



Bee & Lethbridge

Quality Surveying & Development Solutions

Chedid Storey - Legal
PO Box 223
NARRABEEN NSW 2101

Our ref: 21192 report 2

1st October 2021

Attention: Mr Jack Nairn

Dear Sir

**Re: Property: 27 Bellevue Avenue, Avalon – lot 33 in DP11462
: Stephen Thompson and Northern Beaches Council in the Land & Environment Court**

In accordance with your email instructions dated 10.08.2021, and pursuant to the Land Environment Court practice note - Class 1 Residential Development Appeals, we have undertaken further survey work on the subject and adjoining sites.

Additional survey work was also undertaken to show detailed survey features and levels from the subject site at 27 Bellevue Avenue to the Avalon Shopping Village. The survey results are shown on our accompanying plan No.21192C dated 12.08.2021

The said plan defines the path of travel from the subject site to specified shops and services prescribed in clause 26(1)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Calculations and analysis of the surveyed data provide the following results as the basis for reviewing compliance with Clause 26 – *Location and Access to Facilities* of the SEPP. I summarise as follows:

1. The subject site is located within 400 metres to shops, bank service providers, retail and commercial services, community services and a general medical practitioner – Clause 26 (1)(a), (b) & (c)
2. Our accompanying plan shows the path of travel as a red line from the southeastern corner of the site – see sheet 1, commencing at CH 0.00 The surveyed distances are annotated at various intervals along the red line, at the end of the red line, and are marked “CH #”. CH denotes “Chainage” and are the measured distances (in metres) from the site to the relevant facility and/or service. All are within 400 metres of the site.
3. The path of travel from the southeastern corner of the subject site at the intersection of Sanders Lane & Wickham Lane being Chainage 0.00 as per our plan, to the Avalon Beach Post Office at Chainage 395.89 is at an overall average grade of 1:17.7 (5.65%) and does not exceed 1:14 (7.14%) – Clause 26 (2)(a). See point 6 with reference to Clause 26 (2)(a)(i-iii)
4. The path of travel from the southeastern corner of the subject site at the intersection of Sanders Lane & Wickham Lane being Chainage 0.00 as per our plan, to the general medical practitioner at Chainage 382.97 is at an overall average grade of 1:17.6 (5.67%) and does not exceed 1:14 (7.14%) – Clause 26(2)(a). See point 6 with reference to Clause 26 (2)(a)(i-iii)

www.beeleth.com.au

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeleth.com.au
ABN: 13 003 194 447

