

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: HPE CM: RE: HPE CM: RE: Notice of Exhibition - Legacy Seniors Village Redevelopment – 51-59 Masons Parade, Point Frederick (DA 21/14808)
Date: Thursday, 27 January 2022 1:19:01 PM
Attachments: [image002.png](#)
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[REDACTED], sorry for the late reply but Council has limited resources to be able to do a detailed response. I have had a preliminary look at the proposal and make the following comments.

1. The proposed height of 5 storeys on the northern side and 7 storeys on the southern side should be reversed or reduced, subject to view loss assessment from existing and future development to the east. The 7 storeys severely overshadows proposed lot 2 and will impact future development on this lot.
2. The site is subject to flooding and a minimum floor level will apply. A water cycle management plan is required.
3. A Traffic Construction Management Plan will be required prior to Issue of a CC.
4. The waste storage room is separated from the building being located on the other side of the access driveway. This may create vehicle/pedestrian conflicts, as well as an inconvenience to occupants.. In addition, despite the proposed landscaping the waste storage room may be visible from the street. This is undesirable.
5. If Council's contractor is to provide a waste service by trucks entering the site, the driveway width and pavement strength has to be designed to comply with Council's Waste DCP requirements, as well as an indemnity that Council and its contractors are not liable for any damage caused.
6. The deep soil planning shown in the middle of the building structure as shown on the ground floor level is unlikely to survive.
7. If not already done, the issue of affordable housing and past use for legacy needs to be addressed.
8. A roads act approval is required from Council.

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