

Tuesday, May 30, 2023

SFM Marine

Northern Beaches Council

725 Pittwater Road

Dee Why, NSW 2099

**Re: Re-submittal of a DA for 167 Riverview Road Avalon Beach – addressing NBC’s four (4) deficiencies from the original DA submittal.**

To Whom it may concern,

This cover letter is in support of the re-submittal of a DA for 167 Riverview Road Avalon Beach (with the original rejected DA being identified as DA2023/0404 – PAN-320237) and as a response to NBC’s letter noting a “Return of Application” Dated April 14 2023.

We address NBC’s four (4) points of concern (triggering the “Return of Application”) as follows;

1. **Owners Consent** – We called council to discuss this issue and noted that we had Landowners Consent from Crown Lands and a letter from the four (4) owners of the property providing their legal consent. The Duty Planner noted that it could be that the owners consent form supplied was the 21/22 version and not the 22/23 version. The Duty Planner kindly emailed across the correct NBC 2023 Owners Consent form. In this re-submitted DA please find;
  - a) Crown Lands Landowners consent (LoC) for the proposed works.
  - b) Letter from the four (4) property owners giving their consent to lodge.
  - c) Completed (by the four owners) NBC Owners Consent form (2023 version).
2. **Waste Management Report** – No demolition works are proposed and construction works are minor when compared to residential development. A waste management plan (drawing, stock for this industry) is provided in the re-submittal.
3. **Acid Sulfate Soils** – Two (2) new reports have been provided. One from a marine biologist who specialises in maritime structures and the other from a Geotech engineering firm.

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4. **Geotechnical Hazard** – Geotech report completed and submitted.

Should you require any further information please feel free to contact our office.

Best Regards

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