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**Sent:** 9/06/2010 10:10:06 AM  
**Subject:** FW: Harbord Village

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**From:** Steven Findlay  
**Sent:** Monday, 2 November 2009 11:40 PM  
**To:** 'AnnelizeK@cityplan.com.au'; Peter Robinson; David Kerr  
**Subject:** Re: Harbord Village

Annelize and Sue,

Here is a brief summary of minutes of the pre-lodgement meeting held for the consolidated redevelopment of properties on the northern side of Lawrence Street, Freshwater.

The development proposal is potentially reliant upon 3 alternative means of vehicular access. Firstly, Option 1 involves the gaining of access over the Lawrence Street carpark. Such an option is uncertain at this point in time due to the need to reclassify the carpark from community to operational. Concerns have been raised with respect to pedestrian safety at Oliver Street and within the carpark, especially with respect to the kindergarten at the mouth of the carpark amongst other planning and traffic issues. The outcome of recent attempts to achieve a decision from Council is unresolved and complicated. An outcome in this regard is not expected until the new year and ultimately if possible a reclassification late in 2010 or 2011.

Option 2 is to rely upon access directly from Albert Street. This seems to be the most likely option at this point in time. Any proposal involving such access would need to ensure that the access point is placed as far as practicable to the north.

Option 3 involves a split of access between Option 1 and 2. This may be preferable from a traffic safety and amenity point of view.

A singular access directly from Lawrence Street in the form of an "entry only" from Lawrence and "exit only" through the Oliver Street Carpark would be logical and represent an orderly and efficient development.

The built form of the various options was discussed at the meeting. It is recommended that any development proposal be designed to comply with the prevailing height and setback controls.

Any proposal to introduce "towers" in Freshwater would be unlikely to be supported. The Freshwater Village commercial precinct is just that, a "village" and wanting of human scale buildings, similar to the current 3 storey height control.

Despite the excellent presentation of scenarios involving taller midblock buildings, each of which has significant urban design merit in their own right, it is unlikely that such heights would be consistent with reasonable community expectations having regard to the prevailing controls and the public interest.

It is recommended that the heights be reduced to better relate to the 3 storey heights applying under WLEP 2000 and Draft WLEP 2009. Some variations (1-2 storeys) could be conceivable if there is

significant public benefit in terms of amenity, streetscape, open space and access (see Dee Why Town Centre). Issues such as building bulk, setbacks, visual, scenic and view impacts would have to be looked at carefully. The overshadowing of the footpath areas on the southern side of Lawrence Street would be a high priority (see similar planning considerations at Dee Why Hotel and Dee Why Town Centre).

Any development proposal must respect the sensitive transition to the residential properties in Marmora Street through increased upper level setbacks and alleviation of bulk.

It is strongly recommended that the Bendigo Bank Site be secured.

The future redevelopment of this land must be properly "masterplanned" and needs to be the subject of a number of pre-lodgement meetings before a Stage 1 "Concept" DA could be lodged and have some certainty as to support.

It cannot be understated that there are strong elements within the Freshwater community that are fundamentally conservative and would insist upon consistency with the planning controls under WLEP 2000/Draft WLEP 2009.

Should you wish to progress a proposal that significantly departs from the current height controls, you are advised to make further and more targeted enquiries with Council's Strategic Planning Section as to the process, likelihood and timing. In this regard, please contact Council's Manager Strategic Planning, David Kerr.

I hope this brief account of the circumstances of the meeting accurately reflects what was discussed. If you have any questions please contact me on my return on 24 November or contact Peter Robinson or David Kerr in my absence.

Regards,

Steve Findlay  
Team Leader  
Planning and Development Services  
Warringah Council

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Sent using BlackBerry

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**From:** Annelize Kaalsen  
**To:** Steven Findlay  
**Sent:** Mon Nov 02 13:16:32 2009  
**Subject:** RE: Harbord Village

Thanks Steve

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**From:** Steven Findlay [mailto:findls@warringah.nsw.gov.au]  
**Sent:** Monday, 2 November 2009 1:04 PM  
**To:** Annelize Kaalsen  
**Subject:** Re: Harbord Village

Hi Annelize, yes I did get them and will respond briefly today despite being on leave. Sorry but just didn't get to it before the end of last week.

Stay tuned!

Steve

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Sent using BlackBerry

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**From:** Annelize Kaalsen  
**To:** Steven Findlay  
**Sent:** Mon Nov 02 10:53:16 2009  
**Subject:** Harbord Village

Hi Steve

I just wanted to confirm whether you received the doc's prepared by Paul Walter and enquire after the progress of the minutes

Thanks

Annelize

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**From:** Steven Findlay [mailto:findls@warringah.nsw.gov.au]  
**Sent:** Monday, 26 October 2009 1:27 PM  
**To:** Sue Francis  
**Cc:** David Kerr  
**Subject:** Re: JRPP

Hi Sue,

The JRPP members are Steve Kennedy and Melissa Chapman.

By the way can you please send through the docs on the pre-lodgement for Freshwater so we can finalise the minutes.

Thanks

Steve

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Sent using BlackBerry

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**From:** Sue Francis  
**To:** Peter Robinson; David Kerr; Steven Findlay  
**Sent:** Mon Oct 26 12:02:05 2009  
**Subject:** JRPP

Peter/Steve/Dave

Who are Council's representatives on the JPRR – Mayor and deputy?

sue

**SUE FRANCIS**

EXECUTIVE DIRECTOR

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