



27 May 2024

REF: WTJ24-070

Northern Beaches Council  
1 Belgrave Street, Manly NSW 2095

**Attention: Development Advisory Service Team**

**PROPERTY AT 58 NORTH STEYNE, MANLY**

Dear Development Advisory Service Team,

I refer to your letter dated 15 May 2024 (attached), which determined that DA2024/0600 was unable to be accepted due to inadequate and/or insufficient information being provided. The letter outlined the following matters to be provided:

**1. Boundary Identification Survey**

A boundary identification survey is attached as Appendix 2 which meets the following requirements as outlined in the letter:

- Is prepared by a registered surveyor and signed by the surveyor
- Shows the surveyors name and registration number
- Is less than 24 months old
- Notes that the boundaries of the site have been identified or defined by survey

**2. Revised Statement of Environmental Effects**

A revised Statement of Environmental Effects (SEE) is attached. Section 5.3 of the SEE outlines justification for why the works cannot be located completely within the site. For reference, this states:

*The proposal involves a new entrance point, which provides access to the restaurant from the corner. The finished floor level of the restaurant sits higher than the footpath and therefore new entrance steps are required to gain access. Due to the angle of the building in relation to the Site's boundary, there is insufficient room to construct the steps without encroaching into Council's Road reserve.*

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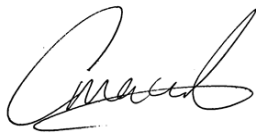


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*The proposed design will articulate the acute corner and provide a coherent podium language. The objective is to enhance and activate the corner 'gesture' and first impressions of the building as viewed from the Southern approach.*

We trust there is now sufficient information for the application to be accepted for processing.

Your sincerely,

A handwritten signature in black ink, appearing to read 'C MacD', written in a cursive style.

Charlotte MacDonald  
Senior Planner  
Willowtree Planning Pty Ltd

