
Sent: 18/05/2010 2:40:38 PM
Subject: FW: Freshwater Village
Attachments: QS Report breakdown.pdf; Schedule 15 Statement of environmental effects.pdf;

Lashta,

Have you included the supplementary **Schedule 15 SEE** with the hard copy of the original SEE to go on public exhibition tomorrow?

Also, the Sch 15 SEE must be available on E - Services!

And has this additional information been registered to TRIM?

Thanks

Steve

From: Annelize Kaalsen [mailto:annelizek@cityplan.com.au]
Sent: Monday, 17 May 2010 4:50 PM
To: Steven Findlay
Cc: Lashta Haidari; Peter Robinson
Subject: RE: Freshwater Village

Dear Steve

I refer to you email dated 13 May 2010 in respect to the preliminary review which identified additional information required in order to allow the application to publicly exhibited. In this regard please note the following:-



Warringah Council

Cost Summary Report Greater than \$100,000

Address the application to:

- The General Manager
Warringah Council
Civic Centre, 725 Pittwater
Road, Dee Why NSW 2099
- Or**
- Customer Service Centre
Warringah Council
DX 9118
Dee Why

If you need help lodging your application:

- Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

Office Use Only

June 09

PART 1 Applicant's Details

Applicant(s) details

Mr Mrs Ms Other

Full family name (no initials)
(or company)

FRESHWATER VILLAGE DEVELOPMENTS

Full given names (no initials)
(or A.C.N)

CHRIS ROSE

Postal address

We will post all letters to this address

LEVEL 13, 167 MACQUARIE STREET

SYDNEY, NSW

Postcode 2000

Phone number ()

Alternate ()

Mobile number 0413 430 373

Facsimile ()

Contact person

CHRIS ROSE

Person who may be contacted to discuss the application during business hours

PART 2 Development Analysis

Development analysis

Development Analysis

Cost

1. Demolition and alterations	1.	\$ 330,000
2. Structure	2.	\$ 14,580,000
3. External walls, windows and doors	3.	\$ 3,650,000
4. Internal walls, screens and doors	4.	\$ 3,320,000
5. Wall finishes	5.	\$ 1,060,000
6. Floor finishes	6.	\$ 1,700,000
7. Ceiling finishes	7.	\$ 1,500,000
8. Fittings and equipment	8.	\$ 3,340,000
9. Hydraulic services	9.	\$ 3,110,000
10. Mechanical services	10.	\$ 3,020,000
11. Fire services	11.	\$ 820,000
12. Lift services	12.	\$ 1,450,000
13. External works	13.	\$ 1,700,000
14. External services	14.	\$ 660,000
15. Other related work	15.	\$ 5,525,000

Sub Total

\$ 45,765,000

PART 2 Development Analysis cont.

Development analysis	Development Analysis	Cost
	16. Preliminaries and margin	16. \$ 9,180,000
	Sub Total	\$ 54,945,000
	17. Consultant fees	17. \$ 4,400,000
	18. Other related development costs	18. \$ INCL
	Sub Total	\$ 59,345,000
	19. Internal walls, screens and doors	19. \$ INCL
	Total development cost (including GST)	\$ 59,345,000

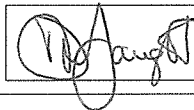
PART 3 Declaration

Declaration

I certify that I have:

- Inspected the plans, the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development cost.

Signature of qualified person certifying the value of work



Date 13/5/10

Print name and qualifications/builder's licence no.

DARREN FAUGUST MRICS, FOR & BEHALF OF WT PARTNERSHIP
LEVEL 24, NORTHPOINT, 100 MILLER ST, NORTH SYDNEY, NSW 2059

APPENDIX 24

ADDENDUM TO THE STATEMENT OF ENVIRONMENTAL EFFECTS DATED MAY 2010 PREPARED FOR THE PROPOSED RE- DEVELOPMENT OF FRESHWATER VILLAGE

Schedule 15 Statement of Environmental Effects

Under the provisions of Clause 14 of the WLEP 2000, permissible land uses are described as Category One, Category Two or Category Three development.

The proposed basement carparking, access ramp to the basement carpark, swimming pool and a switch room, being ancillary development to both the residential and retail (“shops”) uses are classified as **Category Three** development within the **H1 (Freshwater Beach)** locality, as “shops” not located within the local retail centres (as identified on the map) is considered Category Three development. It is noted that the development application does not propose any “shops” within the H1 locality but rather, because of the integrated nature of the development, these elements are not exclusively related to the “housing” alone, and will be ancillary to or shared by the proposed “shop” uses.

Clause 15(1) identifies additional procedures for Category 3 development. In this regard, Council may give consent to development classified as Category Three only if a statement of environmental effects which addresses the requirements of Schedule 15 has been considered. Further, Clause 15(2) states that consent must not be granted to an application for development classified as Category Three unless the consent authority has considered the findings and recommendations of an independent public hearing into the application prior to the determination of the application. Accordingly, it is acknowledged what this application is subject to a public hearing (WDAP). The table below outlines the provisions of Schedule 15 of WLEP 2000.

