

October 2016

Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Dear Sir/ Madam,

**Re: Development Application – Subdivision of Proposed Lot 32 in DP 5464 into 32 Torrens lots including 4 Community Lots, together with new roads and a drainage basin at 41 Warriewood Road, Warriewood.**

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 the Proposed Lot 32 into 32 Torrens lot subdivision including 4 Community lots (including 1 new road and drainage basin) on behalf of Woolwich Pty Ltd.

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

1. Completed Development Application form and Checklist
2. 1 x Cheque covering Development Applications fees in the sum of \$9,533.00
3. 1 x Owners Consent from Jelena Mrkic
4. 1 x Developers Consent from Woolwich Pty Ltd
5. 1 x Craig & Rhodes Residential Development Cost Schedule
6. 5 x Craig & Rhodes Statement of Environmental Effects
7. 5 x Craig & Rhodes Waste Management Plan
8. 5 x Craig & Rhodes Demolition Plan
9. 5 x Geotechnique Pty Ltd Salinity Assessment Report
10. 5 x Geotechnique Pty Ltd Phase 1 Preliminary Contamination Assessment
11. 5 x Geotechnique Pty Ltd Detailed Contamination Assessment
12. 5 x Geotechnique Pty Ltd Geotechnical Investigation and Pavement Design Report
13. 5 x Ecological Australia Arboricultural Impact Assessment
14. 5 x Ecological Australia Bushfire Protection Assessment
15. 5 x Ecological Australia Flora and Fauna Assessment
16. 5 x BMT WBM Pty Ltd Flood Risk Assessment
17. 5 x TTM Consultant Traffic Assessment
18. 5 x Craig & Rhodes Detail Survey Ref 063-16G T01 [00]
19. 5 x A3 Craig & Rhodes Demolition Plan Ref 063-16C-DA-003
20. 5 x Craig & Rhodes Subdivision Plan Ref 063-16P L04 [06]
21. 5 x Craig & Rhodes Community Title Subdivision Plan Ref 063-16P L05 [01]
22. 4 x A3 Craig & Rhodes Street Tree Plan/Landscape Plan Ref 063-16C-DA-010
23. 10 x A4 Craig & Rhodes Notification Plan
24. 5 x A3 Craig & Rhodes Concept Engineering Plans:
  - Site Plan 063-16C-DA-003
  - General Arrangement Plan Sheet 1 of 2 063-16C-DA-004
  - General Arrangement Plan Sheet 2 of 2 063-16C-DA-005

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• Sediment and Erosion Control Plan	063-16C-DA-007
• Sediment and Erosion Control Details	063-16C-DA-008
• Landscape Street Tree Plan	063-16C-DA-010
• Road Typical Sections	063-16C-DA-006
• Road Longitudinal Section Warriewood Road	063-16C-DA-021
• Road Longitudinal Section Road No.1	063-16C-DA-022
• Road Longitudinal Section Lorikeet Grove Extension	063-16C-DA-023
• Road Cross Section Warriewood Road	063-16C-DA-031
• Road Cross Section Road No.1	063-16C-DA-032
• Road Cross Section Lorikeet Grove Extension	063-16C-DA-033
• Bio-Retention and OSD Basin Plan and Section	063-16C-DA-041
• Bio-Retention and OSD Basin Detail	063-16C-DA-042
• Narrabeen Creek Cross Section	063-16C-DA-(111-113)

25. 1 x CD Rom containing all documents and plans

26. 1 x Additional CD, plus cheques covering the NSW Office of Water and NSW Rural Fire Service Referrals in sum of \$320 each

The detailed Statement of Environmental Effects fully describes the proposed subdivision.

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**

Ben Rourke  
Senior Town Planner