130

**Members of The Surveying and Spatial Sciences Institute
and The Institution of Surveyors NSW Inc.**

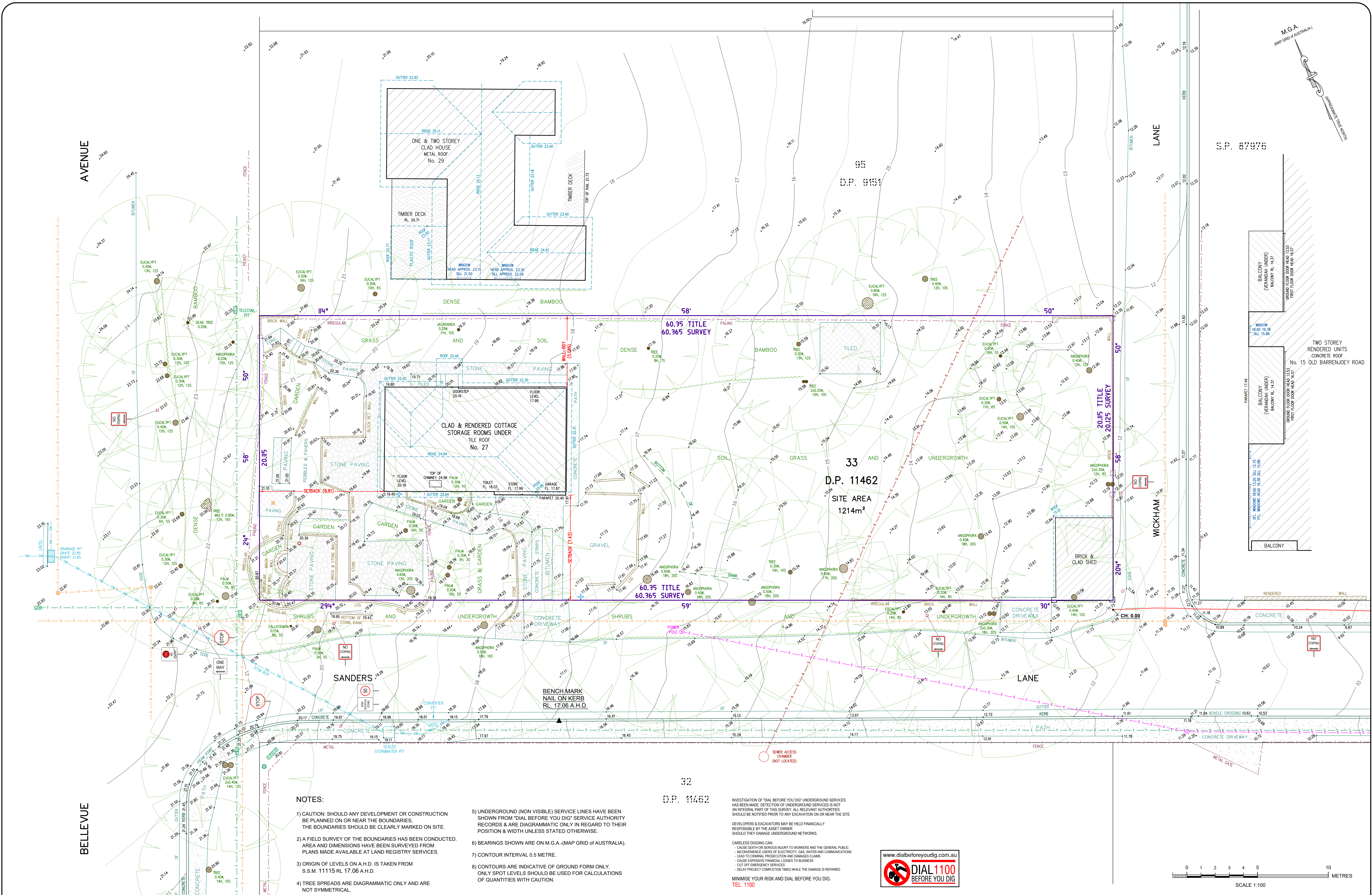
5. The path of travel from the southeastern corner of the subject site at the intersection of Sanders Lane & Wickham Lane being Chainage 0.00 as per our plan, to Woolworths Avalon at Chainage 367.01 is at an overall average grade of 1:16.3 (6.11%) and does not exceed 1:14 (7.14%) – Clause 26 (2)(a). See point 6 with reference to Clause 26 (2)(a)(i-iii)
6. The survey data and resulting gradients of the path of travel which are permitted under Clause 26 (2)(a)(i-iii) have been satisfied, excluding a length of existing pathway on the northern side of Sanders Lane east of Wickham Lane. This area has been identified on M+G Consulting Civil Engineering drawings Reference No.5281 Drawing No. C11 - C37 which provide a detail design of half road reconstruction to achieve compliance with Clause 26 (2)(a)(i-iii).
7. The nominated path of travel exhibits a width of 1.5 metres or more – Clause 26 (4)(a)

Please contact the writer should there be further questions relating to this report and the attached plan.

Yours faithfully



Copland C. Lethbridge
REGISTERED SURVEYOR NSW
ID No: SU001470



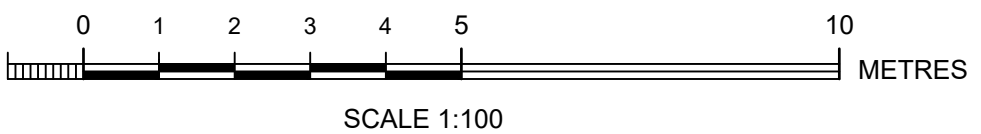
NOTES:

- CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 11115 RL 17.06 A.H.D.
- TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).
- CONTOUR INTERVAL 0.5 METRE.
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE. DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- ACQUIRENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXTENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100



Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

LEGEND

TREE	3	DENOTES APPROX. 0.1m DIAMETER OF TREE
SHRUB	4	DENOTES APPROX. 5m HEIGHT OF TREE
GUTTER	5	DENOTES APPROX. 4m SPREAD OF TREE
OVERHEAD ELECTRIC LINES	6	
BOARDS SEWER	7	
TELECOMMUNICATION LINES	8	
GAS LINES	9	
STORM WATER LINES	10	
SW	11	DENOTES TOP OF GUTTER
SW	12	DENOTES PATH OF TRAVEL

