JRPP meeting

Regards

David Hoy
Director

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