

DEVELOPMENT APPLICATION

Under section 78A of the Environmental Planning and Assessment Act 1979



Village Park, 1 Park Street, MONA VALE  
PO Box 882, MONA VALE NSW 1660  
DX 9018, MONA VALE

ABN No. 61340837871  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)  
Website: [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)

Office Use Only

DA No.:

NO171/16

Date Received:

4/5/16

Scanned:

4/5/16

ADDRESS OF PROPOSAL

Address:

54 ATTUNGA ROAD, NEWPORT NSW 2106

Title Details:  
(Lot/DP etc)

DETAILED DESCRIPTION OF PROPOSAL

SMALL EXTENSION TO ENTRANCE OF RESIDENCE  
INCLUDING USING EXISTING COVERED OUTDOOR AREA.  
COMPLETE RENOVATION INTERNALLY WITHOUT ANY  
STRUCTURAL COMPUTATIONS, RETAINING STAIRCASE + WINDOWS  
ETC. NEW OPENINGS TO DECK + RETAINING WALLS  
TO BACK YARD.

RECEIVED MONA VALE  
- 7 APR 2016  
CUSTOMER SERVICE



**STATUTORY REFERRAL REQUIREMENTS**

The questions under the headings *INTEGRATED DEVELOPMENT*, *DEVELOPMENT REQUIRING CONCURRENCE* and *DESIGNATED DEVELOPMENT* will only apply to a small number of development applications.

The Information in the Statement of Environmental Effects guide will assist in determining if any of the following apply to your application.

**INTEGRATED DEVELOPMENT**

Integrated development is development that requires licences or approvals from other Government Authorities.

Please tick appropriate boxes.

Is this application for integrated development?

YES

NO

**Fisheries Management Act 1994**

s144

s201

s205

s219

Does the proposal include:

- Dredging or reclamation (S201)
- Development which may harm marine vegetation this includes works associated with jetties, ramps, pontoons, marinas, foreshore stabilisation works etc. (S205)
- Works which may block or obstruct movement of fish (S219)
- Aquaculture (S144)

Cheque for \$320 made payable to Department of Primary Industries

**Heritage Act 1997**

s57

s58

Does the Application involve work on items Listed on State Heritage Register or under interim heritage order?

Cheque for \$320 made payable to Department of Planning Heritage Branch.

Advertising required.

**National Parks and Wildlife Act 1974**

s90

Does the Application involve any work that may knowingly destroy, deface or damage an aboriginal object or place?

Cheque for \$320 made payable to Office of Environment and Heritage

**Protection of the Environment Operations Act 1997**

s43(a),47&55

s43(b),48&55

s43(d),55&122

Does the Application involve any proposal that will generate or treat waste and/or requires an environmental protection licence to operate?

Cheque for \$320 made payable to NSW Environmental Protection Authority.

Advertising required.

**Rural Fires Act 1997**

s100B

Is the site identified as bushfire prone and does the application include a Childcare Centre, Group Home, Hospital, Hotel/Motel, Retirement village, School, Seniors Housing, Subdivision, Tourist Accommodation etc?

Cheque for \$320 made payable to NSW Rural Fires Service

**Water Management Act 2000**

s89

s90

s91

Does the proposal require or is it likely to require water to be pumped from a river, lake, bore or waterway?

Does the proposal involve, or is it likely to involve, works for irrigation, water supply or drainage?

Cheque for \$320 made payable to Office of Water.

Advertising required.

**DEVELOPMENT REQUIRING CONCURRENCE**

Certain development requires the concurrence of Government Authorities

Please tick appropriate boxes

**Environmental Planning and Assessment Act 1979 No 203 s79B(3)**

YES

NO

Is the proposal on land that is, or is part of, critical habitat, or is the proposal likely to significantly affect a threatened species population or ecological community or its habitat?

If yes, include cheque for \$320 made payable to Office of Environment & Heritage  
Advertising required.

**SEPP Infrastructure s100**

YES

NO

Is the land identified on the Land Reservation Acquisition Map (LRA) as being reserved for the purposes of a classified road and does the proposal involve subdivision, development that may be strata subdivided or development greater than \$150,000?

**Roads Act 1993 s138**

YES

NO

Does the proposal, involve digging up or disturbing the surface, including the removing or interfering with a structure, work or tree, within the road or road reservation of a classified road?

**SEPP 64 s18**

YES

NO

Does the proposal include an advertising sign greater than 20 square metres and within 250m of and visible from a classified road?

**Note:** Classified roads being Barrenjoey Road, McCarrs Creek, Mona Vale Road, Ocean Road (to Palm Beach), Pittwater Road, Wakehurst Parkway.