Table 1: Schedule 15 consideration

CONSIDERATION	PROPOSED
(1) Summary of the Statement of Environmental Effects (SEE)	An executive summary which describes the subject site, the surrounding area, the development and the relevant instruments and controls are provided at Section 1 of this report.
(2) Consistency of the proposal with the desired future character statement and general principles of development control established by the plan.	Refer to Section 4.3.1 for consistency with the desired future character and Section 4.3.4 for assessment against the general principles of development control.
(3) Objectives of the proposed development.	The objectives of the proposed development is to: <ul style="list-style-type: none"> realise a design which provides an excellent social and public

	<p>outcome;</p> <ul style="list-style-type: none"> • enhance the Freshwater retail precinct through the introduction of a plaza which is accessible to the public; • provide an opportunity for excellent quality retail outlets; • design a built form which is appropriate in scale and respectful of adjoining properties and the broader context; • use high quality materials and being respectful in the use of natural resources, energy and water; • incorporating a high quality landscape solution, and • provide the end users with a strong sense of ownership, safety and security.
<p>(4) An analysis of feasible alternatives. (including (a) Consequences of not carrying out the development and (b) Justification for the development)</p>	<p>Consequences of not carrying out the development</p> <p>The consequences of not carrying out the development include the lost opportunity:</p> <ul style="list-style-type: none"> • for consolidation of site as an “<i>small village</i>” currently in fragmented ownership; • to provide consolidated parking; • to improve access and pedestrian safety by minimise access points on Lawrence Street; and • to improve retail along Lawrence and Albert Streets. <p>Justification for the development</p> <p>The proposed development would make an efficient and economic use of the existing site with minimal environmental impact.</p> <p>The proposed development provides a built form which strengthens the neighbourhood's sense of identity, and improves legibility and visual appearance of the centre. This includes the opportunity to reduce the visual impact of the Telstra building, currently the most prominent building of the centre and create a more cohesive visual appearance of the village centre.</p> <p>The classification of the site at State level reinforces the development potential of the site which will assist in achieving its status as a “<i>small village</i>” capable of supporting the surrounding neighbourhood and attainment of the housing targets.</p>

	<p>Increasing densities within villages make these places more vibrant and provides much needed housing choice in general and also for the aging and changing population. Redevelopment of this unique site will assist in achieving the desired regional objectives for Freshwater Village and especially contribute to the housing targets set by the Draft North East Subregional Strategy.</p> <p>The proposed development will have no adverse environmental impacts on adjoining properties and is an innovative and appropriate response to the desired future character of the locality statements.</p>
(5) Development and context analysis.	<p>Section 2 of this report provides a context analysis.</p>
(6) Biophysical, economic and social considerations and the principles of ecologically sustainable development.	<p>Refer to Section 4.1.2 for an assessment with respect to the heads of consideration under Section 79C of the EP& A Act. It is considered that the proposed development will have no adverse environmental impact.</p> <p>An ESD report is attached at Appendix 8</p>
(7) Measures to mitigate any adverse effects of the development on the environment	<p>Overall it is considered that the proposed development will have no adverse environmental impact. Assessment with respect to the heads of consideration under Section 79C of the EP& A Act is included at Section 4 as well as any recommendations or mitigation measures by the specialist consultants.</p> <p>In summary the recommendations/mitigation measures are:</p> <ul style="list-style-type: none"> • Noise – acoustic barrier to closest residential receiver; • Demolition and Construction Management Plan to mitigate impacts during demolition and construction; • Safe demolition (asbestos) and excavation (SEPP 55 assessment); • Archaeological assessment prior to cc to assess the significance of remains (if any) and likelihood of preservation; • Management of stormwater through on-site detention; • Maintaining amenity to adjoining residential properties – privacy, overshadowing and bulk and scale are all addressed under the general principle (Section 4.3.4) of this report and measures introduced through design including building

	<p>orientation and separation between buildings; landscape screen planting and adequate setbacks all contribute to no adverse impacts;</p> <ul style="list-style-type: none"> • Accessibility – ensure wheelchair access to all retail tenancies in accordance with AS1428.1 and DDA; and • Loading and unloading management for services area - Deliveries should be restricted to between the hours of 7am to 6pm Monday to Saturdays and 8am to 6pm Sundays to allow for deliveries to only occur during the day period.
8) Other approvals required	<p>As you may be aware there is some deliberation between the applicant's engineers and Mr. Greg Russell from DECCW as to whether the development application is to be treated as "<i>Integrated Development</i>" under Section 91 of the Environmental Planning and Assessment Act, 1979. Temporary dewatering during construction will require a temporary licence under Part 5 of the Water Act 1912. If it is indeed the agreed position that the application will require temporary dewatering, the application will need to be referred to DECCW for general terms of approval.</p>