

PITTWATER COUNCIL

Application Form

2nd Floor, Unit 11, No 5 Vuko Place, Warriewood
PO Box 882, MONA VALE NSW 1660
DX 9018, MONA VALE
Facsimile: (02) 9970 7150
Telephone: (02) 9970 1111



Office Use Only:

FILE AND PART NO: _____

PROPERTY NO: _____

OFFICER: _____

DA NO: R0001/06 1/2/06

CC NO: _____

PRE-LODGE

- Pre-design and pre-lodgement discussions with staff are recommended.
- Also consider discussing your proposal with your neighbours prior to design or lodgement.
- Carefully read the checklist on this form.

LODGE

- All information required by the check-list must be submitted with this application.
- Incomplete applications or illegible information will not be accepted by Council.
- All fees are to be paid at the time of lodgement.
- To minimise delays it is suggested that you lodge this application between the hours of 10.00am and 4.30pm weekdays.

THIS APPLICATION IS FOR: (please tick)

- ☒ DEVELOPMENT APPROVAL
Prior to release of a consent which involves building works, the builder's long service levy must be paid
- ☐ MODIFICATION OF CONSENT Approval No _____ Approval Date _____
- ☐ CONCURRENT DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE
Prior to release of the Construction Certificate, the licensed builder's details or owner/builder's permit No must be provided

LOCATION OF THE PROPOSAL: (please print)

House No 120, 122 Street/Road MONA VALE ROAD Suburb MONA VALE
Postcode 2103 Lot 1, 3, 4, 5 Section _____ Deposited Plan 124602 + 383009
Present use of land or building 1(a) Non Urban with existing dwelling (home)
Description of Proposal /details of the Modification sought PRELIMINARY REQUEST FOR
REZONING OF LAND.

APPLICANT DETAILS

For contact during application processing: (please print)

Name/Company PLANET WARRIEWOOD PTY LTD
Address 4 VUKO PLACE WARRIEWOOD 2102
E-Mail Contact Details sam@vogueagency.com.au
Phone (02) 9913 8617 Daytime Contact No (02) 9913 8617

BUILDER: (please print)

Name/Company N/A
Address _____
Phone () _____ Daytime Contact No () _____

SCANNED

16 FEB 2016

PITT

Rec. 185679

OWNER (please print)*This section must be signed by ALL owners*

I/we consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections.

Owner/s PLEASE SEE AUTHORIZATION LETTER ATTACHED

Address _____

Signature(s) _____ Postcode _____

- If the property has recently been purchased, written confirmation from the Purchaser's Solicitor must be provided.
- If contracts have been exchanged for purchase of the land, the current owner is to sign the form.
- If signed on behalf of a Company, the seal must be stamped over the signature.
- If the land is below mean high water mark, the written consent of the Crown is required.
- If the written consent is not signed by all owners of the property, this application will not be accepted.

INTEGRATED DEVELOPMENT

Is this proposal within 40m of a creek, river or the foreshores of Pittwater? ☐ YES ☒ NO

Does this proposal involve dredging or reclamation in Pittwater? ☐ YES ☒ NO

Will this proposal affect the quality of water flowing into a creek, river or the Pittwater waterway?
☐ YES ☒ NO

Does this proposal include the building of a dam, weir or levee? ☐ YES ☒ NO

Will this proposal draw water from a creek or river? ☐ YES ☒ NO

Does this proposal relate to a Heritage item or Heritage Conservation area? ☐ YES ☒ NO

Does this proposal relate to an Aboriginal Place or Relic? ☐ YES ☒ NO

Does this proposal relate to scheduled premises or scheduled equipment under the provisions of the Clean Air Act, 1961 or the Noise Control Act, 1975? ☐ YES ☒ NO

Has the land previously been used for agricultural or industrial purposes? ☐ YES ☒ NO

CONSTRUCTION MATERIALS/DETAILS: (please print) (must by law be accurate)

External walls N/A

Roof _____

Wall frames _____

Flooring _____

Floor area Existing _____ m²

Proposed _____ m²

Total Floor Area _____ m²

No of Storeys _____

Does this proposal include a new pool? ☐ YES ☒ NO OR a new septic tank ☐ YES ☒ NO

