

WILLOWTREE PLANNING



8 February 2023

REF: WTJ22 -150
Contact: Ruby Burns

Northern Beaches Council
PO Box 82
Manly NSW 1655

**RE: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
PROPOSED GOLF AND COMMUNITY CLUB (ANCILLARY CLUBHOUSE AND ASSOCIATED
FACILITIES) - DA2022/2081**

**PROPERTY AT 292 CONDAMINE STREET, NORTH MANLY NSW 2093
LOT 2742 ON DP752038**

To Whom It May Concern,

Reference is made in relation to Development Application **DA2022/2081**, that relates to 292 Condamine Street, North Manly (the Site) and the request for additional information received from the Northern Beaches Council (Council), dated 15 December 2022.

This letter is accompanied by the following supporting documentation:

- **Appendix 1** Title Search and Crown Plan (CP)
- **Appendix 2** BCA & Access Compliance Report
- **Appendix 3** Contaminated Land Report
- **Appendix 4** Revised Architectural Plans

TABLE 1 overleaf provides a response to the matters raised in the request for additional information.

ACN: 146 035 707 ABN: 54 146 035 707
Suite 1, Level 10, 56 Berry Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 9929 6974



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TABLE 1. RESPONSE TO ADDITIONAL INFORMATION REQUEST

Council Request	Commentary
<p>1. Lot, Strata Plan (SP) and Deposited Plan (DP) The details of the property included on the application form do not match Council's records. Please provide corrected address and formal particulars of the property on title, including Lot and DP/SP No. for the land on which the development is to be carried out. In this regard, our records show the property is described as Lot 2742/9999 Condamine Street, Manly Vale.</p>	<p>Appendix 1 contains the Title Search and Crown Plan) for 292 Condamine Street, North Manly and legally described as Lot 2742 on DP752038.</p> <p>Further discussions with Council confirm the Subject Site is 292 Condamine Street, North Manly and all appendices attached to this response are consistent with this property address.</p> <p>Please refer to Council correspondence dated 07/02/23 (Case ID: AI-762057) for confirmation.</p>
<p>2. Access Report An Access Report addressing the relevant provisions of the WDCP 2011 and any other relevant legislation and Australian Standards.</p>	<p>Appendix 2 contains the BCA & Access Compliance Report prepared by DPC. Table 5 of the BCA & Access Compliance Report addressed the relevant provisions of the WDCP2011.</p>
<p>3. Building Code of Australia (BCA) Report A Building Code of Australia (BCA) Report.</p>	<p>Appendix 2 contains the BCA & Access Compliance Report prepared by DPC.</p>
<p>4. Contaminated Land Report A Preliminary Site Contaminated Land Report as the history of contamination is unknown for the site. The report is to be prepared by, or reviewed and approved, by a certified consultant as defined under NSW EPA Contaminated Land Consultant Certification Policy. The investigation is to be in accordance with relevant industry guidelines including SEPP (Resilience and Hazards) and NSW EPA guidelines.</p>	<p>Appendix 3 contains the Preliminary Site Investigation (PSI) prepared by NEO Consulting. The PSI has been prepared by a certified environmental consultant (NEO Consulting) and is in accordance with the regulatory framework, including Resilience and Hazards SEPP and NSW EPA Guidelines (confirmed in Section 1.3 of the PSI in Appendix 3).</p>
<p>5. DWG No: GA2020-023-101c Site Plan zones suggests work outside the site boundary please clarify.</p>	<p>The works subject to this DA are located wholly within the property boundaries of 292 Condamine Street, Manly Vale (Lot 2742 on DP752038). Refer to Revised Architectural Plans prepared by Group Architects in Appendix 4.</p>



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It is considered that this information now provides Council with all the necessary facts and relevant particulars in relation to the concerns raised; therefore, enabling assessment of **DA2022/2081** to be finalised and the application determined favourably.

Should you wish to discuss further, please contact the undersigned on 0477 983 047 or via email at rburns@willowtp.com.au.

Yours Faithfully,

A handwritten signature in black ink that reads "Ruby Burns".

Ruby Burns
Senior Planner
Willowtree Planning Pty Ltd
ACN 146 035 707

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Suite 1, Level 10, 56 Berry Street
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