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1 September 2025

Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam,

**RE: Development Application – 2 Emmett Place, Killarney Heights
Lot 449 DP 218045**

**Change of Use from Secondary Dwelling to Dual Occupancy (Detached) and Strata
Subdivision – No Physical Works**

Preliminary Engineering Drawings– Not Applicable

The Secretary's checklist seeks "**preliminary engineering drawings of the work to be carried out**" for **subdivision** applications. This application is a **strata** subdivision only, with **no civil, stormwater, driveway or other engineering works** proposed.

Accordingly, there are **no engineering drawings to provide**.

Provided for context:

- **Draft Strata Plan** (Ramsay Surveyors, Ref 9802) – lot layout and access
- **Final Identification Survey** (Dec 2023) – as-built confirmation
- **Parking Arrangement Plan** – two spaces per dwelling behind the building line

Yours faithfully,



Scott R Monk DipLaw (LPAB), CertREA (UWS, Dux)