

Mr Peter Lawley (JW Planning)
obo Brisbane Water Legacy
PO Box 3252
Valentine New South Wales 2280

28 January 2022

Dear Mr Lawley,

**Redevelopment of Existing Legacy Seniors Living Village
51-57 & 59 Masons Parade, Point Fredrick (DA 21/14808)
Request for Further Information**

I refer to the above Development Application (DA) at 51-57 and 59 Masons Parade, Point Fredrick. Further to the Department's previous correspondence requesting a Response to Submissions (RtS) and identifying the need for additional information, the below issues have been identified and are required to be incorporated into your response.

Architectural Drawings

Please provide an overshadowing analysis/diagrams which shows overshadowing impacts arising from the proposal at the summer solstice.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

- Please provide information regarding the nature of the seniors housing in consideration of Chapter 2 of the SEPP. Please also clarify/advise if the proposal includes a *residential care facility* component (as defined in clause 11 of the SEPP). If a *residential care facility* component is proposed, please note building sprinkler protection requirements under clause 55 of the SEPP.
- Please provide information to address clause 45 of the SEPP.

Heritage Impact Assessment

Please provide a Heritage Impact Statement (HIS) that assesses the extent to which the carrying out of the proposed development may impact the heritage significance of the existing heritage items in close proximity to the site.

Visual Impact Assessment

Please prepare a Visual Impact Assessment that assess the visual impacts of the proposal including:

- impacts on the public domain including on key views and vistas of Gosford City Centre outlined in Section 4.4 of the Gosford DCP
- impacts on the private domain including on views from neighbouring residential properties towards Brisbane Waters and other key views.

Please ensure the abovementioned issues are addressed and an appropriate response provided as part of your RtS. The Department will grant an extension for the RtS to **11 March 2022**. Providing information to address the abovementioned matters does not infer approval will be granted, nor does it prevent the Department from requesting further information. The application and information



Please note comments from NSW Health and the Natural Resource Regulator (NRAR) are yet to be received and will be provided for you to address once received. Council and State Agency comments may also result in additional information being requested by the Department.

If you have any questions, please contact Tahlia Sexton on (02) 9860 1560 or email to tahlia.sexton@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Clydsdale".

Kendall Clydsdale
Team Leader Regional Assessments
as delegate for the Planning Secretary