



4 August 2010

Freshwater Village Development Pty Ltd
C/O City Plan Strategy & Development
Po Box Q 1647
Qvb Post Office
Sydney NSW 1230

Dear Sir/Madam,

Re: Proposed changes to the design for development at 22-26 Albert Street Freshwater.

I refer to your letter dated 26 July 2010, which was accompanied by architectural plans and further design changes that were submitted on the 2 August 2010. These plans have not been received or accepted as amendments to the current Development Application, but as a separate item for discussion parallel to DA 2010/0697.

Council has undertaken a preliminary review of the proposed design changes and provides the following comments:

- **Reduction in Height of Building B;**

The proposed design changes indicate by way of notation and elevations highlighted in different colours that there will be a reduction in the height of Building B by reducing the floor to ceiling heights of each floor, deleting the plant areas, and the partial deletion of the residential floor at the northern end of the building. The proposed height reduction of Building B will significantly reduce the extent of non-compliance with the building height for the H2 locality.

- **Reconfiguration of Building C to accommodate additional residential units.**

The proposed design changes indicate that Building C will have the plant areas deleted and additional residential units located on the top floor. It appears that this additional area may be substantially screened from the public domain by Building B and subject to compliance with SEPP 65 and all other merit considerations, may satisfy the requirements of the Warringah Local Environmental Plan 2000 and related legislation.

- **Reconfiguration of the 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;**
- **Amendments to parking layout and numbers to satisfy Councils Stormwater easement; and**
- **Increase OSD tank by 32m².**

Council's Development Engineer has reviewed the above mentioned proposed design changes and has provided the following comments:



“Reference is made to the submission from the Applicant and minutes of the meeting held on 14 July 2010. Please find the following table outlining matters agreed or disagreed by Council’s Development Engineers:

Point	Council’s response/comment
1	Agree
2	Agree
3	Agree
4	Agree, awaiting additional information
5	Agree
6	Agree, awaiting additional information
7	Agree, awaiting additional information
8	Disagree - all costs related to the re-location of Council’s pipeline are to be borne by the Applicant. Applicant is to negotiate with Energy Australia regarding the re-location of the pipeline within the property owned by Energy Australia. Alternatively, the Applicant is to retain the pipeline in its existing location and modify the development to provide the required clearances for access to Council’s pipeline for future maintenance and upgrading works.
9	Agree, awaiting additional information
10	Agree, awaiting additional information
11	Disagree - overland flow path is to be conveyed through the development site since the existing overland flow path traverses the development site. All costs related to the re-location of the overland flow path through the development site are to be borne by the Applicant.
12	Agree, awaiting additional information
13	Agree
14	Agree
15	Agree
16	Agree

- **Deletion of 3 townhouses, gym and the pool and introduction of podium landscaping.**

The proposed design changes indicate by way of notation that three (3) townhouse (located on the southwestern boundary of the H1 locality), the gym, and the pool will be deleted and replaced by podium landscaping. Council considers that these changes will significantly reduce the non-compliance with the built form controls relating to housing density control and landscaped open space for the H1 locality, and provide for additional open space for use by residents.

- **Introduction of roundabout;**
- **Removal of turntable; and**
- **A letter from CBHK addressing additional traffic and parking matters**

A review of the proposed design changes indicates that the issues raised by the RTA and Council’s Traffic Consultant could be resolved, however the final decision in this regard will be determine by Council’s Traffic Consultant and the RTA.

I trust that the above comments may provide you with some assistance in relation to the issues raised by Council in relation to your current Development Application and may assist in the submission of any new, revised application. As you would understand, only a definitive response on acceptance of any proposal could only be provided with the submission and assessment of a full Development Application.



Should you wish to discuss any issues regarding this letter please do not hesitate to contact the responsible officer Ms Lashta Haidari on 9942 2111 during the access hours of 9.30am to 10.30am and 3.00pm to 4.00pm Monday to Friday.

Yours faithfully

Peter Robinson
Manager of Development Assessment

