



Warringah Council

Application to Modify a Consent (Section 96)

Made under the Environmental Planning and Assessment Act 1979 (Section 78A),
Roads Act 1993 (Section 138), Local Government Act 1993 (Section 68) and
Privacy and Personal Information Protection Act 1998

Address the application to:

The General Manager
Warringah Council
Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099

Or

Customer Service Centre
Warringah Council
DX 9118
Dee Why

If you need help lodging your application:

Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

Office Use Only

WLEP 2000 Locality:
 WLEP 2011 Zone: **RE1**

M O D 2 0 1 3 / 0 0 1 4

D A 2 0 1 0 / 0 8 9 9

- | | |
|--|--|
| <input type="checkbox"/> Locality LEP 2000 | <input type="checkbox"/> Bushfire Zone |
| <input type="checkbox"/> Category LEP 2000 | <input type="checkbox"/> Heritage |
| <input checked="" type="checkbox"/> Owners Consent | <input type="checkbox"/> Wave Impact |
| <input checked="" type="checkbox"/> Lot and DP | <input type="checkbox"/> Slip Zone |
| <input type="checkbox"/> 40 Metre Buffer | <input type="checkbox"/> Flood Zone |
| <input type="checkbox"/> Acid Sulfate | <input type="checkbox"/> Vegetation |

**Warringah Council
Received**

4 FEB 2013

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au
or contact our Customer Service Centre.

September 12

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Government Information (Public Access) Act 2009 (GIPA), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on E-Services Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

Part 1 Summary Applicant Details

Applicant(s) name(s) **WARRINGAH COUNCIL - MIKE CHOW**

Owner(s) name(s) **WARRINGAH COUNCIL**

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.

Warringah Council employee Yes No Elected representative Yes No

Full applicant details to be completed in Part 3 of the application.

Part 2 Application Details

2.1 Location of the property Unit no. 9999 House no. Street

We need this to correctly identify the land. These details are shown on your rates notice, property title etc.

Suburb

Legal property description Lot: Sect: DP/SP:
This information must be supplied.

2.2. Development consent Development consent no.

Date of determination

Description of consent

2.3. Details of modification (a) Give details of manner and extent of modification

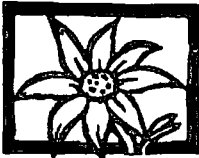
(b) Modification Type

- **Section 96(1)** Modification to correct a minor error, misdescription or miscalculation
- **Section 96AA** Modification to a consent issued by the Land of Environment Court
- **Section 96 (1A)** Modification involving changes with a minimal environmental impact
- **Section 96 (2)** Modification involving changes other * than minimal environmental impact

* more than minimal environmental impact

Part 2 Application Details cont

<p>2.4. Details of original consent</p>	<p>Was the consent integrated?</p> <p>Approval under s68 Local Government Act 1993</p> <p>Approval under s138 Roads Act 1993</p> <p>Heritage item or within conservation area</p>	<table border="0"> <thead> <tr> <th>YES</th> <th>NO</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	YES	NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<p>2.5. Trees</p> <p>Drip line is the outermost edge of the canopy of the tree.</p>	<p>Does the modification involve works within the drip line of a tree? (either on your property or an adjoining site)</p> <p>Does this proposal involve removal of tree(s)?</p>	<table border="0"> <thead> <tr> <th>YES</th> <th>NO</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	YES	NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
YES	NO											
<input type="checkbox"/>	<input checked="" type="checkbox"/>											
<input type="checkbox"/>	<input checked="" type="checkbox"/>											
<p>2.6. BASIX/Nathers Certificate</p>	<p>The proposed modification remains consistent with the current BASIX certificate</p> <p>If no, a new BASIX certificate must be submitted with modifications.</p>	<table border="0"> <thead> <tr> <th>YES</th> <th>NO</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	YES	NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
YES	NO											
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<p>2.7. Disclosure of political donations and gifts</p> <p>Note: gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981. Failure to disclose relevant information is considered an offence under Part 6 section 96H of the Election Funding and Disclosures Act 1981.</p>	<p>Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Warringah Council (Mayor or Councillor) and/or any gift to an elected representative or Warringah Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.</p> <p>Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years?</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination.</p> <p>For further information visit Council's website at: www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx</p>											
<p>2.8. Agreement to Accept Consent Plan on CD</p>	<p>YOU ARE ADVISED THAT BY LODGING THIS APPLICATION, YOU AGREE TO ACCEPT AN ELECTRONIC COPY OF THE CONSENT PLANS ONLY.</p>											



