

10 SEPTEMBER 2021

DOMINION ROAD MIXED USE EXPERT CONSENTING PANEL
ATTN.: BRONWYN CARRUTHERS
CHAIRPERSON
C/- ENVIRONMENTAL PROTECTION AGENCY
BY E-MAIL - DOMINIONROAD.FASTTRACK@EPA.GOV.TZ

Dear Expert Consenting Panel

URBAN DESIGN REVIEW OF POTENTIAL CONDITIONS OF CONSENT

1. Thank you for requesting I review the Applicant's latest Memorandum (dated 3 September 2021), and the Panel's potential conditions of consent which might apply, in the event that the consent is ultimately granted.
2. In terms of the Applicant's Memorandum, I confirm that the changes set out to Blocks A, C and D are in line with what I had discussed with the Applicant's experts and that I indicated to the Panel would acceptably address my concerns.
3. In terms of the Panel's potential conditions of consent, I am comfortable that these address the matters that I have raised except as follows:
 - a. The changes proposed to the Grange Road 'south terraces' described within the Applicant's Memorandum do not align with the gridline references that are on the relevant elevation (elevation 2: south/west on architectural sheet A20B.002 Rev. A). It may be that a different plan is being referred to in the Memorandum that used a different gridline reference but I have not been able to ascertain this.
 - b. My relevant recommendation was made in paragraph 18(a) and Attachment 1A of my 5 July 2021. I understood the Applicant's

position was to accept this. For the Panel's convenience, that recommendation was:

“The south-western (Grange Road) building (“South Terraces”) should be reduced to 3-storeys in height from the eastern side through to grid-line F (Attachment 1A). The 5th-storey on the western end should be deleted.”

- c. This recommendation was separate to the question of Blocks A, C and D, and was not a matter that was otherwise discussed with the Applicant's experts and I when we conferenced.
4. The Panel may seek to clarify this with the Applicant, or it could otherwise simply add a clause to its proposed condition 1(a) along the lines of my original recommendation quoted above.

Please feel welcome to contact me should you wish to discuss any aspect of the above further.

Yours sincerely,



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