

Necola Chisholm - 12338 CPV Stage 1 Project Application 75W Modification MOD 3

From: Stephanie Ballango <SBallango@jbaplanning.com.au>
To: Necola Chisholm <Necola.Chisholm@planning.nsw.gov.au>
Date: 2/14/2013 3:50 PM
Subject: 12338 CPV Stage 1 Project Application 75W Modification MOD 3
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Attachments: 14200_130214_subn stages 1-4 _feb13.pdf; 14200_130214_subn stages 1-4 _feb13_with JBA Mark Ups.pdf

Hello Necola,

Thanks for your time this morning. Since lodging the above Project Application Modification Australand and its consultant team has taken the opportunity to make a minor change to the revised staging plans that were submitted with the current Modification Application. To that end, could you please replace the submitted plans with the attached plans? The changes are not significant and do not significantly alter the outcome that Australand is now seeking approval for. I've taken the opportunity to mark up where the key changes have occurred between the originally submitted plans and latest plans as a quick reference point for you, but would encourage you to complete your own review too.

Also, and as discussed this morning, Australand is seeking approval for the revised staging to enable the delivery of the roads adjacent to the future buildings in-line with the completion of those buildings. It is however important that the Modification also retains sufficient flexibility to enable the sequencing of the staged works without unnecessarily burdening the release of staged CC's and OC's in line with the new sub-stages. It is also important that any uncertainty or potential cause for misinterpretation is removed. Accordingly, it is requested that the Department consider introducing the following new condition into the approval:

"Stages 1 & 1A may be carried out in any order, separately, or any, or all concurrently. Stages 2, 2A and 2B are to be completed following Stage 1A, but Stages 2, 2A and 2B may be carried out in any order, separately, or any, or all concurrently. Stages 3, 3A and 4 are to be completed after Stages 2, 2A and 2B, but Stages 3, 3A and 4 may be carried out in any order, separately, or any, or all concurrently."

In addition, Australand has also identified further wording refinements that could be made to Condition E5. You will note that we have already sought minor edits to the currently approved wording of Condition E5, however we now wish to more clearly articulate the options available in delivering the road infrastructure and in doing so provide both Australand and Council with greater certainty. To that end, we requested that following revised wording is now south for Condition E5:

E5 Internal Road Construction

Prior to the release of the Subdivision Certificate for each stage the proposed roads ~~relevant to~~ required for that stage are to be constructed. The works are to include the construction of kerb and gutter, road pavement, dish drains and services. All work being carried out by an approved contractor, at the Proponent's cost. Alternatively, the proponent, at its cost, is to provide an Insurance Bond to the relevant authority to secure the provision of such roads and construction of kerb and gutter, road pavement, dish drains and services within an appropriate time frame.

Could you please review the plans, new condition and further requested changes to Condition E5 and confirm your acceptance of the above and attached? Please also let me know if you need to submit these latest amendments through a formal letter too.

Of course, please do not hesitate to call if you have any questions or if I can be of further assistance.

Regards,

Stephanie.



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