**DESIGNATED DEVELOPMENT**

Development classed as "designated" requires particular scrutiny because of its nature or potential environmental impacts. Designated development includes development that has high potential to have adverse impacts because of their scale or nature or because of their location near sensitive environmental areas, such as wetlands.

- See Environmental Planning and Assessment Regulation 2000 section 4 and Part 1 of Schedule 3 for a list of designated developments.

Is your proposal Designated Development?

YES

NO

**Note:** An Environmental Impact Statement (EIS) is required for designated development.

**EXCEPTIONS TO DEVELOPMENT STANDARDS**

Is a Clause 4.6 justification required to vary a development standard?

YES

NO

**If YES,** A detailed justification identifying the development standard to be varied and the grounds for your objection needs to accompany the development application.

**Note:** See Clause 4.6 of PLEP 2014 and for more assistance see the NSW Government Planning and Environment website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) under Development/Varying Development Standards.

## PUBLIC INFORMATION AND PRIVACY POLICY

- Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website.
- Details provided with your application are required under the Environmental Planning and Assessment Act and Environmental Planning and Regulation 2000 (see Part 1 of Schedule 1).
- Your information becomes part of a public register related to this purpose.
- The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority.
- You are entitled to review your personal information at any time by contacting Council.

## COPYRIGHT NOTE

The Applicant is advised that Council may make copies (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning & Assessment Act 1979, the Local Government Act and the notification requirements of the Development Control Plan. This will include making copies of plans available on Councils website to be accessed by members of the public. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.

## ADVERTISING AND NOTIFICATION FEE EXPLANATORY NOTE

### Standard Notification

In accordance with Council's Pittwater 21 Development Control Plan, all development applications are publicly notified to adjoining neighbours and interested community groups. Fee \$270

### Advertising

In accordance with clause 252 of the Environmental Planning and Assessment Regulation 2000, additional advertising fees for the following development applications will be as follows:-

- Designated Development Fee \$2220
- Integrated Development under the : Fee \$1105
  - Water Management Act
  - Heritage Act
  - Protection of the Environment Operations Act
- Development requiring concurrence relating to: Fee \$1105
  - Critical habitat
  - Threatened species
  - Ecological community
- Development requiring advertising: Fee \$1105
  - Multi Dwelling Housing
  - Shop Top Housing
  - Residential Flat Buildings
  - Seniors Housing
  - Sex Services Premises
  - Development within Zone RE1 Public Recreation for the purpose of food & drink premises
  - Demolishing, defacing or damaging a heritage item or a building, work, relic, tree or place within a heritage conservation area
  - Prohibited Development
  - Advertising sign greater than 20m<sup>2</sup> or higher than 8m above ground

**OWNER'S CONSENT**

(This section must be signed by ALL owners OR provided under separate cover)

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

I/we understand that the applicant of this application will be the main contact for Council and that all correspondence will be made with the applicant.

Signature(s):  

Print Name(s): David Clare KAY CLARE

**Note:**

- 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 where a seal is required OR provided on Company letterhead
- The consent of the strata body corporate is required for applications affecting common property.
- Final determination will not be provided until all owners consent is received

Does the proposal involve development below mean high water?

YES -written consent of the Crown is required  NO

**APPLICANT/OWNER DISCLOSURE**

Is the applicant or the owner/s of the property a staff member; councillor; contractor, or the spouse, partner or relation of someone who is a staff member; councillor; contractor, of Pittwater Council?

YES  NO

If YES, please name relevant staff member; councillor; contractor: \_\_\_\_\_

**DISCLOSURE OF POLITICAL DONATIONS AND GIFTS**

- I/we declare that we have made no reportable political donations to a Pittwater Councillor and have provided no gifts to any Pittwater Councillor or Council employee in the last two (2) years. I/We also declare that no person with a financial interest in this application has made any such political donation or gift.
- I/we declare making a reportable political donation to a Pittwater Councillor or gift to a Councillor or Council employee within the last two (2) years. A completed form is attached.

**Note:** For more information about your obligations please refer to the Department of Planning website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) under Development Assessments/Donation and gift disclosure.

Political Donations and Gift Disclosure Statements can be obtained from Customer Service Centres or Council's website [www.pittwater.nsw.gov.au/council/council\\_publications/Council\\_Forms](http://www.pittwater.nsw.gov.au/council/council_publications/Council_Forms)

**APPLICANT DETAILS**

Name:

ALANNA SMIT C/O DAVID + KAY CLARE

Company:

MIKE SMIT CONSTRUCTIONS PTY LTD

Postal Address:

88 IPPUREL ROAD. NEWPORT 2106

E-Mail Address:

alanna@mikesmitconstructions.com.au

Contact Number:

0417 548 887

Secondary Number:

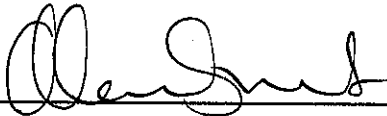
9497 5900**APPLICANT DECLARATION**

I declare that:

- all of the particulars and information supplied in connection with this application are correct and recognise that the application together with all supporting documents and plans will be made available to the public including availability through Council's internet site.
- the electronic data provided is a true copy of all plans and documents submitted with this application.
- the estimate of cost of the project is the commercial value of the proposed works and is based on a properly prepared cost estimate or actual quote or contract competition price for the work.
- the requirements of all relevant Acts, Regulations and environmental planning instruments have been considered and addressed in the preparation of this application.

