

Attachment A

Email Correspondence from the Applicant

Matthew Girvan

From: [REDACTED]
Sent: Thursday, 14 September 2023 6:22 PM
To: Matthew Girvan
Subject: TRIM CM: RE: LPP 20 September 2023 - 50 Bray Street, Erskineville - D/2022/1278

Follow Up Flag: Follow up
Flag Status: Completed

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Noted thanks Matthew. I have also added Item 5 below to correct a typo.

That should be it from me for comments on consent conditions, subject to our architect or planner having any suggestions (which I don't anticipate).

Regards
Peter

From: Matthew Girvan <mgirvan@cityofsydney.nsw.gov.au>
Sent: Thursday, 14 September 2023 5:22 PM
To: [REDACTED]
Subject: RE: LPP 20 September 2023 - 50 Bray Street, Erskineville - D/2022/1278

Hi Peter,

Confirming that this has been received and will be reviewed.

Please note that I am on leave tomorrow and back on Monday.

Kind regards,

Matthew Girvan
Area Coordinator
Planning Assessments



Telephone: +612 9246 7756
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: [REDACTED]
Sent: Thursday, September 14, 2023 4:53 PM
To: Matthew Girvan <mgirvan@cityofsydney.nsw.gov.au>
Subject: RE: LPP 20 September 2023 - 50 Bray Street, Erskineville - D/2022/1278

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Hi Matthew,

Thank you for the email, the comprehensive work and time involved in completing the report, and the recommendations.

There are some brief matters if possible we would like to raise relating to the recommended consent conditions:

1. **Condition 2 (b)** states:

DESIGN MODIFICATIONS

The design of the building must be modified as follows:

.....

(b) The patio of Building 2 must be reduced in width by 450mm at the eastern end.

This is linked to pages 29-30 of the Report relating to 4.1.3.1 Solar access. Despite the proposed shadow diagram showing the 1.8m privacy screen at the eastern end of Building 2 patio casting a shadow at 1pm on 21 June over the private open space of No 39, the direct sunlight is still for a minimum 2 hours between 9am and 3pm thereby complying with the DCP. The proposal actually improves solar access to the private open space from that existing by removing a substantial 2 and 3 pm existing shadow replaced with a lesser shadow but only at 1pm.

Accordingly, we prefer condition 2 (b) is deleted to improve amenity for building 3 by the patio as designed. Otherwise, we request the reduction be halved to 225mm instead of 450mm.

2. **Condition 28** refers to abutted party walls between buildings 1 and 2. There are no party abutting walls – see box entitled *Construction materials note (BASIX)* on floor plans under *Party walls* that refers to a discontinuance air gap of 50mm between the buildings the centre of which is the boundary between the two lots. Accordingly, we request the first two lines of condition 28 (a) be reworded as follows (changes are in red font):

*In the event ~~The~~ part(s) of the common boundaries between the lots in the subdivision **are** occupied by ~~the~~ shared walls of ~~the~~ abutting buildings, **then they** are to be shown as.....*

3. **Condition 32** refers to recommended flood planning level of 14.3 AHD. At Council's request, a revised floor report was provided in May 2023 to support a recommended flood planning level of 14.2 AHD for building 3. Accordingly, we request the first paragraph of the condition be reworded as follows (changes are in red font):

*The development must be constructed to comply with the recommended flood planning level of 14.3 AHD **for Buildings 1 and 2 and 14.2 AHD for Building 3**, as indicated in the report titled "Flood Risk Management Report" prepared by Telford Civil dated October 2022 **as amended May 2023**.*

4. **Conditions 45 and 60** refer to a Tree Protection Zone for Tree 4 at a radius of 9.5m. This encroaches into the proposed building 3. Further, the tree canopy spread to the south shown on survey (and on proposed floor plans) is a 4m radius from centre of trunk and 3.6m from trunk. The current on site parking area, being the only area that can be used on site as a loading dock/bay during construction is substantially outside the tree canopy. There is a retaining wall and footings on the site boundary to the north and east that separate the soil root zone of tree 4 from the site. The existing hard stand area is at a higher level than the base of tree 4. This condition needs review and we request further discussion take place in order to bring about a more accurate detail and resolution.

5. **Condition 1 (a)** drawing name for drawing number A008B Rev C should be amended as follows (changes are in red font):

North & South ~~East & West~~ Elevations without fencing

We look forward to discussing this matter with you.

Regards
PELK Pty Ltd
Per: Peter El Khouri

From: Matthew Girvan <mgirvan@cityofsydney.nsw.gov.au>
Sent: Wednesday, 13 September 2023 4:39 PM
To: [REDACTED]
Subject: Local Planning Panel Meeting Notification - 20 September 2023

Good afternoon,

The following development applications are listed for the Local Planning Panel (LPP) meeting on 20 September 2023:

- Development Application: 50 Bray Street, Erskineville - D/2022/1278
- Development Application: 502-514 Elizabeth Street and 272-276 Cleveland Street, Surry Hills - D/2022/600
- Development Application: 19-21 Buckland Street, Chippendale - D/2022/1359

The LPP agenda will be available on the City's website today, 13 September 2023, from 5.00pm. Meeting papers will be available here: <https://meetings.cityofsydney.nsw.gov.au/ieListMeetings.aspx?Cid=186&Year=0> (select relevant LPP meeting date).

Anyone wishing to address the Panel on any agenda item must advise Secretariat – 9265 9702 or secretariat@cityofsydney.nsw.gov.au – by 10.00am on 20 September 2023 (**email is preferred**). Speakers need to indicate the context of their interest, for the information of the Panel; for example, speaking on behalf of the applicant, objecting to the development as an impacted neighbour, available for questions, etc).

Please provide a name, email address and mobile phone number for each speaker.

The 20 September 2023 LPP meeting will commence at 5.00pm and will be held in person in the Council Chamber at Level 1, Sydney Town Hall, 483 George Street, Sydney. The meeting will also be livestreamed on the City's website at: <https://webcast.cityofsydney.nsw.gov.au/>

Please also note that in accordance with the Operational Procedures, any written representation from proponents or other interested parties on the business paper must be submitted to Council by 5.00pm on the Friday prior to the LPP meeting (15 September 2023) and that if a Relevant To memo is prepared it will be available for public viewing prior to the meeting.

Addressing the Local Planning Panel meeting

- Applicants/submitters/objectors must register with Secretariat to address the LPP meeting. Email secretariat@cityofsydney.nsw.gov.au or phone 9265 9702 to register. **Email is preferred.**
- Name, email address and contact phone numbers are required in case of any agenda changes. Speaker phone numbers and email addresses will be securely stored, accessible only to Secretariat, and destroyed within one month of the meeting.
- If possible, nominate one or two people to represent and address the meeting on behalf of a group.
- Note that the meeting is livestreamed and members of the public can follow the livestream at <https://webcast.cityofsydney.nsw.gov.au/>

Webcasting information for those wishing to address the Panel

- LPP meetings are audio visually recorded and webcast live on the City of Sydney website.

- Members of the public attending the meeting may have their image, voice and personal information (including name and address) recorded, publicly broadcast and archived.
- By attending the meeting, you consent to this use of your image, voice and personal information. Your address to the Panel will be webcast live and recorded, and the recording will be publicly available on the City's website for up to a year following the meeting.

Kind regards,

Matthew Girvan
Area Coordinator
Planning Assessments



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cityofsydney.nsw.gov.au



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