

Our ref: 40 Memorial Ave, Bella Vista - residential towers (SSD-80102979)

Mr Oscar Saunders
Development Manager
Landen Dev No.8 Pty Ltd
3.03, 7-9 Irvine Place
Bella Vista, NSW 2153

29 April 2026

Subject: Request for Additional Information

Dear Mr Saunders,

I refer to your 40 Memorial Ave, Bella Vista - residential towers (SSD-80102979). After careful consideration, the department is requesting that you provide the following additional information:

- 1 Updated Clause 4.6 Variation Statement (Height of Building), consistent with the recommendations of the Flood Impact and Risk Assessment Report (FIRA), Revision 8 and dated 22/04/2026, on changes to habitable floor levels
- 2 Confirmation that the architectural design amendments required by the FIRA will not require an updated Clause 4.6 Variation Statement-Floor Space Ratio.

You are requested to provide the information or notification that the information will not be provided, to the department by Wed 06 May 2026. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

If you have any questions, please contact Abigail Bautista on 92746525 or via email at abigail.bautista@dpie.nsw.gov.au.

Yours sincerely,



Annie Leung
Team Leader - Key Sites Assessments
Key Sites Assessments