

Attachment A

Email from the Applicant

Lotti Wilkinson

From: Kendal Mackay [REDACTED]
Sent: Tuesday, 18 July 2023 1:18 PM
To: Lotti Wilkinson
Cc: Neil Mangelsdorf; Secretariat
Subject: TRIM CM: RE: Local Planning Panel - Registration of Speakers - Item 4 - D/2022/229 - 2 Avenue Road, Glebe

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Hi Lotti,

As discussed, see below a consolidated list of comments (i.e. from last Friday and this morning) so that you may provide them to Panel.

- Condition 1 - DA-951 Rev 1 – incorrect date – the only “Date” on that sheet is 10/20/20
- Condition 1 - L-DA-404 Rev B Level 5 Roof Terrace Plan 26.04.2023 should be included in the list of approved documents
- Condition 2 – As indicated in our comments emailed on Friday 14 July 2023, we are of the opinion that this condition should not be imposed as the Consent Authority cannot be satisfied that the condition is reasonable pursuant to s7.32(3)(c) of the EP&A Act and the Council Officer’s report does not address this prerequisite.

Notwithstanding, should the LPP be of a mind to impose this condition, we request that the condition be amended to require the payment of the contribution prior to Occupation Certificate.

- Condition 3 – as discussed, as this is the first instance of the term “Administration Building”, please add (Building A) after.
- Condition 4 – no change required assuming the above change is made as it will then be understood which building is being referred to.
- Condition 5(d)(ii) – we request that this condition be amended as follows:

Where this is not possible, details of an alternative solution must be shown on drawings at a suitable scale and submitted and approved by ~~Council’s Urban Design and Heritage Manager / Area Planning Manager~~ a suitably qualified and experienced heritage practitioner or historian prior to the issue of any Construction Certificate.

- Condition 7(b) – please amend as follows:

The existing suspended timber floors at ground floor level, and the ventilated subfloor space ~~is to be retained~~ are to be retained or replaced where necessary in the Administration Building and Wych Wood.

- Condition 11(b) – there are two reference to Condition 11(b) – the second one should read 11(c) – with respect that condition we request that this condition be amended as follows:

All landscaping in the approved plan is to be complete prior to an Occupation Certificate being issued for the new multi-purpose building (Building D).

- Condition 21(c)(i) - we request that this condition be amended as follows:

Undertake site inspections of not less than fortnightly intervals during construction works relating to the Administration Building and Wych Wood.

- Condition 62 – as discussed, we understand that this only relates to the works to which consent is being granted and in any event, the modelling files have now been sent to Council so this condition should have been satisfied.

Cheers,

Kendal

Kendal Mackay | Managing Director



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From: Kendal Mackay

Sent: Tuesday, July 18, 2023 11:30 AM

To: 'secretariat@cityofsydney.nsw.gov.au' <secretariat@cityofsydney.nsw.gov.au>

Cc: Lotti Wilkinson <LWilkinson@cityofsydney.nsw.gov.au>; Neil Mangelsdorf <neil.mangelsdorf@rpma.com.au>

Subject: Local Planning Panel - Registration of Speakers - Item 4 - D/2022/229 - 2 Avenue Road, Glebe

Dear/Sir Madam,

We wish to register the following names to speak/be available to answer questions for the abovementioned Agenda Item at tomorrow's LPP Meeting:

1. Kendal Mackay, Managing Director, DFP Planning – main speaker
2. Julie Roach, Senior Associate, djrd Architects – available to answer any queries
3. Jane Irwin, Principal, Jane Irwin Landscape Architecture – available to answer any queries
4. Paul Rappoport, Director, Heritage 21 – available to answer any queries

In addition, we would like to make the following additional comments with regard to the recommended conditions of consent:

- Condition 2 – As indicated in our comments emailed on Friday 14 July 2023, we are of the opinion that this condition should not be imposed as the Consent Authority cannot be satisfied that the condition is reasonable pursuant to s7.32(3)(c) of the EP&A Act and the Council Officer's report does not address this prerequisite.

Notwithstanding, should the LPP be of a mind to impose this condition, we request that the condition be amended to require the payment of the contribution prior to Occupation Certificate.

- Condition 5(d)(ii) – we request that this condition be amended as follows:

Where this is not possible, details of an alternative solution must be shown on drawings at a suitable scale and submitted and approved by ~~Council's Urban Design and Heritage Manager / Area Planning Manager~~ a suitably qualified and experienced heritage practitioner or historian prior to the issue of any Construction Certificate.

- Condition 11(b) – there are two reference to Condition 11(b) – the second one should read 11(c) – with respect that condition we request that this condition be amended as follows:

All landscaping in the approved plan is to be complete prior to an Occupation Certificate being issued for the new multi-purpose building (Building D).

- Condition 21(c)(i) - we request that this condition be amended as follows:

Undertake site inspections of not less than fortnightly intervals during construction works relating to the Administration Building and Wych Wood.

Should you have any queries, please contact the undersigned.

Kind Regards,

Kendal Mackay | Managing Director



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