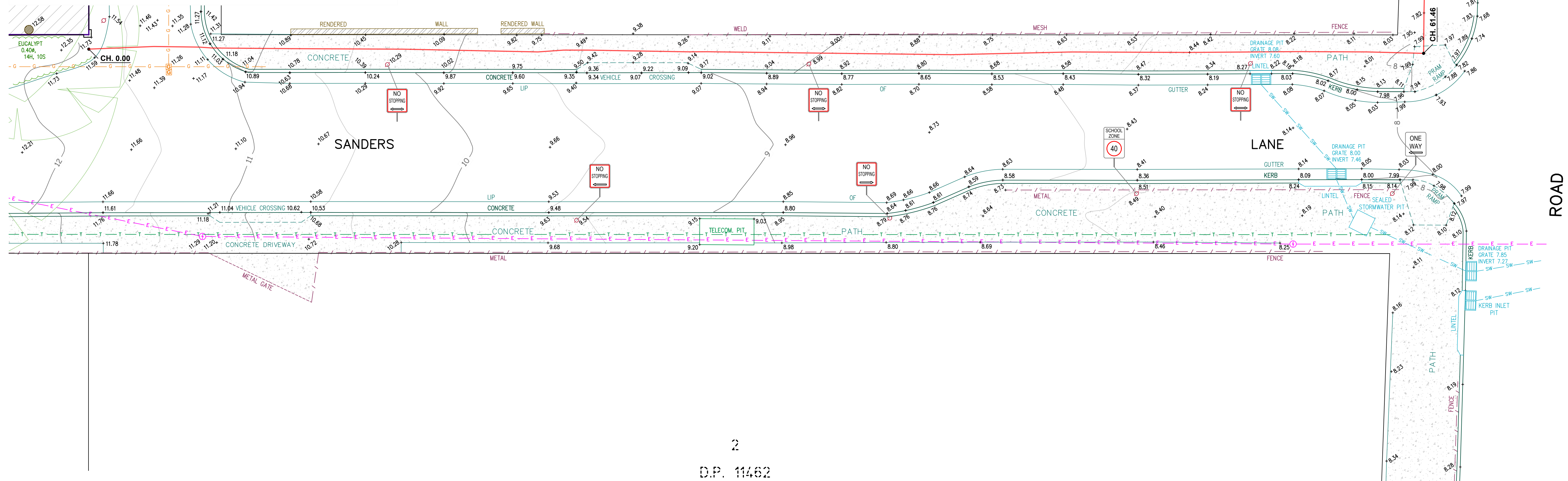
POWER POLE	SIGN
INSPECTION CAP	TAP
TELECOM. PILLAR	GAS METER
TELECOM. PIT	GAS LID

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 33 IN D.P. 11462 KNOWN AS No. 27 BELLEVUE AVENUE, AVALON BEACH.

L.G.A.: NORTHERN BEACHES

CLIENT	Mr S. & Mrs J. THOMPSON	REF No.	21192
PROPERTY	No. 27 BELLEVUE AVENUE, AVALON BEACH	SHEET No.	1 of 4
DATUM	A.H.D.	SCALE	1:100 @ B1
SURVEYED	C.L./G.C./B.W.	DATE	12/08/2021
DRAWN	R.M.	DWG No.	21192C
		REV No.	002

201
D.P. 1091820



NOTES:

- CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 11115 RL 17.06 A.H.D.
- TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).
- CONTOUR INTERVAL 0.5 METRE.
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

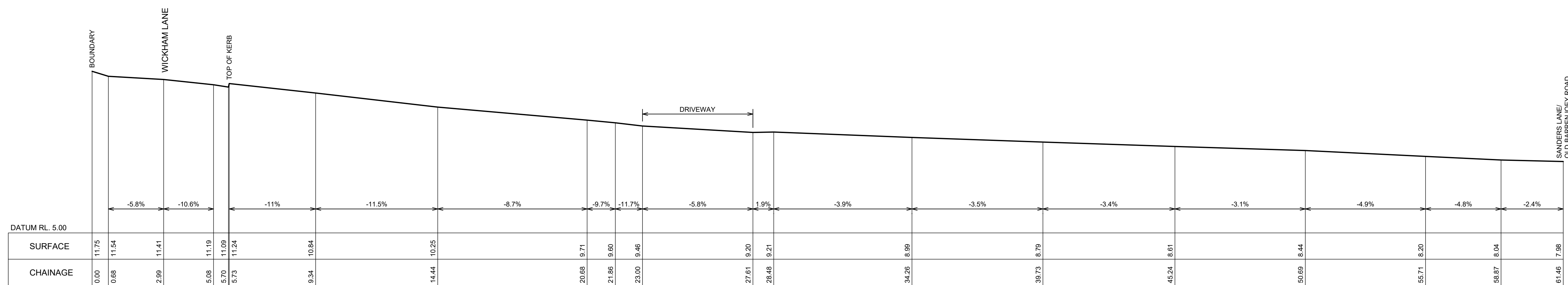
INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

