



Our Ref: 11553

4 July 2022

Ms. Tahlia Sexton
Planning Officer, Regional Assessments
Planning and Assessment | Department of Planning, Industry and Environment
PO Box 1148
Gosford NSW 2250

Email: tahlia.sexton@dpie.nsw.gov.au

Dear Tahlia,

**RESPONSE TO 2ND AND 3RD REQUEST FOR FURTHER INFORMATION
PROPOSED REDEVELOPMENT OF BRISBANE WATER LEGACY SENIORS VILLAGE
51-57 & 59 MASONS PARADE, POINT FREDERICK NSW**

I refer to the above-mentioned proposal and I thank you seeking further information in RFIs dated 25th March and 12th May, 2022. On behalf of the applicant, I also thank you for taking the time to provide clarification to the RFIs in emails dated 6th April and 24th May 2022, and for allowing the applicant time to properly respond to each RFI.

In response to the RFI of 25th March 2022, we enclose the following:

Attachment A - Emergency Response and Evacuation Plan

Attachment B - Flood Impact Assessment Memorandum*

Attachment C - revised Civil Works Plans**

(Plan refs. NL201088_C1.1(B), C2.1(E), C2.2(B), C4.1(F), C5.1(C), and C6.1(D))

Attachment D - revised Architectural Plans** (Plan ref. GRI20033) (Site Plan (DA_0100 Issue T), North Elevation (DA_1100 Issue U), Ground Floor Plan (DA_2001 Issue M) and Sunlight Study (DA_9101 Issue D))

Attachment E - revised Landscape Plans**

(Plan refs. L-0100, L-0101, L-1100 to L-1107, L-2100 and L-2101)

** the flood impact modelling produced slightly different outcomes to the Council flood modelling relied upon for the design submitted with the DA. To this end, the flood level across the subject site increased in flood elevation by between 20mm to 200mm while the flood level within the Masons Parade road frontage was approximately 10mm to 20mm higher than the levels within the Council Flood Study. The reasons for variations are explained in the flood impact assessment memorandum (**Attachment B**). The variation in modelling has resulted in some minor amendments to the proposed internal civil works plans, the ground floor architectural plans, and the associated landscaping plans (**Attachments C to E**).*

*** revised plans supersede equivalent plans lodged with the DA.*

In relation to the RFI of 12th May 2022, we have tabulated details in reply to each issue based on our consultation with the applicant and the design team (refer to **Attachment F – Summary of Responses**).

The plans referenced in **Attachment F** are provided for assessment purposes, demonstrating that the proposed design (as revised by plans in **Attachments C, D and E**) complies with relevant assessment criteria. Supporting plans and information referenced by **Attachment F** include:

Attachment G - Lot 2 Feasibility Study

(Plan ref. GRI20033_DA_9200 to 9204 Issue A)

Attachment H - Lot 7 Feasibility Study

(Plan ref. GRI20033_DA_9207 Issue A)

Attachment I - Lot 2 Feasibility Solar Access

(Plan ref. GRI20033_DA_9205 to 9206 Issue A)

Attachment J - FSR & Building Envelope Plan

(Plan ref GRI20033_DA_9208 Issue A)

Attachment K - Lot COS Diagram

(Plan ref GRI20033_DA_9209 Issue A)

Attachment L - Balcony Compliance

(Plan ref GRI20033_DA_9210 Issue A)

Attachment M - View Sharing Analysis

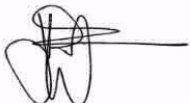
(JW Planning Pty Ltd)

We trust that the additional information meets your expectations and will enable the Department to finalise its assessment and to favourably determine the proposal.

Should you have any further questions in relation to the proposal, please do not hesitate to contact me on 49484322.

Yours faithfully

JW PLANNING PTY LTD



Jason Wasiak

DIRECTOR – PRINCIPAL URBAN PLANNER

Bach. Urban & Regional Planning (U.N.E)

Assoc. Dip. Eng (LESD) (H.I.T)