

10 October 2019

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1665

Dear Sir

Re: Development Application at 27-29 North Avalon Road, Avalon Beach

We are pleased to submit this Development Application to Northern Beaches Council for a new development under the SEPP (Housing for Seniors or People with a Disability) 2004 at 27-29 North Avalon Road, Avalon Beach.

Following on from the pre-DA meeting of 26 February 2019, we engaged environment focussed architects Environa Studio with a brief to design a boutique lifestyle development that responds sensitively to the natural environment. The proposed development is appropriate in scale, form, siting, materials and character, all of which are aimed at complimenting the natural and built environment.

The proposal provides for in demand accommodation to the ageing population within the Avalon Beach locality and provides all the social and community benefits with easy access to the nearby North Avalon shops, parks, reserves, Avalon beach and Avalon town centre, one of the true social villages of Sydney.

Please find enclosed all the necessary reports as listed within the DA form and checklist.

As council has provided written support for the construction of a new footpath along the Southern alignment of North Avalon Road, from the site to Tasman Road, we provide attached; a survey of the nature strip in this location, civil engineering plans prepared by NB Consulting Pty Ltd and a copy of the email correspondence between our town planner, Sutherland & Associates and Council for the proposed footpath.

Additionally, we have included an Access Report prepared by AED Group in relation to the path of travel to the bus stops which makes reference to the proposed footpath design and is supportive of the proposed pedestrian route which passes the North Avalon shops and crosses North Avalon Road safely at the established pedestrian crossing.

As requested at the pre-DA meeting we have assessed all aspects of the stormwater pipe that traverses the site that is not subject to a registered easement. Our surveyors have carried out a survey "peg-out" of the location of the pipe and specialised contractors have carried out detailed CCTV investigations to completely understand the location, specifications and purpose of the pipe. The studies conclude that the pipe terminates within the Council verge in front of 31 North Avalon Road and only services 31 North Avalon Road upstream of the site. We provide the expert reports attached. We confirm that we have been in consultation with the owners of 31 North Avalon Road and have agreed to re-direct stormwater from their property to the existing registered Council stormwater infrastructure that runs parallel with North Avalon Road.

DA lodgement fee in accordance with the attached quote estimate of \$7,728.00.

We look forward to a favourable response within the prescribed DA assessment timeframe.

Yours sincerely



Nicholas Dunnet
Armada Avalon Pty Ltd

Enclosed:

- a) Survey of the nature strip area by LTS Lockley
- b) Civil Engineering plans by NB Consulting Pty Ltd for footpath design
- c) Access Report by AED Group
- d) Correspondence email between Town Planner, Sutherland & Associates and Northern Beaches Council regarding proposed footpath
- e) DA lodgement Fee Cheque as per quoted amount
- f) Ausflow Peg-Out Survey and CCTV Inspection Report