

30 December 2021

Northern Beaches Council
Civic Centre
DEE WHY NSW 2099

RE: Offer to Northern Beaches Council to enter into a planning agreement; 3 Central Road Avalon Beach

This letter is an offer to Northern Beaches Council to enter into the attached voluntary planning agreement pursuant to Section 7.4 of the *Environmental Planning and Assessment Act 1979*. The offer is consistent with the Deferred Commencement consent of No. DA2020/0008 for; "Demolition works and construction of a seniors housing development", specifically Condition 1 which states:

Condition 1: VPA for dedication of land to relevant roads authority

The developer shall enter into a Voluntary Planning Agreement (VPA) with Council pursuant to s7.4 of the Environmental Planning and Assessment Act, 1979 (NSW) to dedicate to Council, free of cost to Council, land at least one metre wide adjoining the whole of the eastern boundary of the subject land adjoining Patterson Lane.

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within two (2) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000.

This evidence is to be submitted along with a completed 'Deferred Commencement Document Review Form' (available on Council's website) and the application fee, as part Council's Schedule of Fees and Charges.

Based on Council's adopted Policy (Version 1 Dec 2019 Voluntary Planning Agreements Policy Council document number: 2019/489894), this letter of offer is accompanied by the following:

- Dedication of land of approximately 70.5sqm as shown on draft plan of subdivision prepared by *Anna Illona Paterak Surveyor* – Schedule 3 of this Agreement.
- Civil Engineering Plans showing the subdivision overlaid by the infrastructure to be constructed, prepared by *M+G Consulting Engineers*

In terms of timing, we are looking to satisfy the deferred commencement condition and register the new subdivision plan as according to the planning agreement.

We hope this offer will be received by Council favourably.

Please contact Mitchell Drake on 0469 748 569 to discuss any of the above details.

Yours faithfully

MHD PLANNING AND DEVELOPMENT



Mitchell Drake

TOWN PLANNING MANAGER