

# **Attachment A**

**Email to Council dated 28 April 2026**

**From:** [Niall McAteer](#)  
**To:** [Shannon Rickersey](#)  
**Cc:** [Dan Brindle](#)  
**Subject:** LPP -29/04/2026 - Item 4 - 431 Glebe Point Road (D/2025/1006)  
**Date:** Tuesday, 28 April 2026 11:10:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hello Shannon,

Thank you for your report and recommendation. The Applicant's project team have reviewed the draft conditions of consent and would like to request some minor corrections/ clarifications as per the table below.

At your earliest convenience, can you please acknowledge receipt of this correspondence and let me know if you require anything further.

| Condition                                 | Comment                                                                                                                                                                                      | Suggested Amendment                                                                                                                                                                                              |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (2) Housing and Productivity Contribution | The last paragraph notes that the contribution can be reduced if paid before 1 July 2025.<br><br>I assume this is meant to be 1 July 2026?                                                   | <i>"The amount of the contribution may be reduced under the HPC Order, including if payment is made before <del>1 July 2025</del>. <b>1 July 2026</b>"</i>                                                       |
| (4) Building Height                       | On the DA set, the highest RL is RL 48.41 (southern corner of roof shade structure). The condition states the maximum height of structure should not exceed RL 48.26.<br><br>Is this a typo? | <b>"(4) BUILDING HEIGHT"</b><br><i>(a) The height of the building must not exceed <del>RL 48.26 (AHD)</del> <b>RL 48.41 (AHD)</b> to the top of the new building additions."</i>                                 |
| (5) Floor Space Ratio – All other Areas   | Condition refers to "business use"                                                                                                                                                           | <b>"(5) FLOOR SPACE RATIO - ALL OTHER AREAS"</b><br><i>The following applies to Floor Space Ratio:<br/>(a) The Floor Space Ratio for the <del>business</del> <b>residential</b> use must not exceed 2.46:1."</i> |
| (9) Service Vehicle Size Limit            | Condition refers to a maximum height of 2.2 metres. The updated traffic                                                                                                                      | <b>(9) SERVICE VEHICLE SIZE LIMIT</b><br><i>The size of vehicles servicing the property must be a maximum</i>                                                                                                    |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                | <p>letter, provided to Council on 28 January advises:</p> <p><i>“6.4m long SRV removalists trucks with low clearance under 2.6m in height will use the proposed loading bay, directly opposite the lift. For loading/servicing, residents could also use a B99 sized “white van” such as the Hyundai iLoad in their own parking space”</i></p> <p>DA Plans show minimum 2.6 metre height clearance through the service area.</p> | <p><i>length of 6.4m and a maximum height of 2.2m <b>2.6 metres.</b></i></p>                                                                                                                                                                                                                                                                                                                                    |
| (17) Tree(s) Approved for Removal              | The table refers to the removal of T24 (Jacaranda) rather than the removal of T24A (Lemon Scented Gum)                                                                                                                                                                                                                                                                                                                           | <b>Please remove T24 from Table 1 (Tree Removal) and add in T24A</b>                                                                                                                                                                                                                                                                                                                                            |
| (24) Allocation of Parking                     | The table refers to nine (9) residential small car spaces being provided. There is only six (6) on the DA plans.                                                                                                                                                                                                                                                                                                                 | <b>Please update table to reflect six (6) residential small car parking spaces.</b>                                                                                                                                                                                                                                                                                                                             |
| (58) Compliance with Arborist Report           | The condition contains a reference to a superseded version of the Arborist Report. Correct Arborist Report submitted for assessment with the DA is dated 15 September 2025.                                                                                                                                                                                                                                                      | <p><b>“(58) COMPLIANCE WITH ARBORIST’S REPORT</b></p> <p><i>(a) All recommendations, Tree Protection Specifications (TPS), Tree Protection Plan (TPP) and Methodology Statements contained in the approved Arboricultural Report prepared by Tree Wise Me., Dated <del>4 July 2025</del> <b>15 September 2025</b>, must be implemented during the demolition, construction and use of the development.”</i></p> |
| Condition (83) Loading Dock Schedule/ Register | See comments RE: Condition (9) above.                                                                                                                                                                                                                                                                                                                                                                                            | <i>“The size of vehicles accessing this loading bay must be a maximum length of 6.4m and maximum height of 2.2m. <b>2.6 metres</b>”</i>                                                                                                                                                                                                                                                                         |

Regards,

Niall

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