WHAT IS THE ESTIMATED COST OF THE PROPOSAL: \$ _____

STAFF USE		FEE	RECEIPT NO	DATE
<input checked="" type="checkbox"/> DA Rezoning	TDEV	\$10,000		
<input type="checkbox"/> SEC 96 MODIFICATION	TMOD			
<input type="checkbox"/> SEC 82A RECONSIDERATION	TREC			
<input checked="" type="checkbox"/> ADVERTISING	TADV	\$100 \$913		
<input type="checkbox"/> IMAGE SCANNING	RMIC			
<input type="checkbox"/> STRATA/COMM TITLE APPLIC	TSUB			
<input type="checkbox"/> CONSTRUCTION CERTIFICATE	TCER			
<input type="checkbox"/> LONG SERVICE LEVY	QLSL			
<input type="checkbox"/> TREES	TTRE			
<input type="checkbox"/> STREET LEVELS	ESTR			
<input type="checkbox"/> BUILDER'S SECURITY	HKER			

~~\$10,000~~ \$10,913

INFORMATION REQUIRED

- Plan(s) must be drawn in ink to a metric scale, (not freehand or single line drawings). Council requires 4 copies of full sized plans and 1 copy of the plans reduced to an A4 size. Further copies of the A4 sized plans may be required, see item 'O' in the checklist.
- The site address, description of the proposal, the Architect or Draftperson's name and the date must be shown on each plan.
- Colour the new work on 2 copies of the Plan.
- The table below and check-list opposite will help you prepare and lodge a complete application.
- Your application must score a tick in every box on the right hand side of the checklist before it can be accepted by Council.

Note:

- This is a multi purpose form and therefore may not cover all of the issues relating to your application.
- If your Development Type is not listed in the table below or if it is "Designated Development", discuss the level of information required with our staff.
- Council's staff will assess your proposal and contact you should any additional information be required.

HOW TO USE THIS TABLE

- You may submit a concurrent Development Application and Construction Certificate Application.
- Locate your DEVELOPMENT TYPE in the left hand column.
- The letters in the column are the "checklist" items which must be submitted with your application.

Development Type ↓	Development Application (DA)	Combined Development and Construction Certificate Application
Single Dwellings, Additions.	A, B, C, D, E, F, G, H, I, J, K, L, N, O, Q, R and S. 1	As required in Box 1 plus M
Swimming Pools, Boatsheds, Jetties etc.	A, B, C, F, G, J, L, N, O, Q and R. 2	As required in Box 2 plus M.
Multi-Unit Development - Flats, Townhouses, Dual Occupancies, Aged and Disabled Housing.	A, B, C, D, E, F, G, H, I, J, K, L, O, Q, P, R and S. 3	As required in Box 3 plus M.
New Shops, Offices, Restaurants, Service Stations.	A, B, C, D, E, F, H, J, K, L, O, P, Q, R and S. 4	As required in box 4 plus M.
Change of Use of Industrial or Commercial Premises	A, E, H, Q and R. 5	As required in box 5 plus M.
Factory/ Warehouse.	A, B, C, D, E, F, G, H, J, K, L, O, P, Q, R and S. 6	As required in box 6 plus M.
Sub-Division.	A, D, F, G, N, O and R. 7	As required in box 7 plus M
Landfill/Earthworks.	A, C, F, J, N, O and R. 8	As required in box 8 plus M
Signs.	A, B, L and R. 9	As required in box 9 plus M

THE CHECKLIST

- We suggest you use the left hand column as your checklist, Council staff will check off the items in the right hand column.
- All of the details in the relevant sections must be included in your application, or it will not be accepted.
- Why is Council seeking this information? One of Council's fundamental objectives is to maintain the character of Pittwater by encouraging environmentally sensitive development, which has due regard to its setting, requires minimal site disturbance, achieves design excellence and is compatible with adjoining development and the area generally.

IMPORTANT NOTES

In addition to the details below the following issues may apply to your application. Consult with Council staff to determine if any are applicable to your site and what is required to be submitted. Also read Council's "Environmental Values Statement" and any relevant Development Control Plan (DCP) or draft DCP.

