

30<sup>th</sup> August 2021

The General Manager  
Northern Beaches Council  
Po Box 882  
MONA VALE NSW 1660

Attention: Rebecca Englund – Principal Planner

Dear Ms Englund,

**Application REV2021/0014 for Review of Determination of DA2020/0824  
Demolition works and construction of a shop top housing development and  
strata subdivision  
321, 323-325, 327-329 & 331 Condamine Street MANLY VALE**

Reference is made to your recent request for additional information pertaining to the proposed Voluntary Planning Agreement (VPA) which forms a component of the above development application. As you are aware, the VPA proposes the dedication of a 1.435 metre wide by 38.075 metre long area of land to Council to facilitate the widening of Somerville Place consistent with that achieved along the balance of Somerville Place to the north of the site. This represents 54.6m<sup>2</sup> of private land which is proposed to be dedicated to Council.

The proposed land dedication is depicted on Architectural plan DA-100(A) with the civil works proposed within the laneway depicted on plans C01(A), C02(A), C03(A) and to C04(B) prepared by Istruct Consulting Engineers. Copies of these plans are at Attachments 1 and 2. The land dedication provides for improved pedestrian and vehicle safety along Somerville Place.

We propose that the requirement to enter into a VPA with Council pursuant to section 7.4 of the Environmental Planning and Assessment Act, 1979 (the Act) be dealt with by way of an appropriately worded deferred commencement condition. This is consistent with the deferred commencement condition endorsed by the Northern Beaches Local Planning Panel (NBLPP) at its meeting of 9<sup>th</sup> December 2020 in relation to development application DA2020/0008 proposing demolition works and the construction of a senior's housing development at No. 3 Central Road, Avalon Beach.

The proposed terms of the VPA are as follows:

Land to be dedicated - A 1.435 metre wide by 38.075 metre area of the land totalling 54.6m<sup>2</sup> as depicted on Architectural plan DA-100(A) at Attachment 1.

Works within dedicated area of land - The drainage, road pavement widening, kerb and gutter and footpath works proposed within the dedication area of land are depicted on plans C01(A), C02(A), C03(A) and to C04(B) prepared by Istruct Consulting Engineers a copy of which is at Attachment 2. These works will be completed by the developer prior to issue an Occupation Certificate

Cost of works within dedicated area of land - It is anticipated that the civil works proposed within the dedicated area of land will cost approximately \$50,000.

Timing - The land will be dedicated to Council upon completion of the civil works proposed within the dedicated area of land and prior to issue of an Occupation Certificate.

We anticipate that the civil works proposed within the dedicated area of land will be offset against the section 7.11 contributions.

Please do not hesitate to contact me to discuss any aspect of this correspondence.

Yours sincerely

**BOSTON BLYTH FLEMING PTY LIMITED**



**Greg Boston**

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

**Director**

**Attachment 1** Proposed laneway dedication plan

**Attachment 2** Plans showing civil works proposed within the laneway

Attachment 1 Proposed laneway dedication plan









