

26 July 2010

Ref: 29139

The General Manager
Warringah Council
Civic Centre
725 Pittwater Road
Dee Why, NSW 2099

Att: Peter Robinson / Rodney Piggott / Lashta Haidari

RE: DA 2010/0697 – FRESHWATER VILLAGE REDEVELOPMENT

We refer to the above mentioned Development Application and our letter of 12 July 2010 requesting that we be allowed to submit amended plans. Unfortunately we have not received a response to this letter.

Nevertheless we believe that the applicant can satisfactorily address all Council's concerns. Whilst we understand that Council has stated that they will not consider amended plans to address these issues we feel it appropriate to respond to these issues and to identify where and how we can and will address them.

In summary, please find attach:-

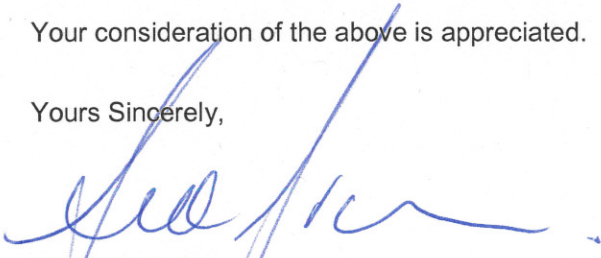
1. Notes of the meeting held on Wednesday 14 July 2010 with Council's development engineers with respect to stormwater issues. It was agreed by both parties that all matters raised by Council can be adequately addressed by way of amended drawings and/or conditions of consent.
2. Architectural plans demonstrating the following indicative amendments:-
 - Reduction in height of roof top plant at Building B;
 - Reconfiguration of northern end of building C to accommodate stormwater easement (deletion of 1 unit and reconfiguration of 2 units to face north);
 - Move units C101, C102 and C103 south by 4m;
 - Deletion of 3 townhouses and introduction of podium landscaping;
 - Reconfiguration of entry ramp to suite traffic changes;
 - Amendments to parking layout and numbers to satisfy Councils stormwater easement (loss of 6 retail carspaces);
 - Removal of turntable;
 - Introduction of roundabout; and
 - Increased OSD tank by 32m².

3. A letter from CBHK addressing additional traffic and parking matters. The letter concludes that the suggested modifications to the proposal would address traffic matters raised by the RTA and Council. Some of the suggested modifications include:-

- The service area (loading dock) would be limited to medium rigid tucks only whilst the proposed turntable and “stop go” lights have been removed;
- A roundabout at the intersection of Lawrence Street and Oliver Street has been introduced;
- Further detail and /or comparison of other similar developments in order to determine an appropriate parking rate has been provided;
- Left in and left out facilitated by median; and
- Additional information regarding crash history in that location has also been provided.

Your consideration of the above is appreciated.

Yours Sincerely,



SUE FRANCIS
EXECUTIVE DIRECTOR
CITY PLAN STRATEGY AND DEVELOPMENT PTY LIMITED.

Cc: JRPP Secretariat