



Supplementary Letter

MPN Property Services
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LETT-001-0408-V1
Date: 3/06/2025

To:
The Assessing Office
Northern Beaches
44 Tobruk Avenue, Cremorne
NSW 2090

I am writing in response to support a new Development Application and specifically to address items raised by Council on a previously returned DA – see DA2025/0473 -PAN-530391 – letter dated 8/5/2025 (attached for reference).

In terms of the items raised in Council's return letter we provide the following responses,

- 1) EDC. Please see attached completed EDC from by a suitably qualified person.
- 2) Bushfire report. Please see attached Bushfire Report provided to accompany this submission completed by *Bushfire Planning Services* dated 16/05/2025
- 3) Architectural Drawings. Updates to scale have been made and consistency checked across drawings.
- 4) Schedule of Colours and Materials. A Schedule of Colours and Materials is now included within the provided drawing set.

Please feel free to contact the undersigned should you wish to clarify any items further,

Regards,

Petar Matic 
Owner
MPN Property Services
0466 705 077
admin@mpnpropertyservices.com.au



northern
beaches
council

8 May 2025

Petar Matic
2/42 Sydenham Road
BROOKVALE NSW 2100

Dear Sir/Madam,

Application No. DA2025/0473 - PAN-530391
Address: 7 Landscape Avenue FORESTVILLE

Return of Application

Council has conducted a review of your application in accordance with Council's *Development Application and Modification Lodgement Requirements* and is unable to accept the application due to inadequate and/or insufficient information being provided to assess the proposed development.

Accordingly, Council is returning the application to you, which will require you to address the matters listed below and lodge a new application in the NSW Planning Portal, including all relevant plans and documentation as well as the required additional information:

1. Estimated Development Cost (EDC) less than \$100,000

Council's EDC form for the proposed development is to be completed by a suitably qualified building industry professional, along with the methodology used to calculate that cost, or by providing details in accordance with the criteria set out in the EDC form.

A "suitably qualified person" is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

For the EDC form, please go to:

<https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/development-applications/lodge-your-application>

2. Bushfire Report

A Bush Fire Hazard Assessment Report as the land is situated in Bush Fire Prone Land on the Northern Beaches Bushfire Prone Land Map 2020. The report is to be prepared by a suitably qualified bush fire consultant.



4. **Architectural Drawings – Inadequate**

The set of architectural drawings for the development are unsatisfactory. In this regard, all plans must be correctly scaled and depict the proposed development consistently across all plans. The site plan in particular is unsatisfactory due to incorrect scaling and inconsistency with the floor plan. All plans are required to be revised in accordance with Council's Lodgement Requirements.

5. **Schedule of Colours and Materials**

A plan or document showing the proposed finishes, materials and colours of the façade.

Council has adopted this review and checking procedure in the interests of streamlining the processing of applications, ensuring all applications are *Assessment Ready* and so applications can be processed within reasonable timeframes.

It is very important that you carefully read and understand the reason(s) why your application has been returned, that you refer to the *Development Application and Modification Lodgement Requirements (21/22)*, accessible via Council's forms page, to avoid your application being returned.

Visit our "*Lodge your Application*" webpage for more information or to access Planning Portal user guides.

Should you wish to speak to an officer to obtain clarification on the above matter(s) prior to relodging your application, please do not hesitate to contact Council's Planning Officer on 1300 434 434 during our business hours of 8.30am to 5.00pm, Monday to Friday.

Your co-operation in this matter is appreciated.

Yours Faithfully
Development Advisory Service Team