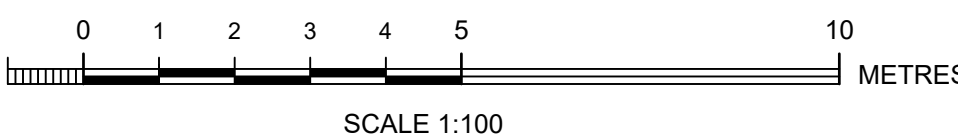
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100



LONG SECTION

HORIZONTAL 1:100 VERTICAL 1:100



Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

LEGEND



TREE
DENOTES APPROX. 0.14m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE

GUTTER
DENOTES TOP OF GUTTER

PATH OF TRAVEL

OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES
GAS LINES
STORM WATER LINES



POWER POLE
INSPECTION CAP
TELECOM. PILLAR
TELECOM. PIT

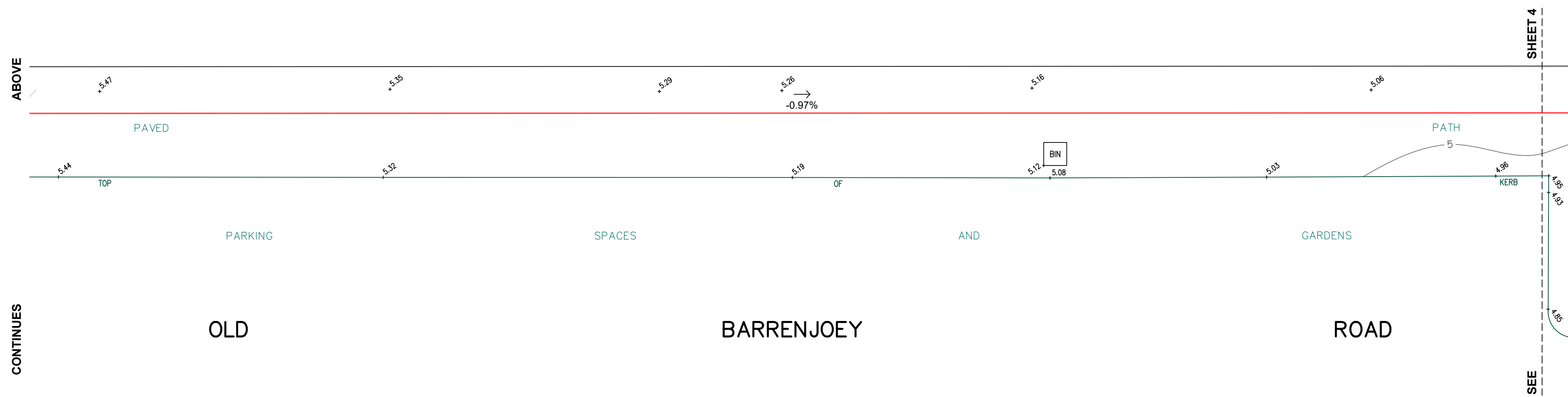
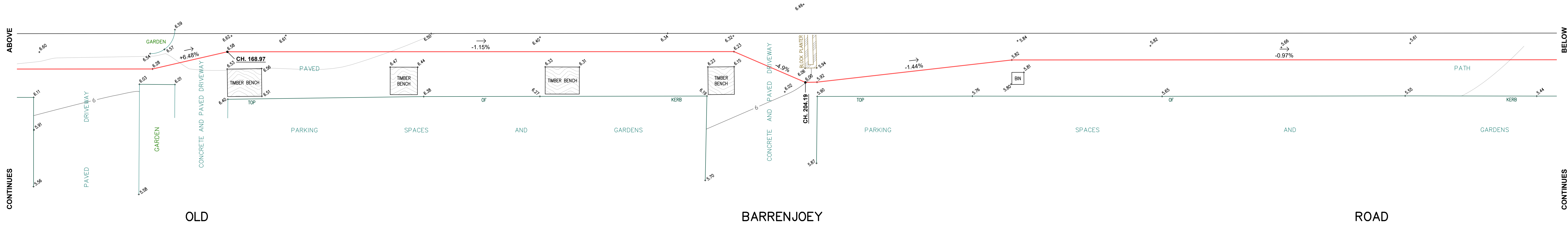
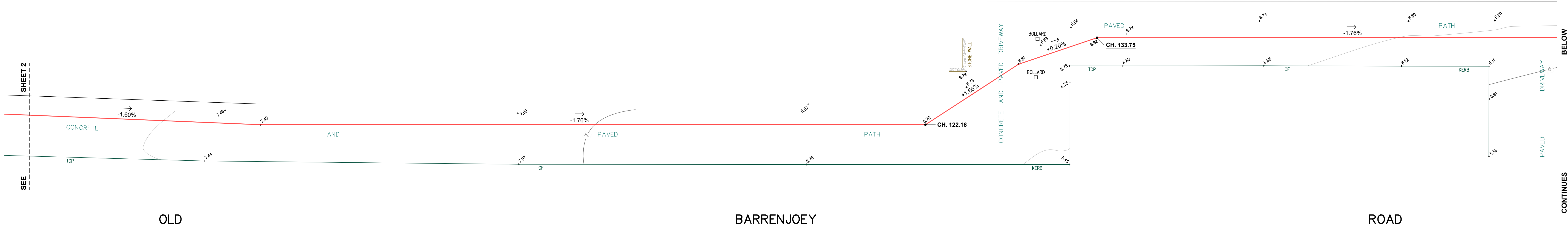


