

24 July 2025

Northern Beaches Council
Development Assessment
725 Pittwater Road
Dee Why NSW 2099

To Whom It May Concern,

Re: Revised Statement of Environmental Effects and Supporting Documentation for Development Application PAN-515461 – 4/49–51 Mitchell Road, Brookvale (Lot 4 SP 80145)

This letter accompanies a revised Statement of Environmental Effects (SEE) and supporting documentation for Development Application PAN-515461, lodged to Northern Beaches Council on 15 March 2025 and returned on 20 March 2025.

The original SEE submitted as part of the DA sought approval for both a change of use to a vehicle repair station and associated physical works. However, the proponent now intends to pursue the physical works through a separate planning pathway. Accordingly, the attached revised SEE now reflects that approval is being sought for a change of use only, and aligns with Council's requirements for such applications.

On 15 April 2025, Council confirmed via email that the following documentation would be required to support a change of use application without physical works. In line with this advice, we now submit the following updated materials:

- Revised Statement of Environmental Effects (reflecting change of use only)
- Site plan identifying the location of the tenancy within the complex
- Floor plan of the tenancy
- Waste Management Plan (Ongoing)
- Owner's consent from both the individual tenancy owner and the strata

The above documentation has now been provided. We trust that the amended documentation now satisfies Council's requirements for assessment. Please do not hesitate to contact the undersigned should you require any further information or clarification.

Yours sincerely,

Genevieve Hastwell
Urban Planning Consultant
on behalf of Mykolai Pty Ltd