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

Signature:



Print Name:

ALANNA SMIT

Date:

29/3/16**PRELODGEEMENT MEETING**

Was an onsite prelodgement meeting held regarding this proposal?

 YES NO**ALL DOCUMENTS IN DIGITAL FORMAT**

Have all plans and documents (including the application form and reports) been supplied in PDF format on a USB device. (see "Important information for applicants and Owners" in this form for requirements)

 YES NO – your application may be rejected

## IMPORTANT INFORMATION FOR APPLICANTS AND OWNERS

### Preparing your Application

Preparing a development application can be a complex process. To assist you in understanding the rules and regulations applying to development, Council provides a "Planning Enquiry" tool on our website which includes site specific information and checklists. Visit: [www.pittwater.nsw.gov.au/planningenquiry](http://www.pittwater.nsw.gov.au/planningenquiry)

The Planning Enquiry tool will help to establish if what you propose is permitted on your land and then provide you with the relevant rules and requirements to assist you in the preparation of a development application. You will also be provided with a checklist and a number of guides which explain in more detail what supporting information is required.

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### Documents and Plans accompanying this application

Council requires all plans and documents (including the Application form, any reports etc) to be provided in digital format (PDF) on a USB device. Plans, drawings, documents & reports each require a separate PDF file. See Council's Electronic Lodgement Guidelines for more details and file naming conventions.

In addition to the digital version the following numbers of hard copy/printed documents and plans are to be provided.

- One (1) copy of the DA form
- One (1) copy of the Statement of Environmental Effects
- One (1) copy of the BASIX certificate
- Schedule of finishes .
- Three (3) copies of the Survey Plan 1:100
- Three (3) copies of the Site Plan
- Four (4) sets of drawings, e.g. elevations and sections; floor plans; landscape plans, stormwater plan etc
- Twelve (12) sets of notification plans (A4 or A3 only)
- Two (2) copies of supporting reports, e.g. Bushfire with accompanying Bushfire Risk Assessment Certificate; Geotechnical & Flood reports and accompanying Council policy forms; Arborist; Water Management, etc

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### Major Developments

Additional types or copies of plans/documents may be required for major developments. Please Contact Councils Assistant Planner team on 9970 1674 to confirm documentation required.

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### Estimated Cost of Works

Part 15 Division 1 of the *Environmental Planning and Assessment Regulation 2000* sets out the fees for development applications. For developments that involves a building or other works, the fee for your application is based on the genuine estimated cost of development. If your application is for integrated development or requires concurrence from another state agency, you will need to include additional processing fees.

If the estimate is understated, the figure will need to be adjusted. Additional application fees may be incurred.

**Note:** A suitably qualified person is: a builder who is licensed to undertake the proposed works; a registered architect; a qualified and accredited building designer; a registered quantity surveyor or a person who is licenced and has the relevant qualifications and proven experience in costing the developments works.

For more information refer to the Department. Planning website. See Planning circular *PS13-002 Calculating the genuine estimated cost of development* and *PS10-008 New definition of capital investment value* <http://www.planning.nsw.gov.au/en-us/buildinginns/circularsandguidelines/planningsystemcirculars.aspx>

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### Prior to Lodgement

- Use Council's ePlanning – Planning Enquiry tool to obtain a site specific customised set of controls, checklist and guides
- Talk to your neighbours about your development
- Review the checklist derived from the Planning Enquiry tool to ensure you have all documents required for lodgement
- If you have any questions, please call 9970 1674 and speak to an Assistant Planner.

