

WILLOWTREE PLANNING



22 March 2022

REF: WTJ21 – 494

Northern Beaches Council
1 Belgrave Street,
Manly, New South Wales 2095

Attention: Council Officer

RE: DEVELOPMENT APPLICATION FOR PROPOSED ALTERATIONS AND ADDITIONS TO SENIORS HOUSING (REPLACEMENT OF TWO EXISTING LIFTS)

PROPERTY AT: Lot 1, VETERANS PARADE, NARRABEEN

Dear Sir/Madam,

This letter has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of RSL Life Care. This shows our response to Northern Beaches Council's return of application DA2022/0337 dated 8 March 2022.

The matters raised have been taken into consideration and are addressed accordingly in the response matrix below. It is considered that this information responds to Council's required additional information, allowing the assessment to be finalised and determined by Northern Beaches Council.

Table 1: Response Matrix	
Council Comments	Proponent Response
1. Bushfire Report; A bush Fire Hazard Assessment Report as the land is situated in Bush Fire Prone Land on the Northern Beaches Bushfire Map. The report is to be prepared by a suitably qualified bush fire consultant.	A Bushfire Statement has been prepared by Harris Environmental Consulting dated 21/03/2022.
2. Statement of Heritage Impact - within a Heritage Area; A Heritage Impact Statement as the property is heritage listed as Heritage Item under the Warringah LEP.	A Northern Beaches duty planner confirmed more commentary in SEE regarding heritage impact will suffice for lodgement. The SEE has been updated to specify the proposal is like for like and some distance from the item with no impact to the existing fabric settings and views of the identified buildings.
3. Architectural Drawings - Missing or Inadequate; The set of architectural drawings for the development are missing or are unsatisfactory. In this regard, the elevation and section plans are required to be submitted.	Architectural plans have been amended to include elevations and sections.

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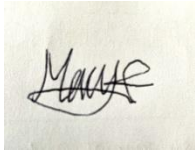
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4. Application form does not identify the land to be development. It is understood this is Lot 2026 DP752038	Lot 2026 DP752038 is the Site referred to in all DA forms.
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Considering these four (4) items it is assumed the DA can be re-submitted.

Should you require further information, please contact Macy Fenn (0448 121 837 / mfenn@willowtp.com.au)

Your sincerely,

A handwritten signature in black ink, appearing to read 'Macy Fenn', on a light-colored rectangular background.

Macy Fenn
Town Planner
Willowtree Planning Pty Ltd

