

17 March 2004

Our Ref: 1710/0B

The General Manager
 Pittwater Council
 D.X. 9018 MONA VALE

Dear Sir,

Re: **Stage 0 – "SUPER LOTS" Sector 8 WARRIEWOOD
 Development Application for 12 Lot Subdivision
 of Lot 1 & 2 D.P. 18303, Lot A, B & C D.P. 328260, Lot 1 D.P. 593363 &
 Lot 12 D.P. 659528, being
 1 & 3 FOREST ROAD & No's 25, 29, 31, 33 & 35 MACPHERSON
 STREET, WARRIEWOOD
 (Five (5) Additional lots) for Australand Holdings Limited**

Pursuant to Section 78A of the Environmental Planning & Assessment Act 1979, application is hereby made for consent to carry out development at the abovementioned site in the form of a 12 lot subdivision on behalf of Australand Holdings Limited.

To assist Council's assessment of the application, the following documentation is enclosed: -

1. Completed "Development Application" form
2. 1 x cheque Pittwater Council Development Application Fees - \$1,058.00
3. 1 x cheque Department of Infrastructure Planning & Natural Resources - \$ 250.00
4. 1 x cheque Department of Fisheries - \$ 250.00
5. 1 x cheque NSW Rural Fire Service - \$ 250.00
6. 6 x A1 copies Subdivision Layout plan, C&R Ref 1710 L19
7. 12 x A3 copies Subdivision Layout plan, C&R Ref 1710 L19
8. 1 x A1 Site survey plan, C&R Ref 1710 T1

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Ian F. Piper
 B.E. Civil M.I.E.Aust.
 C.P.Eng. (N.P.E.R.-3)

Alan Dennis
 B.E.(Geomatic)(Hons)
 M.Eng.Sc

Andrew J. Halmarick
 B.App.Sc(Surv.)M.I.S.Aust.
 Grad.Dip.U.E.M.A.A.Pl.(Econ.)

Andrew R. Thomas
 B.Surv.(Hons)M.I.S.Aust.

Graham J. Hall
 B.Surv.(Hons)M.I.S.Aust.

9. 4 x copies Statement of Environmental Effects
10. 1 x A3 Colour Sector 8 Rezoning Plan, C&R Ref 1710 L16
11. 4 x A3 Soil & Water Management & Tree Removal Plan, C&R Ref 1710 Z09
12. 4 x A1 copies Patterson Britton – Stormwater Concept Plan Ref 4903-02 Issue C
13. 4 x A1 copies Patterson Britton – Fern Creek Post Development Flood Extents Plan Ref 4903-03 Issue B
14. 1 x A3 Colour Landscape Master Plan from Mather & Associates, Ref 001080 Issue A May 2003
15. 4 x Service Authority Letters from Sydney Water, Telstra, Agility and Energy Australia
16. 3 x Report – Patterson Britton & Partners – *“Water Management Report Development Application Stage”* Issue No. 2 dated October 2003 in 2 volumes
17. 1 x Report - Gunninah Environmental Consultants – *“Flora and Fauna Assessment”* dated January 2002
18. 2 x Reports - Dept Soil & Water Conservation – *“Acid Sulphate Soil Investigation”* dated 29 June 2000 & 29 November 2001
19. 2 x Reports - GeoEnviro Consultancy Pty Ltd – *“Preliminary Site Contamination Assessment”* dated July 2000 & October 2001
20. 1 x Report - Thompson Stanbury Associates – *“Traffic Report”* dated May 2003
21. 3 x copies of Letter - Thompson Stanbury Associates – dated 13 February 2004
22. 1 x Report - Mather & Associates – *“Landscape Report, Warriewood Valley Sector 8”* dated May 2003
23. 1 x Report - Godden Mackay Logan – *“Archaeological and Heritage Assessment”* dated January 2002
24. 1 x Report – Australian Water Technologies - *“Aquatic Study”*, November 2002
25. 2 x Report – Conacher Travers Environmental Consultants - *“Bushfire Protection Assessment”*, March 2004

The detailed Statement of Environmental Effects fully describes the proposed subdivision which has been designed in accordance with Council's Local Environmental Plan, Warriewood Valley Development Control Plan No 29 and Approved Master Plan over the site as recently adopted by Council.


The subject application is located within 40 metres of Fern Creek, as such the application should be forwarded to the Department of Infrastructure Planning & Natural Resources and Department of Fisheries as an Integrated Development Application.

In addition part of the site being Lot 1 D.P. 18303 at the western boundary of the project is mapped as being within the 100 metre wide Bushfire Buffer zone by Council's mapping.

A Bushfire Protection Assessment report has been undertaken by Conacher Travers on the land and as such the Development Application should be referred to the Rural Fire Service as an Integrated Application.

We look forward to Council's approval of the Development Application and the opportunity to discuss any aspect of the application if there are any matters that require clarification.

Yours faithfully,
CRAIG & RHODES PTY LTD



Andrew J. Halmarick
Project Manager for Australand

Encs.