

Attachment A

Correspondence from the Applicant

From: [REDACTED]
To: [Jessica Symons](#); [Christopher Corradi](#)
Cc: [REDACTED]
Subject: D/2023/842 -155 Mitchell Road, Erskineville - Applicant Condition Review
Date: Tuesday, 13 August 2024 5:58:46 PM
Attachments: [image095158.png](#)
[image542581.png](#)
[image199011.png](#)
[image584833.png](#)
[image104730.png](#)
[image052861.png](#)
[Erksineville Condition Register \(002\).docx](#)
Importance: High

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Hi Jessica,

Thank you for your call earlier.

Firstly, thank you for your efforts to put both D/2015/966/G and D/2023/842 up to the CSPC this Thursday.

Coronation has taken the opportunity to review the conditions for D/2023/842.

We would like Council to review two minor refinements ahead of the CSPC to get the conditions structured in the best manner possible. These are minor and relate to construction staging and are administrative elements only.

1. Staged Construction Certificates

Upon further review by our construction team, we require the construction certificate into be split across seven stages, as follows:

Construction Certificate Stage	Description
Stage 1	Detailed Excavation, Inground Services, Foundations and Structure (B2 – Ground)
Stage 2	Structure (Level 1 – Roof)
Stage 3	Façade
Stage 4	Fit-out & Services (Ground – Roof)
Stage 5	Fit-out & Services (Basements)
Stage 6	Landscaping
Stage 7	Public Domain

To assist Council, we have provided a table that outlines the relevant conditions that would be tied to the various stages (attached). This request is purely procedural but provides greater clarity from a construction standpoint.

2. Deferred Commencement

The recommendation proposes D/2023/852 (Early Works Block E) and D/2023/962 (Public Domain) to be determined prior to commencement.

D/2023/852 has been granted development consent, leaving D/2023/962 outstanding.

We do not believe a deferred commencement is warranted and we are unable to reconcile the interdependencies between the application and D/2023/962. The VPA is in place to deliver public domain and dedication prior to occupation of Building E. In short, sufficient measures are in place.

As you indicated in our conversation, you would be open to moving this into the body of the consent. We would propose:

The following development application is to be determined prior to the issue Stage 3 Construction Certificate.

(i) public domain works development application D/2023/962

We do not believe the changes requested fundamentally alters the assessment of the application in any way, but allows us to rectify elements of the consent to ensure we can commence works in a timely manner.

We look forward to your review and discussion internally. If we could please touch base tomorrow midday with an update that would be appreciated.

Any questions do not hesitate to give me a ring.

Regards

JORDAN FAEGHI
PLANNING MANAGER



W. CORONATION.COM.AU

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Proposed Construction Staging

Construction Certificate Stage	Description
Stage 1	Detailed Excavation, Inground Services, Foundations and Structure (B2 – Ground
Stage 2	Structure (Level 1 – Roof)
Stage 3	Façade
Stage 4	Fit-out & Services (Ground – Roof)
Stage 5	Fit-out & Services (Basements)
Stage 6	Landscaping
Stage 7	Public Domain

Proposed Modification to relevant construction staging

Condition Number	Condition Title	Proposed Construction Stage
8	Materials and Finishes	Stage 3 and Stage 4
10	Through Site Link Design	Stage 6
11	Landscaping	Stage 6
37	Public Art	Stage 6
41	Signage	Stage 6
43	Telecommunications Provisions	Stage 4
48	Adaptable Housing	Stage 4
50	Allocation of Parking	Stage 5
51	Bicycle Parking and End of Trip Facilities	Stage 5
53	Parking Design	Stage 5
56	Reflectivity	Stage 3
57	Compliance with the acoustic report prior to construction and or occupation certificates	Stage 3 and 4
59	Floor to Ceiling Height	Stage 4
60	Ventilation Security and Weather Protection	Stage 3
61	Design for Environmental Performance	Stage 3
63	Landscaping of the Site (Trees)	Stage 6
64	Public Domain Tree Planting and Maintenance	Stage 7
65	Electricity Turret and Substation Locations – Prior to Construction Certificate	Stage 4
66	Telecommunications in New Developments	Stage 4
68	Waste and Recycling Management	Stage 4
69	Certification of Piering Depth – Prior to Construction Certificate	Stage 1



70	Registration of plan of subdivision dedication part of MacDonald Street – Prior to Construction Certificate	Occupation Certificate
72	Flood Planning Levels	Stage 2
73	Public Domain Concept Plan	Stage 7
74	Public Domain Levels and Gradients	Stage 7
75	Stormwater Drainage Design	Stage 6
76	Stormwater On Site Detention	Stage 1
77	Stormwater Quality Assessment	Occupation Certificate