

11 June 2015

The General Manager,
Warringah Shire Council,
Dee Why

Dear Sir/Madam,
Attention Tony Collier.

**Re: Section 96 (1A) modification to Development Consent
DA 2012/1235,
22-26 Albert Street,
Freshwater.**

On behalf of our Client, FW Projects Pty Ltd, we wish to amend the current modification to the development application in respect of the above-mentioned properties by deleting the proposal to amend the onsite stormwater detention for the project.

In this regard reference is made to drawing S96 03 Issue G (*where a notation on the drawing proposed the OSD tank be relocated to the location annotated as '3'.*) is now replaced by drawing s96 03 Issue H.

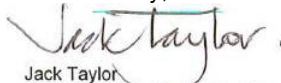
S96 03 Issue H is consistent with the Stormwater drainage plan approved with the Consent DA2012/1235 in that the onsite stormwater detention (OSD) is located under the proposed arcade and lobby areas of the development and the notated reference to an alternative location is omitted from the drawing. The Statement of Environmental Effects accompanying our submission states "**There is no change to the approved on site detention system and stormwater plans.**" The drawings now submitted are consistent with this statement.

In summary the status of the modification sought seeks:-

1. The removal of the travelator and replacement with additional lift and associated works within the basement levels.
2. The internal reconfiguration of the tenancy layout to the retail area to reflect tenant and building code requirements.
3. The internal reconfiguration of 3 bedroom unit 106 to create unit 106A a 1 bedroom unit and 106B a 2 bedroom unit and the provision of a required additional car space.
4. The additional window and some minor internal arrangements to Unit 205 and Unit 209.
5. Roof plant area expanded to meet design requirements and minor corrections to rectify errors in approved drawings.
6. Council amend the Conditions of Consent by deleting and or amending condition No 14. Waterproofing/Tanking of Basement Level – Design, Condition No 36. Waterproofing/Tanking of Basement Level – Certification and Condition No 57. Waterproofing/Tanking of Basement Level – Certification by removal of the reference to a "fully tanked or permanently tanked" basement.

The detailed schedule of amended items per drawing and level contained within the Statement of Environmental Effects remain relevant and are consistent with the drawings now before council.

Yours sincerely,



Jack Taylor
Jack Taylor Architects Pty Ltd

Director
NSW Architects Registration No. 7042
cc. QPS Developments Pty Ltd
cc. FW Projects Pty Limited
cc. SX Projects Pty Limited

attached PDF DRAWING file S96 03 Issue H