

Fiona Gibson

From: Giovanni Cirillo <giovanni@planninglab.com.au>
Sent: Friday, 5 February 2016 2:11 PM
To: Fiona Gibson; Anthony Witherdin
Cc: Giovanni Cirillo
Subject: The Esplanade, Ettalong
Attachments: DA Landscape Plan 050216.pdf; J15304 47-50 The Esplanade Ettalong Beach Town Centre _ DA _ C _ fullset _ 160204 2 low reso.pdf

Dear Fiona.

The architect has revised the drawings arising from our last email exchange and I attach them to this email.

In summary, the changes address Council's submission directly, and the Department's identified issues, as follows by:

1. Reorienting and re-planning units 113, 115, 213 and 215 so that they are rotated 90 degrees into dual aspect apartments, each having cross ventilation, external outlook and beach views;
2. As noted by Council, the car parking rate for the original approval and this amendment remains as 'shop top housing' and complies with Council's DCP;
3. Increasing the setbacks from the boundary and reducing the size of the balconies on levels 4 and 5,
4. Tapering the edge profile and changing the colour and prominence of the balconies on levels 4 and 5 to preserve the predominant 3 storey scale of the development when viewed from the street;
5. Including a photomontage of the proposal compared to the approved development.
6. Include comparative 9am, noon, and 3pm summer shadows and areas which demonstrate there is no impact upon Ettalong Beach and foreshore areas during mid-summer, and
7. Providing landscaping on the ground level at the rear of the site adjacent to the loading areas, so as to fully accommodate Council's recommendation in this regard.

A schedule of the proposed conditions seeking to be amended (in format of proposed in **bold and underlined** and deletion shown in strike through) will be forwarded early next week.

Thanks,

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