- | | | |
|---|--|---|
| <input type="checkbox"/> On-site Stormwater Detention | <input type="checkbox"/> Wave/Tidal Inundation | <input type="checkbox"/> Heritage/Conservation area |
| <input type="checkbox"/> Slip Liable Land | <input type="checkbox"/> Bush fire Hazard | <input type="checkbox"/> Coastal Processes |
| <input type="checkbox"/> Flood Prone Land | <input type="checkbox"/> Contaminated Land | <input type="checkbox"/> Soil Conservation |
| <input type="checkbox"/> Bluff area | <input type="checkbox"/> Flora /Fauna(SIS) | <input type="checkbox"/> Any DCP or draft DCP |

YOUR USE		STAFF USE
A	SITE PLAN - An aerial view of the site showing existing and proposed buildings and the following information. Minimum Scale 1:200	
<input type="checkbox"/>	North point and all boundary dimensions of the block.	<input type="checkbox"/>
<input type="checkbox"/>	All existing/proposed buildings on the site and their setback or distance to the boundary; the location of windows and doors. Proposed additions to existing buildings are to be clearly identified (preferably coloured).	<input type="checkbox"/>
<input type="checkbox"/>	The outline of buildings on the adjoining sites, the setback or distance from the street and common boundary including the location of windows and doors.	<input type="checkbox"/>
<input type="checkbox"/>	Any easements or right of way over the site, existing/proposed stormwater drainage lines or watercourses.	<input type="checkbox"/>
<input type="checkbox"/>	Existing/proposed fences, swimming pools, retaining walls, driveways or parking areas, garbage or trade waste holding areas.	<input type="checkbox"/>
B	ELEVATIONS - A view of all sides of the building and the site profile. Minimum scale 1:100	
<input type="checkbox"/>	All relevant elevations detailed and identified (i.e. north, south etc) with the proposed additions clearly identified.	<input type="checkbox"/>
<input type="checkbox"/>	Existing/proposed ground levels and all floor to ceiling heights.	<input type="checkbox"/>
<input type="checkbox"/>	Reduced levels (RL's) to Australian Height Datum (AHD) shown for all roof ridges, floor and ceiling levels for the existing/proposed building and those on adjoining sites, also street levels.	<input type="checkbox"/>
<input type="checkbox"/>	Roof profile, material, colour, reflectivity and eaves width are shown.	<input type="checkbox"/>
<input type="checkbox"/>	The outline of buildings on the adjoining sites.	<input type="checkbox"/>
C	SECTIONS - A cut through view of the building and site. Minimum scale 1:100	
<input type="checkbox"/>	The outline of the existing and/or proposed building showing all dimensions including roof pitch.	<input type="checkbox"/>
<input type="checkbox"/>	All sections labelled and cross related back to where they occur on the floor plan and site plan (including driveways and their proposed gradients).	<input type="checkbox"/>
<input type="checkbox"/>	Existing and proposed RL's to AHD, for the building (ceiling and floor level) and the site showing proposed excavation or filling (if any).	<input type="checkbox"/>
<input type="checkbox"/>	Construction details for wall, floor, window, door, ceiling, roof frame, type of footings and size.	<input type="checkbox"/>
D	LONG SECTIONS - A length ways cut through view of the site, the building or driveway. Minimum Scale 1:100	
<input type="checkbox"/>	Details of driveways, vehicle crossing profiles and transitions.	<input type="checkbox"/>
<input type="checkbox"/>	Maximum driveway grade 1:4; maximum emergency pedestrian access grade 1:8.	<input type="checkbox"/>