Modify a Consent Checklist

REQUIRED	SUPPLIED	
	YES	NO - WHY NOT
<p>Contact Council if you are unsure what details will be required for your modification application.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>PREPARING YOUR APPLICATION</p>		
<p><input type="checkbox"/> Three (3) copies of all documentation, <u>including the application form</u> are required.</p>		
<p>Additional copies of documentation may be requested.</p>		
<p>Highlight in colour all proposed modifications on the plans. OR</p>		
<p><input type="checkbox"/> Major development: new commercial, industrial and residential flat buildings. Seven (7) copies of all documentation, <u>including the application form</u> are required.</p>		
<p>Additional copies of documentation may be requested.</p>		
<p>Highlight in colour all proposed modifications on the plans.</p>		
<p><input type="checkbox"/> A4 PLANS FOR NOTIFICATION PURPOSES (7 copies)</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Proposed modifications must be highlighted, or otherwise identified.</p>		
<p><input checked="" type="checkbox"/> Provide seven (7) copies of A4 reductions of site plan and elevations (preferably 1 page), to be double-sided (excluding floorplans)</p>		
<p><input checked="" type="checkbox"/> These plans need not include interior detail which may effect your rights to privacy. However if such plans are provided, then the signature on the Development Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes.</p>		
<p><input type="checkbox"/> Non Notification Checklist</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>If this was submitted with the original development application and the proposed modification still meets the criteria on the relevant checklist available from www.warringah.nsw.gov.au/plan_dev/online_forms.aspx Planning and Development - Online forms/Development Applications - Non Notification</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> PLANS</p>		
<p>Plans must be drawn to scale (preferably 1:100 or 1:200) Free hand, single line or illegible drawings will not be accepted. The following information should be included on all plans and documents:</p>		
<p><input checked="" type="checkbox"/> Applicant(s) name(s)</p>		
<p><input checked="" type="checkbox"/> Property address (block/house/shop/flat number)</p>		
<p><input checked="" type="checkbox"/> Lot number, Section number and Deposited Plan / Strata Plan number.</p>		
<p><input checked="" type="checkbox"/> Measurements in metric</p>		
<p><input checked="" type="checkbox"/> The position of true north</p>		
<p><input checked="" type="checkbox"/> Draftsman/architect name, date, plan name and number, plan version, and revision</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> SURVEY PLAN</p>		
<p>A survey plan will be required if the proposed modification involves changes to the works footprint and the original survey submitted with the development application is more than two (2) years old.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> SITE ANALYSIS PLAN</p>		
<p>An amendment site analysis plan must be submitted if the proposed modification involves external changes to the building.</p>		
<p>A site plan is a birds-eye view of the existing approved and proposed development on the site and its position in relation to boundaries and neighbouring developments.</p>		
<p>Please refer to the Development Application Checklist for details to be included in a site analysis plan.</p>		

REQUIRED**SUPPLIED** **FLOOR PLAN**

An amended floor plan must be submitted if the proposed modification involves changes to the internal layout

A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development

Please refer to the Development Application Checklist for details to be included in a floor plan.

YES NO - WHY NOT

 ELEVATION PLAN

Amended elevations must be submitted if the proposed modification involves external changes to the building.

Elevation plans are a side-on view of your proposal. Include drawings of all affected elevations (north, south, east and west facing) of your development.

Please refer to the Development Application Checklist for details to be included in a elevation plan.

 SECTION PLAN

Amended sections must be provided where relevant

A section is a diagram showing a cut through the development at the most typical and critical points.

