



## Contact details

Assessing officer: Daniel Lukic

P: 97100668

E: [dlukic@ssc.nsw.gov.au](mailto:dlukic@ssc.nsw.gov.au)

22 July 2024

Ms K Mcdowell  
S1-2 L5 / 201 Kent Street  
SYDNEY NSW 2000  
Sent via: NSW Planning Portal

Dear Kathleen Mcdowell

### Request for additional information

**Application No.: DA24/0369**

**Portal Ref: PAN-448670**

**Property: 1323-1329 Princes Highway, Heathcote**

**Proposal: Demolition of existing structures and construction of shop-top housing constructed in stages**

A preliminary review of your development application has highlighted the need for you to provide the following additional information to enable Council to progress with the assessment:

#### 1. [NSW Fire and Rescue Compliance](#)

Council's Engineering Section has advised that the proposal will require a fire hydrant. Therefore, you are required to provide a preliminary hydraulic assessment prepared by a suitably qualified hydraulic engineer to confirm compliance with AS2419.1 (2021), the *Fire safety guideline – Access for fire brigade vehicles and firefighters*, and the points below:

- The location of hydrants, any required booster assembly, and any required radiant heat shield.
- The location, dimensions, and grade of the emergency vehicle hardstand.
- If there will be adequate pressure and flow available to the hydrant/s, and whether a suction-connection outlet is required. This must be confirmed via a letter/certificate from the hydraulic engineer and must include a copy of the Sydney Water Statement of Available Pressure and Flow.

Additional information and amended plans must be submitted via the online Planning Portal, using your PAN. We are unable to receive the information any other way.

Where you choose to address only some of the matters or choose not to submit the information, your application will be determined based on the information submitted at the time of assessment and unfortunately, this may result in it being refused.

Please note that 4 days have lapsed in the assessment period. As this request is within 25 days from the date of application lodgement, the assessment period ceases to run and the clock has stopped on the statutory time frame (for more information please refer to the [Environmental Planning and Assessment Regulation 2021](#) which outlines this information).

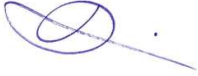
The above information is required to be submitted within **28 days** from the date of this letter to enable Council to provide an effective and efficient development assessment process for the community. **No extension will be given to this time frame and only one opportunity to address the matters raised will be given.**

If you are unsure about what is being asked of you, I am here to help. My details are at the top of this letter. You can call me and ask for clarification, or we can organise a meeting. However, please note that this is to occur within the specified timeframe for providing the additional information. Meetings can be arranged to be held over MS Teams or in our administration office.

If the information submitted results in changes to the proposed development that may affect adjoining property owners or changes the intensity of the development, the application may be re-notified. This will require you to pay an additional Neighbour Notification Fee in accordance with Council's [Schedule of Fees and Charges](#).

You are encouraged to look at our website as there may be some useful information for you to guide you through the development assessment process.

Yours faithfully

A handwritten signature in blue ink, consisting of a stylized 'D' followed by 'Lukic'.

Daniel Lukic