YOUR USE		STAFF USE
E	FLOOR PLAN - An aerial view of the room layout on all levels, or storeys. Minimum scale 1:100	
<input type="checkbox"/>	North point shown.	<input type="checkbox"/>
<input type="checkbox"/>	Room dimensions and use shown.	<input type="checkbox"/>
<input type="checkbox"/>	The location and dimension of all windows, doors and walls (including wall thickness).	<input type="checkbox"/>
F	SURVEY DETAILS - A plan which has been prepared by a Registered Surveyor which identifies all existing site features and improvements and existing ground levels. Minimum scale 1:100	
<input type="checkbox"/>	1m contour intervals, trees, rock features, the adjacent road, location of services and easements, all site boundaries, a fixed datum point (related to AHD) and proposed building platform areas.	<input type="checkbox"/>
<input type="checkbox"/>	The outline of buildings on the adjoining sites and their setback or distance from the street, rear and common side boundary and the location of the windows and doors.	<input type="checkbox"/>
<input type="checkbox"/>	The level, to AHD of the roof ridge, window sill levels and floor levels of adjoining buildings.	<input type="checkbox"/>
<input type="checkbox"/>	The height and location of the new building or addition relative to the existing and surrounding buildings.	<input type="checkbox"/>
G	SITE CALCULATIONS - A list of Calculations comparing the application against the relevant Statutory Requirements or Council's Development Control Plans.	
<input type="checkbox"/>	A comparison with the building or planning standards specified, indicating compliance or non compliance.	<input type="checkbox"/>
<input type="checkbox"/>	Where the proposal does not comply with a standard, a statement why the application should be supported.	<input type="checkbox"/>
H	CARPARKING - Information on the carparking on-site. Minimum scale 1:200. (This information could be included on the site plan or ground floor plan layout).	
<input type="checkbox"/>	Carparking spaces, including their width, and length, aisle and ramp widths.	<input type="checkbox"/>
<input type="checkbox"/>	Calculation of the number of carparking spaces; the areas included for the purposes of calculating.	<input type="checkbox"/>
<input type="checkbox"/>	Parking bays for disabled persons, delivery vehicles, couriers or loading docks, where relevant.	<input type="checkbox"/>
I	SHADOW DIAGRAMS - Information on shadow effect on adjoining properties. Minimum scale 1:200 (This information could be included on the site plan).	
<input type="checkbox"/>	The outline of the existing/proposed building and adjoining buildings (where they fall within the shadowed area) and the shadow cast by existing trees on the adjoining properties.	<input type="checkbox"/>
<input type="checkbox"/>	The outline of the shadow cast by the proposed building during the winter solstice at 9am, 12 noon and 3pm. If the proposal involves demolition of an existing building, indicate the shadow cast by that building and the new building.	<input type="checkbox"/>
J	LANDSCAPE PLANS - Information on landscaping of the site. Minimum Scale 1:100. These plans are to be prepared by an appropriately qualified consultant	
<input type="checkbox"/>	A Landscape Concept Plan is to be submitted with the <u>Development Application</u> , outlining the landscape objectives of the proposal. This plan is to identify the species type and location of all existing trees (with a height greater than 3m), all natural bushland areas or mangroves, all excavated site areas and proposed paved areas	<input type="checkbox"/>
<input type="checkbox"/>	A detailed Landscape Plan may be required with the <u>Construction Certificate Application</u> . This plan is to comply with the provisions of Council's Landscape DCP.	<input type="checkbox"/>
K	MONTAGE/MODEL - A representation of what the proposal will look like relative to existing development.	
<input type="checkbox"/>	A photo montage for any development with a value above \$300,000.	<input type="checkbox"/>
<input type="checkbox"/>	A model for development having a value greater than \$500,000. Minimum scale of 1:200.	<input type="checkbox"/>
L	SCHEDULE OF EXTERIOR FINISHES - A list of proposed exterior finishes	
<input type="checkbox"/>	Exterior finishes (existing and proposed) e.g. material and colour of roof, walls, paving/driveway.	<input type="checkbox"/>
M	BUILDING SPECIFICATION, ENGINEERING DETAILS - Details of construction.	
<input type="checkbox"/>	Two copies, detailing method of construction, fire ratings, type of materials, dimensions and length.	<input type="checkbox"/>
<input type="checkbox"/>	Whether the material will be new or second hand. Give particulars of second hand materials.	<input type="checkbox"/>
<input type="checkbox"/>	Details of drainage, effluent disposal, water supply, ventilation arrangements etc.	<input type="checkbox"/>