 SECOND STOREY

Amended elevations and sections showing proposed external finishes and heights, side boundaries and relevant side boundary envelope under WLEP 2011/WDCP are to be provided if the proposed modification involves external changes to the building.

 REVISED STATEMENT OF ENVIRONMENTAL EFFECTS

This is a written statement which demonstrates the applicant has considered the impact of the proposed modification on the natural and build environments both during and after construction, and the proposed method of mitigating any adverse effects. The revised statement of environmental effects must address how the development responds to the relevant provisions of State Environmental Planning Policies, the relevant Warringah Local Environment Plan and Warringah Development Control Plan as relating to the modification proposal and all existing conditions of consent which will be affected by the modifications.

In addition, indicate that the proposed modification does not substantially alter the original proposal and justify the form of the application (ie, s96 (1), s96 AA, s96 (1A) or s96 (2))

Please refer to the Development Application Checklist for details to be included in the revised statement of environmental effects.

 REVISED SHADOW DIAGRAMS

Amended shadow diagrams must be submitted for proposals that involve external changes to the height, bulk or setbacks of the building.

All shadow diagrams must be accompanied by the Certification of Shadow Diagrams form available from www.warringah.nsw.gov.au, Planning and Development /Online Forms /Development Applications

 REVISED SUBDIVISION PLAN (Torrens or Strata)

If you are planning to amend your approved subdivision you will need to supply a plan showing the approved subdivision and proposed changes, with land title details (including number of lots).

 REVISED LANDSCAPING PLAN

An amended landscape plan is to be submitted if the proposed modification results in changes to approved landscape areas.

REQUIRED**SUPPLIED** **REVISED BASIX AND NATHERS CERTIFICATE**

A revised BASIX certificate may be required.

Please refer to www.basix.nsw.gov.au or phone the BASIX Help Line on 1300 650 908

 REVISED ADVERTISING STRUCTURE/SIGN (Advertising applications only)

If you are planning to modify an advertising structure or sign you will need to supply relevant details as contained in the Development Application checklist for advertising structures

 REVISED STATEMENT OF HERITAGE IMPACT

A revised statement of heritage impact is required for all modifications involving heritage items or works to buildings in conservation areas

 REVISED EROSION AND SEDIMENT CONTROL PLAN

A revised erosion and sediment control plan is required for all works that require excavation if proposed changes affect the approved erosion and sediment control plan.

 REVISED WASTE MANAGEMENT PLAN

A revised waste management plan is required for new multi-unit residential or commercial developments if proposed changes affect the approved waste management program.

 REVISED CONTAMINATED LAND MANAGEMENT

A revised contamination report must be submitted if the site was identified under the original application as being a contaminated site, or if previous activities on site indicate a potential for contamination,

 **REVISED ON-SITE STORMWATER DETENTION CHECKLIST/
STORMWATER PLANS**

If proposed changes will affect stormwater disposal please provide amended stormwater drainage plan in accordance with Council's Stormwater Technical specification (including submission of the On-site Stormwater Detention Checklist). IIsax or drains model are to be supplied on CD in accordance with Council's OSD Technical Specification.

 REVISED GEOTECHNICAL REPORT - LAND SLIP AREA

A revised geotechnical report is required for developments located in a slip zone if approved footprint or excavation is proposed to be amended.

 BUSHFIRE HAZARD ASSESSMENT REPORT

A revised Bushfire Hazard Assessment report is required to be submitted with all applications.

The Report shall be commensurate to the scope of the modifications and shall address how the development (as modified) responds to the requirements of Planning for Bushfire Protection (most recent version).

 REVISED ARCHAEOLOGICAL REPORT

A revised archaeological report is required where the site may be impacted by items of archaeological significance if approved footprint or excavation is proposed to be amended.

 REVISED FLORA AND FAUNA ASSESSMENT

A revised flora/fauna impact report under section 5A of Environmental Planning and Assessment Act 1979 as amended is required where proposed changes will further impact on a protected species.

