
Sent: 11/12/2016 11:19:01 AM
Subject: Online Submission

11/12/2016

MR William Kugler
14 / 69 Evans ST
Freshwater NSW 2096

RE: Mod2016/0298 - 80 Evans Street FRESHWATER NSW 2096

Objections to Mod 2016/0298

Regarding Building Height:

Although not clearly stated by the developer, there seem to be several increases to the building heights in this proposal versus the prior Mod 2016/0152. Among others, Building C parapet closest to Evans St is now proposed to be 26.200m versus the approved 25.880m. Building A also contains an increase from 30.725m to 30.820m. I suspect the Council staff will be able to identify other instances if they are of a mind to review the detailed drawings.

I find these increases, although relatively minor, unacceptable ...especially because it appears as though the developer is slowly but surely increasing the bulk of the building bit-by-bit while declaring compliance of the proposal with Built Form Control B1-Wall Heights (The proposed modification will not alter the approved wall heights of the development) and Control D-9-Building Bulk (The overall building bulk of the proposal will not be altered as a result of the proposal as the setbacks, orientation and building height will not be altered by the proposal)

Regarding Roof Lights:

I have no problem with moving the roof lights with the proviso that these are still flat roof lights that do not protrude above the approved roof heights. The proposal does not show the roof lights on the elevation drawings so the assumption must be that these are flat roof lights especially as the proposal states that "the proposed amendments to the rooftop plant equipment and roof light will be imperceptible from the public domain and will not impact the views of adjacent development".

Changes to the Façade

Much has been made of the great architectural improvement this development will have over the existing HDC. It now appears that the emphasis is on cost reduction and not really on aesthetics. The replacement of the sandstone façade with render is clearly a reduction in standard which will disappoint investors and the community.