

From: Stephen Gouge
Sent: Thursday, 11 April 2019 5:03 PM
To: Pier Panozzo
Cc: Angelo Di Martino; Lisa Foley; Anne Starr
Subject: 2017STH019 DA - 2A-6 Thomas Street Wollongong - Response to SRPP
Importance: High

Hi Pier,

We have reviewed the material that has been uploaded to the Regional Panel Website. For clarity of Council and the Panel we wanted to provide a response, which could be circulated to the Panel members in their deliberation.

BCA Upgrade Works and Conservation Works Condition

With regard to the wording of the Condition 26 (BCA Upgrade Works and Conservation Works). - The draft conditions provided to us by Council for review on 19/3/19 required these works to be completed, and approved by Council, prior to the issue of the Construction Certificate. Given the proposed wording of Council, the material or practical benefit of relocating this condition to a deferred commencement condition given the proposed wording of Council is not clear to us.

If the relocation to a deferred commencement condition is intended to ensure the conservation/BCA works are prepared, the condition could be maintained as operable with the wording change below. We see this as another option that would allow an active consent to be issued to the proponent, whilst ensuring the required works are done prior to any Construction Certificate being issued. Should the Panel maintain that condition 26 be a deferred commencement condition, this would be accepted by the proponent.

BCA Upgrade Works and Conservation Works

*Prior to issue of the Construction Certificate, a detailed Schedule of Works is required showing all works proposed on the heritage buildings to meet both the BCA and the conservation works within the GML Heritage 'Schedule of Conservation Works'. The Schedule of Works is to be endorsed by the developer's heritage consultant and Council prior to issue of ~~the~~ **any** Construction Certificate.*

Draft Conditions

We thought it prudent to confirm to the Panel and Council that the draft conditions of consent have been reviewed and, other than the comment above regarding BCA Upgrade and Conservation Works, there are no other issues with the condition – including draft Condition 12 (Condition ##) heritage – Future Subdivision.

Should you have any questions or require any other clarification, please don't hesitate call or email.

We trust this response will assist the Panel in finalising their electronic determination.

Many thanks,

Stephen



Stephen Gouge
Manager

Knight Frank Town Planning
Level 22
Angel Place
123 Pitt Street
Sydney NSW 2000
Australia

KnightFrank.com.au

Save a tree - we only print emails we need to.