 REVISED ACID SULPHATE SOIL MANAGEMENT PLAN

A revised acid sulphate management plan is required for prone sites if approved footprint or excavation is proposed to be amended.

YES NO - WHY NOT

REQUIRED**SUPPLIED** **INTEGRATED DEVELOPMENT**

If the original application was identified as an integrated development

- Two (2) additional copies of documentation as determined by consent authority
- Fee of \$320 made out to each integrating authority

YES NO - WHY NOT

 FIRE SAFETY MEASURES SCHEDULE (BCA Class 2 TO 9)

A statement from an accredited certifier is required detailing whether the proposed modification will affect any fire safety measures

 REVISED FLOOD REPORT

A revised flood risk assessment is to be provided if the site is flood prone and any proposed changes involve building footprints or floor levels.

 REVISED HYDROLOGICAL REPORT (WATERTABLE)

A revised hydrological report is to be provided if proposed changes involve enlarging or deeper excavations.

 REVISED ARBORIST REPORT

A revised arborist report is required if proposed changes will impact on any trees.

 REVISED TREE CONSTRUCTION IMPACT STATEMENT

A revised tree construction impact statement is required if proposed changes will impact on any trees.

 REVISED ACCESS REPORT

A revised access report will be required if proposed changes will impact on access requirements under the Disability Discrimination Act 1992.

 REVISED TRAFFIC AND PARKING REPORT

A revised traffic and parking report is required if proposed changes involve: parking layout, number of parking spaces, or traffic generation.

 REVISED MONTAGE

A revised montage is required (where originally submitted) if the modification involves significant colour/design changes to the external facade.

 REVISED COLOURS AND FINISHES SAMPLE BOARD

A revised colour and finishes sample board is required (where originally submitted) if the modification involves significant colour/design changes to the original facade.

 REVISED BUILDING CODE OF AUSTRALIA (BCA) REPORT

A revised BCA report is required where modifications have impacted on the original BCA report submitted.

NOTE: SPECIFIC DETAILS OF INFORMATION TO BE SUBMITTED IN ANY OF THE ABOVE DOCUMENTS CAN BE FOUND IN THE DEVELOPMENT APPLICATION CHECKLIST.

OFFICE USE ONLY

Quality Checking Officer: _____

Comments: _____

Checked by: _____

Quality Checking Officer: _____

Duty Officer: _____

Mike Chow

From: Robert Barbuto
Sent: Wednesday, 15 September 2010 11:55 AM
To: Mike Chow
Subject: RE: DA 2010/0899 - Demolition of Existing Brookvale Caretaker Cottage
Follow Up Flag: Follow up
Flag Status: Red

Hi Mike,

I refer to condition 7 of the above Development Consent and confirm the security deposit is not required to be payed, as this is a Council DA, and you have the appropriate controls in place/supervision to ensure any damage to Council's infrastructure is repaired by the contactor.

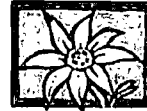
Robert Barbuto.
Team Leader development engineering.

From: Mike Chow
Sent: Tuesday, 14 September 2010 1:22 PM
To: Robert Barbuto
Subject: DA 2010/0899 - Demolition of Existing Brookvale Caretaker Cottage

Hi Rob,

As per our discussion today, I write to note that the bonds as stated in the condition 7 of the Development Consent are not required for this Council demolition project. Nonetheless, we will still ensure that any damage to the road reserve is to be rectified upon completion of the demolition work. Kindly please confirm this by return email so that we can have the documentation for the PCA to tick off. Thanks

Regards
Mike



**Warringah
Council**

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118

Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

3 January 2013

M England
~~C Sawyer~~
Warringah Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam,

RE: Application No. PCA2012/1045 & DA2010/0899
Address: Lot 1 DP 1141128, 9999 Pittwater Road BROOKVALE NSW 2100

I refer to the demolition Inspection request 6 December 2012. Following a review of Council records, it would appear that the fees as detailed in Council's letter of 3 August 2010 (refer to attached) and reproduced below have not been paid.

