

Attachment A

**Email from the Applicant Requesting
Amendments to Conditions**

Date:

30.03.2020 08:10:37 (+0000)

Good evening Mia and Michael,

On behalf of the co-owners (Cbus Property and Scentre Group), we would like to acknowledge and thank you for the work that has gone into getting the project to the April CSPC meeting, it is very much appreciated.

We are very keen to obtain development consent this Thursday evening, but in so-doing we would like to take the opportunity between now and then to discuss some very minor modifications to the Detailed DA Consent (D/2019/263) to enable work on site to commence in early May.

At present, the consent has been drafted linking a large number of conditions to the Stage 1A CC. We appreciate this is by virtue of the works proposed to be carried out in this stage of work, but we anticipate this is likely to cause a significant time delay of several months before construction work can commence.

As you can appreciate in this current environment, the ability to commence construction work on this project will have wide ranging economic benefits for the city including providing employment for many in the construction sector as well as support the local small business community which the Lord Mayor and Council is seeking very hard to support at present as evidenced by Council's proposal to bring forward the delivery of \$23 million in future years' capital works projects to "support employment of workers within the City and stimulate employment in the city".

As a result, we would like to put forward an amendment to Condition 2 by adding an **Early Works CC** stage. By making this simple change, we anticipate that we will be able to maintain the current program for Early Works commencing on-site in May 2020, which is programmed to run until October 2020. This will give the co-owners and Council approx.. 3-4 months to work together to satisfy the relevant conditions prior to the Stage 1A CC. I note that the Early Works is in addition to the works sought under the Heritage Exemption Application.

The proposed modifications to Condition 2 are set out in the table below. We have also identified that the following additional conditions may also require modification to reference the Early Works CC:

- Condition 12 – Section 61 Contributions
- Condition 41 – Heritage Items – Works to be Consistent with CMP or HIS
- Condition 42 – Heritage Conservation Works
- Condition 46 – Sites in Vicinity of a Heritage Item - Major Development
- Condition 48 – Use of Heritage Consultant – Major Development
- Condition 83 – Waste and recycling Management – Commercial
- Condition 89 – Construction Pedestrian and Traffic Management Plan

Stage:	Works:
Stage 1 Construction Certificates – Works within the existing podium	
Early Works CC	Demolition and Enabling works together with temporary works to facilitate construction and access
Stage 1A CC	Demolition and New structure, including: demolition works (including structural demolition); all temporary works; all in ground services, drainage and substation; and new structure.
Stage 1B CC	Facade works
Stage 1C CC	Retail – Services and finishes (including services on Levels 13 and 14)
Stage 1D CC	Commercial – Services and finishes
Stage 2 Construction Certificates – Residential Tower (New Structure)	
Stage 2A CC	Structure (Level 14 above)
Stage 2B CC	Services

Stage 2C CC	Façade works
Stage 2D CC	Finishes
Stage 2E CC	Landscape and Public Art



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