YOUR USE		STAFF USE
N	FLORA AND FAUNA - These issues need to be checked with Council staff.	
<input type="checkbox"/>	Endangered species may occur - a Species Impact Assessment or Statement may be required.	<input type="checkbox"/>
<input type="checkbox"/>	Wildlife corridor - retention or planting of trees and/or shrubs is to be shown on the plan.	<input type="checkbox"/>
<input type="checkbox"/>	Bushland - conservation of remnant bushland is to be shown on the plan.	<input type="checkbox"/>
O	NOTIFICATION PLANS - Plans which are sent to neighbours, in all cases where surrounding neighbours have not agreed in writing to the proposal as submitted.	
<input type="checkbox"/>	12 copies of the site plan and elevations, reduced to A4 size with all figured dimensions clearly shown.	<input type="checkbox"/>
<input type="checkbox"/>	The overall height and external appearance relative to the existing/finished ground levels is to be indicated.	<input type="checkbox"/>
P	ACOUSTIC DETAILS - A report from an Acoustic Engineer.	
<input type="checkbox"/>	Background noise levels.	<input type="checkbox"/>
<input type="checkbox"/>	Projected noise levels from development.	<input type="checkbox"/>
<input type="checkbox"/>	Comparison with Council or Environment Protection Authority standards.	<input type="checkbox"/>
<input type="checkbox"/>	Hours of Operation.	<input type="checkbox"/>
Q	ACCESS FOR AGED AND DISABLED- A statement, with reference to plans, that addresses people with disabilities.	
<input type="checkbox"/>	Compliance with AS1428 and the Building Code of Australia	<input type="checkbox"/>
R	STATEMENT OF EFFECT - A written statement which assesses the proposal in terms of the site and surrounding properties. The statement must detail the ways in which negative consequences or impacts of the proposal can be minimised. Your statement may need to address the following:-	
<input type="checkbox"/>	<p>Stormwater Disposal, Flooding, Landslip, Bushfire and other risks.</p> <p>Effect on the landscape, flora and fauna, archaeological aspects, streetscape or scenic quality of the locality.</p> <p>The amount of traffic generated, particularly in relation to the adequacy of existing roads.</p> <p>Vehicular access, on-site parking and the availability of public transport</p> <p>The social and economic effects of the proposal.</p> <p>Impact of the proposal on the amenity or character of the area.</p> <p>Design and external appearance of the proposal in relation to the site and the locality and its compatibility with surrounding development.</p> <p>Privacy, noise affects, solar access and view effect on neighbours and how these could be minimised.</p> <p>The siting and design of the building, including access for the disabled.</p> <p>Spillage from lighting, illuminated signage; glare from roof surfaces or door/window panels.</p> <p>The method and duration of excavation, quantities involved, disposal arrangements and soil erosion mitigation.</p>	<input type="checkbox"/>
S	DEMOLITION - An application is required for this activity to satisfy "WorkCover" and safety requirements	
<input type="checkbox"/>	Two (2) copies of the Site Plan showing the location of the building.	<input type="checkbox"/>
<input type="checkbox"/>	Soil sedimentation controls.	<input type="checkbox"/>
<input type="checkbox"/>	Details as to how the public will be excluded from the site during demolition	<input type="checkbox"/>
<input type="checkbox"/>	What machinery is to be used and hours of work?	<input type="checkbox"/>
<input type="checkbox"/>	Details of waste disposal site.	<input type="checkbox"/>
5/1/00	Checked as being complete. Name _____ Signature _____	

APPLICANT SIGNOFF

I declare that all of the particulars and information supplied in connection with this application are correct.

I also confirm that this application has been prepared addressing the relevant Local Environmental Plan and Development Control Plan requirements

I hereby certify that this proposal complies with the following numeric requirements of the relevant Development Control Plan (please tick the relevant issues)

- | | |
|--|--|
| <input type="checkbox"/> Site Coverage | <input type="checkbox"/> Building Height |
| <input type="checkbox"/> Boundary Setbacks | <input type="checkbox"/> Building Lines |
| <input type="checkbox"/> Solar Access | <input type="checkbox"/> Carparking |

Alternatively, where this application does not comply with these numeric requirements, I have provided a written justification in support of this proposal, addressing the aims and objectives of the relevant Development Control Plan

Further, I acknowledge that I am aware of my obligations under the Disability Discrimination Act.

I understand that a false declaration will result in the refusal of this application

Signature  Date 27th - JAN - 06

PLANET WARRWOOD P/L

Note : Where the application is found to constitute " integrated development" (see page 2 of the application form) Council will require payment of the statutory \$250 fee at the time of lodgement of the application. All cheques are to be made out to the referral body/bodies, Council will arrange for the application and fee to be forwarded as required by the Legislation.