Development/Construction Security Bond	\$2,000
Kerb Security Inspection Fee	\$220

For matters to proceed you will need to make this payment within **21 days**.

Should you require any further information on this matter, please contact the undersigned Monday to Friday on telephone number 9942 2111 or at any time on facsimile number 9971 4522.

Yours faithfully

Christopher Mills
Manager Building Certification & Fire Safety

3 August 2010



C Sawyer
Warringah Council
725 Pittwater Road NSW
DEE WHY NSW 2099

Dear Sir/Madam,

TF(PDS)

RE: Development Application No DA2010/0899
Description: Demolition works
Address: 9999 Pittwater Road BROOKVALE NSW 2100

We are writing to advise you that the abovementioned Development Application has now been determined.

Attached is your Notice of Determination, stamped plans (if applicable), advisory notes and additional information.

Please read your Development Consent carefully. It contains important information and conditions that must be complied with at various stages of the development.

Once you have collected your Development Consent, the following steps will apply:

1. The following fees are required to be paid prior to the collection of the Development Application and are further detailed within the Notice of Determination.

		<i>Office Use</i>
Development/Construction Security Bond	\$2,000	<i>BD2010/00836</i>
Kerb Security Inspection Fee	\$220	<i>RdDInsPFee</i>
Inspection Fee (if Council is PCA)	\$285 per inspection	<i>Rams</i>

2. Before Demolition begins a Principal Certifying Authority (PCA) must be nominated. This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form. The PCA is responsible for coordinating and taking responsibility for the demolition and the required inspections. **Please note that nomination of a PCA is mandatory.**

If Council is chosen as the PCA two mandatory progress inspections will be required, the first prior to the commencement of work and the final after the demolition has been completed. The fee for these inspections is \$285 per inspection. If Council is not nominated as the PCA, Council must be advised at least two (2) days in advance of work commencing with a completed PCA form.

If you require a receipt for taxation purposes, please notify Council's cashier at the time of payment.

Should you require any further information on this matter, please contact **John Essenstam** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number 9942 2111, or at any time on facsimile number 9971 4522.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit our E-Services System at www.warringah.nsw.gov.au.

Yours faithfully

John Essenstam
Development Assessment Officer
Planning and Development Services

Statement of Environmental Effects and Work Statement / Waste Management Plan for Demolition of Existing Brookvale Oval Caretaker's Cottage at Pittwater Road, Brookvale Lot 2, DP 1141128

- The site is located at the north eastern corner of Brookvale Park and is a public reserve owned by Warringah Council.
- The subject property comprises a single storey weatherboard clad brick cottage with metal roof sheeting, carports, driveways and a number of trees.
- The approximate floor area of the building is about 140m² and is currently vacant.
- Access and egress to adjoining properties will be unaffected.
- The environmental effects will be minimal and short term.

Work Plan and Environmental Control Plan

- The demolition contractor will notify WorkCover 7 days before commencement of works.
- The demolition contractor will supply and erect a suitable temporary fence to make sure the demolition site is safe and provide identification and warning signs before works begin.
- The demolition contractor will provide mobile toilet facilities for site workers.
- The demolition contractor will provide a silt barrier to prevent sedimentation run-off, if required by Council for the duration of the works.
- The demolition contractor will have the site tap water supply maintained, the gas & electricity disconnected and sewer capped for reconnection in future.
- Dust will be minimised by spraying with water during demolition.
- A heavy excavator will be used to remove the cottage and to load the trucks.
- The works will be conducted between the hours of 7:00am and 5:00pm from Monday to Friday inclusive and will take about 10-15 working days.
- Loads will be covered before leaving the site.
- Adjacent properties and public rights of way shall be protected.
- Asbestos will be removed manually as required in accordance with WorkCover Asbestos Removal Guidelines and Australian Standards by a WorkCover licensed asbestos removal contractor. The asbestos will be wrapped with plastic and placed in a dedicated bin. The bin will be securely sealed and tipped at a suitably approved site.
- The roof will be removed manually.
- The remainder of the property will be demolished by machine, removed from site and the site left clean.