SIGN
TAP
GAS METER
GAS LID

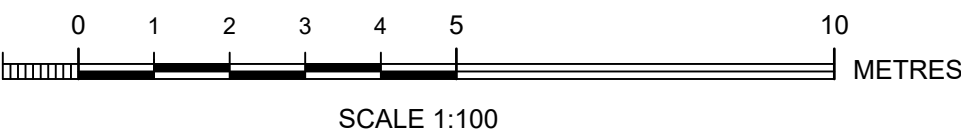
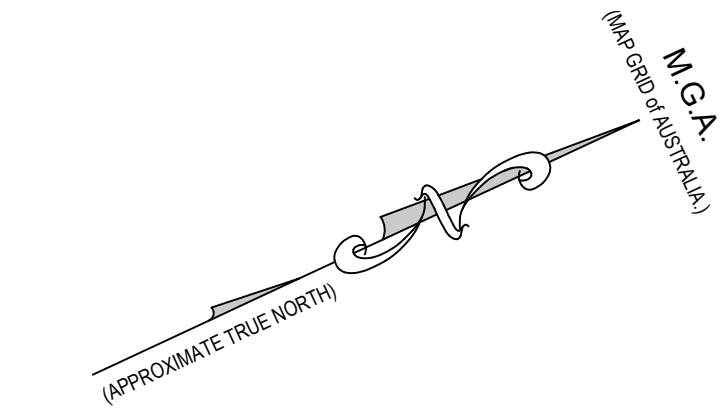
PLAN SHOWING LONG SECTION & PATH OF TRAVEL FROM
No. 27 BELLEVUE AVENUE TO AVALON SHOPPING VILLAGE,
AVALON BEACH.

L.G.A.: NORTHERN BEACHES

CLIENT	Mr S. & Mrs J. THOMPSON	REF No.	21192
PROPERTY	No. 27 BELLEVUE AVENUE, AVALON BEACH	SHEET No.	2 of 4
DATUM	A.H.D.	SCALE	1:100 @ B1
SURVEYED	C.L./G.C./B.W.	DRAWN	R.M.
		DATE	12/08/2021
		DWG No.	21192C
		REV No.	003



- NOTES:
- CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES. THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
 - A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
 - ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 11115 RL 17.06 A.H.D.
 - TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
 - NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN UNDERTAKEN.
 - BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).
 - CONTOUR INTERVAL 0.5 METRE.
 - CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.



NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 11115 RL 17.06 A.H.D.
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN UNDERTAKEN.
- 6) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID of AUSTRALIA).
- 7) CONTOUR INTERVAL 0.5 METRE.
- 8) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