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### Lodgement of an Application

- Contact Councils Customer Service on 9970 1111 to make an appointment with the Assistant Planner
- Fees are required upon acceptance of an application
- Incomplete applications or illegible information will not be accepted by Council



# Project Costing

DESCRIPTION	QTY	RATE	TOTAL
<b>Home Warranty Insurance</b>		\$	5,000.00
<b>Demolition/Rubbish Removal</b>		\$	11,000.00
Remove front steps and lodge area			
Prop and remove ceilings, internal walls to GFL			
Remove covered deck			
Remove windows and doors to all GFL			
Remove ceilings and walls to LowerFL			
Remove all windows and doors to LL			
Remove external eaves as required			
<b>Excavation</b>		\$	10,000.00
Excavate to front slab/retaining wall areas. Stockpile for proposed rear property filled area.	allow		
Back fill and fill as required to new levels. Placement of aggregate etc for drainage to new retaining walls etc.			
<b>Scaffold Allowance</b>		\$	1,500.00
Brick laying, Cladding, Roof sheeting, Painting, eave sheeting etc			
<b>Materials Handling Allowance</b>		\$	2,000.00
Delivery, Pick up. Site storage			
<b>Hardware</b>		\$	2,000.00
Nails and fixings, ancillaries etc for all job	est		
<b>Concrete</b>		\$	11,250.00
Concrete slabs, paths and stairs m2	45	\$250.00	
Stair extra		\$	500.00
Bath lower level		\$	1,000.00
Pump	2	\$800.00	
Finisher costs	1	\$1,500.00	
Formwork Allowance		\$	1,000.00
<b>Structural Steel</b>		\$	5,500.00
Pending engineers design	allow		

**DESCRIPTION**

**QTY**

**RATE**

**TOTAL**

<b>Brickwork/Blockwork</b>			
Common bricks m2	5	\$120.00	\$ 600.00
Face Brick m2	7	\$150.00	\$ 1,050.00
Blockwork No.	700	\$7.00	\$ 4,900.00
Reo and Blockfill	700		\$ 2,500.00
Ancillaries; ant caps, ties, etc brick cleaning	allow		\$ 500.00
			\$ 600.00
<b>Timber Floor Framing</b>			
240x45 vl allowance price	80	\$17.85	\$ 1,428.00
Yellow tongue flooring	10	\$40.00	\$ 400.00
CFC sheeting for ensuite wet areas	4	\$110.00	\$ 440.00
<b>Timber Wall Framing</b>			
90x45h2 stud. m2	361	\$27.00	\$ 9,747.00
<b>Roof framing</b>			
m2	25	\$55.00	\$ 1,375.00
<b>Metal Roof Sheeting</b>			
Colorbond	28	\$100.00	\$ 2,800.00
Flashing and make good to existing roof			\$ 600.00
Gutters and downpipes replacement of existing as required			\$ 1,200.00
<b>Timber Windows and Doors</b>			
	est		\$ 26,000.00
<b>Eaves and fascias</b>			
V joint to new eave areas.	53	\$60.00	\$ 3,180.00
Fascias	53	\$11.00	\$ 583.00
<b>Cladding</b>			
To attic wall extension. To match weatherboards	110	\$60.00	\$ 6,600.00
<b>Insulation</b>			
Batts to new ceilings and wall areas	allow		\$ 2,000.00

DESCRIPTION	QTY	RATE	TOTAL
<b>Wall and Ceiling Linings</b>			
Walls m2	280	\$35.00	\$ 9,800.00
Ceilings m2	50	\$45.00	\$ 2,250.00
Extra allowance for cornice detail	allow	\$	\$ 1,500.00
<b>Waterproofing</b>			
2 bathrooms, laundry	3	\$700.00	\$ 2,100.00
<b>Tiling</b>			
Supply wall tiles	108	\$25.00	\$ 2,700.00
Supply floor tiles	36	\$80.00	\$ 2,880.00
Supply external floor tiles	45	\$80.00	\$ 3,600.00
Layer Floor and wall tiles. Lay external paving/tiles.	190	\$90.00	\$ 17,100.00
Extra for screed beds	81	\$45.00	\$ 3,645.00
Floor heating to bathrooms	2	\$700.00	\$ 1,400.00
<b>Timber Flooring</b>			
Lay New Cypress to match	60	\$120.00	\$ 7,200.00
Sand and seal all timber floor	160	\$45.00	\$ 7,200.00
Sand and seal treads to existing stair		\$	\$ 1,000.00
<b>Fixout</b>			
Internal- skirtings and architraves. Door Jambs etc.	allow	\$	\$ 4,500.00
External - Encasing posts to carport, eave trim, window moulds etc		\$	\$ 2,000.00
<b>Glazing</b>			
Shower Screens	2	\$1,500.00	\$ 3,000.00
Frameless glass Ballustrade	23	\$400.00	\$ 9,200.00
Privacy Screens	?	\$	\$ 3,000.00
<b>Painting</b>			
		\$	\$ 25,000.00
<b>Electrical</b>			
		\$	\$ 35,000.00
<b>Plumbing</b>			
Hot water unit - Gas Instantaneous		\$	\$ 10,000.00
Drainage including waterproofing to blockwalls	allow	\$	\$ 3,000.00
		\$	\$ 3,000.00