

**Subject:** FW: DEXUS QuarryWEST Project - Council Issues

**Date:** Thursday, 4 June 2015 12:02:44 PM Australian Eastern Standard Time

**From:** Melissa Sharpe

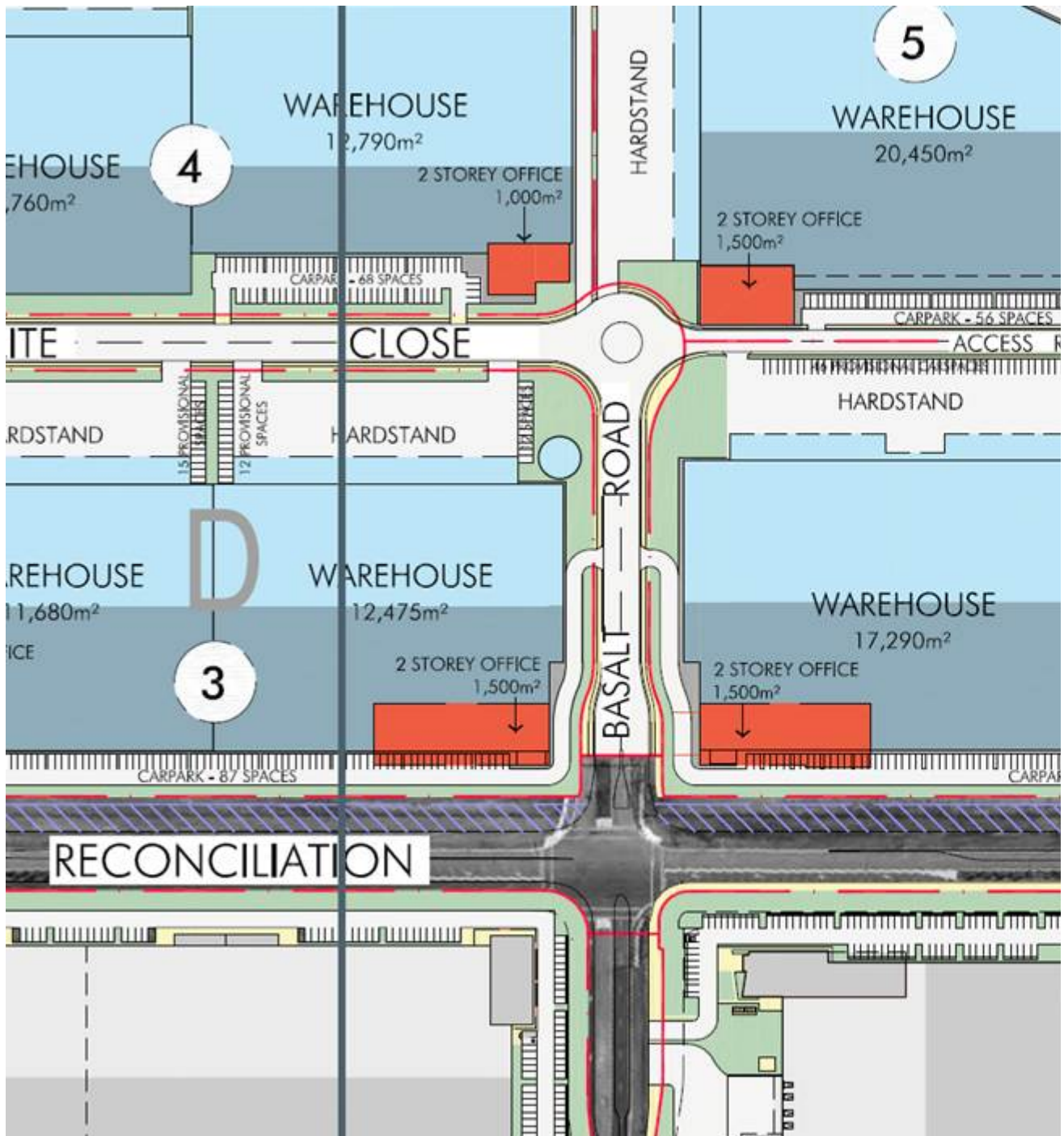
**To:** 'Phil Jones'

Hi Phil,

In regards to your email, Council addresses the raised concerns as follows:-

- a 30 metre reservation for Basalt Road

There are generally no objections with the transition/reduction of the road reserve from 30m to 20.5 along the western portion of Basalt Road (west) as this is generally consistent with the eastern side and the vehicular access from adjoining warehouses are for Carparking only – not heavy vehicles. Council's Traffic Engineer to also confirm if they have any issues with the reduction of the road reserve.



- 7.5 metre setbacks for all roads including private internal roads

The masterplan applies a consistent set of setbacks to all public roads, namely:

- 4m landscape setback; and
- 7.5m building setback

I hope this clarifies your concerns.

Kind Regards,

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**From:** Phil Jones [<mailto:phil@pjep.com.au>]  
**Sent:** Tuesday, 2 June 2015 1:59 PM  
**To:** Melissa Sharpe  
**Subject:** DEXUS QuarryWEST Project - Council Issues

Hi Melissa,

I left a message on your voicemail regarding the QuarryWEST project. The purpose for the call is that DEXUS would like to discuss a couple of recommendations in Council's submission on the project, namely the recommendations for:

- a 30 metre reservation for Basalt Road; and
- 7.5 metre setbacks for all roads including private internal roads.

I have attached Council's submission for reference. The DP&E has suggested that we consult with Council directly in relation to these issues.

With regard to Basalt Road, the masterplan has been designed with a 30 metre reservation for the initial part of Basalt Road from Reconciliation Road, grading down to a 20.5 metre reservation for the western part of the road. This is similar to the approach taken for Basalt Road in QuarryEAST (to the east of Reconciliation Road). As outlined in the EIS, DEXUS does not believe that applying the 30 metre reservation to the full length of Basalt Road (West) is warranted, particularly given the proposed land use in this area of the site (i.e. warehousing, rather than retail/business as envisaged in the concept plan).

With regard to the 7.5 metre setbacks, DEXUS has applied these to all public roads within the estate, but does not believe that these should also be applied to private internal roads (ie. the 'access road' and Bellevue cul-de-sac), given that these would remain in private ownership, do not provide through access and are essentially internal driveways.

DEXUS would like to meet with Council to discuss these issues at your earliest convenience.

Regards  
Phil

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