



15 March 2024

General Manager  
Northern Beaches Council  
725 Pittwater Rd,  
Dee Why, 2099, NSW

**Attn: Nick Keeler (Planner)**

Dear Nick,

**Re: Development Application No: DA2023/1358 for alterations and additions to a mixed use building at Manly National 22 Central Avenue MANLY**

I refer to your letter dated 25 January 2024 regarding Development Application No: DA2023/1358 for premises 22 Central Avenue, Manly, setting out required additional information for Council's specialist teams to undertake a full assessment.

The following revised and additional documentation is provided to support the application:

- Revised Architectural Plans prepared by Urbaine Architecture
- RFI Traffic Letter prepared by Traffix Pty Ltd;
- Flood Risk Management Plan prepared by Taylors Consulting.

The key items noted in your letter are addressed below:

**1. Traffic Engineering**

Traffix were engaged and have provided an RFI response letter which address each item raised by Councils traffic engineer. It is our understanding that these matters are now addressed through the revised plans and within the RFI letter prepared by Traffix.

**2. Development Engineer**

Councils engineers requested clarification on the following:

- *Are there any structural/re-construction works proposed for the Ramp and Loading Bay at the ground level?*

**Comment:** The proposal does not include any structural/re-construction works of the existing ramp and loading area.

- *Are any works proposed on Council's footpath/road?*

**Comment:** The proposal does not include any works on Councils footpath/road, i.e. existing structures to remain as is.



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- *Ideally proposed works/alterations should be superimposed over existing conditions.*

**Comment:** Not applicable – existing structures to remain.

### 3. **Flooding**

The revised documentation is supported by a Flood Risk Assessment which supports the proposal and provides relevant recommendations.

We trust that the revised and additional information addresses Councils original concerns, and that the application can now be finalised for determination.

If you have any queries please do not hesitate in contacting me.

Kind Regards

***Mathew Quattroville***

Four Towns Planning

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