

Initiator details

| | |
|------------------|-----------------------|
| Title | |
| First given name | Cameron |
| Family name | Gray |
| Contact number | |
| Email | cgray@willowtp.com.au |

Applicant contact details

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|--|--|
| Title | |
| First given name | Cameron |
| Other given name/s | |
| Family name | Gray |
| Contact number | |
| Email | cgray@willowtp.com.au |
| Address | 165 WALKER STREET NORTH SYDNEY 2060 |
| Application on behalf of a company, business or body corporate | Yes |
| ABN | 42119550220 |
| ACN | 119550220 |
| Name | SEKISUI HOUSE SERVICES (NSW) PTY LIMITED |
| Trading name | SEKISUI HOUSE SERVICES (NSW) PTY LIMITED |
| Is the nominated company the applicant for this application | Yes |

Owner/s of the development site

| | |
|---------------------------------|--|
| Owner/s of the development site | There are multiple owners of the development site and I am one of them |
| Owner # | 1 |
| Title | |
| First given name | Hirotohi |
| Other given name/s | |
| Family name | Katayama |
| Contact number | |
| Email | cgray@willowtp.com.au |
| Address | 53A WARRIEWOOD ROAD WARRIEWOOD 2102 |
| Owner # | 2 |
| Title | |
| First given name | Kazuya |
| Other given name/s | |
| Family name | Sakamoto |
| Contact number | |
| Email | cgray@willowtp.com.au |
| Address | 53A WARRIEWOOD ROAD WARRIEWOOD 2102 |

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

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| Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc. | No |
|---|----|

Developer details

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|---------------|--|
| ABN | |
| ACN | |
| Name | |
| Trading name | |
| Address | |
| Email Address | |

Development details

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| Application type | Development Application |
| Site address # | 1 |
| Street address | 53A WARRIEWOOD ROAD WARRIEWOOD 2102 |
| Local government area | NORTHERN BEACHES |
| Lot / Section Number / Plan | 2/-/DP1115877 <input checked="" type="checkbox"/> |
| Primary address? | Yes |
| Planning controls affecting property | <p>Land Application LEP Pittwater Local Environmental Plan 2014</p> <p>Land Zoning R3: Medium Density Residential</p> <p>Height of Building 10.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size NA</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Acid Sulfate Soils Class 4 Class 5</p> <p>Terrestrial Biodiversity Biodiversity</p> <p>Urban Release Area Buffer Area Creekline Corridor Warriewood Valley Release Area</p> |
| Site address # | 2 |
| Street address | 53B WARRIEWOOD ROAD WARRIEWOOD 2102 |
| Local government area | NORTHERN BEACHES |
| Lot / Section Number / Plan | 3/-/DP1115877 <input checked="" type="checkbox"/> |
| Primary address? | No |
| | <p>Land Application LEP Pittwater Local Environmental Plan 2014</p> <p>Land Zoning R3: Medium Density Residential</p> <p>Height of Building 10.5 m</p> |

| | | |
|--------------------------------------|------------------------------|---|
| Planning controls affecting property | Floor Space Ratio (n:1) | NA |
| | Minimum Lot Size | NA |
| | Heritage | NA |
| | Land Reservation Acquisition | NA |
| | Foreshore Building Line | NA |
| | Acid Sulfate Soils | Class 4 Class 5 |
| | Terrestrial Biodiversity | Biodiversity |
| | Urban Release Area | Buffer Area Creekline Corridor Warriewood Valley Release Area |

Proposed development

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| Selected common application types | Subdivision |
| Description of development | This DA seeks development consent for the five (5) lot Community Title Subdivision of the Subject Site, including a private internal road i.e. Community Lot 1, a future public reserve, the extension of Lorikeet Grove, the widening of Pheasant Place, civil works and tree removal to facilitate the future residential development of the Subject Site. |
| Dwelling count details | |
| Number of dwellings / units proposed | |
| Number of storeys proposed | |
| Number of pre-existing dwellings on site | |
| Number of dwellings to be demolished | |
| Number of proposed occupants | 0 |
| Existing gross floor area (m2) | 0 |
| Proposed gross floor area (m2) | 0 |
| Total site area (m2) | 0 |
| Total net lettable area (m2) | 0 |
| What is the estimated development cost, including GST? | \$2,704,376.00 |
| Estimated development cost | \$2,704,376.00 |
| Do you have one or more BASIX certificates? | |
| Climate Zone | |
| What climate zone/s is the development in? | Climate zone 8 - alpine |
| Has the climate zone impacted the design of the development? | No |
| Subdivision | |
| Number of existing lots | 2 |
| Type of subdivision proposed | Community Title |
| Number of proposed lots | 6 |
| Proposed operating details | |
| Number of staff/employees on the site | |

Number of parking spaces

| | |
|---------------------------------------|--|
| Number of loading bays | |
| Is a new road proposed? | No |
| | |
| Concept development | |
| Is the development to be staged? | No, this application is not for concept or staged development. |
| | |
| Crown development | |
| Is this a proposed Crown development? | No |

Related planning information

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| Is the application for integrated development? | Yes |
| Acts under which licences or approvals are required | Rural Fires Act 1997 Water Management Act 2000 |
| Is your proposal categorised as designated development? | No |
| Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat? | No |
| Is this application for biodiversity compliant development? | No |
| Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)? | No |
| Is the application accompanied by a Planning Agreement ? | No |
| | |
| Section 68 of the Local Government Act | |
| Is approval under s68 of the Local Government Act 1993 required? | No |
| | |
| 10.7 Certificate | |
| Have you already obtained a 10.7 certificate? | |
| | |
| Tree works | |
| Is tree removal and/or pruning work proposed? | Yes |
| Please provide a description of the proposed tree removal and/or pruning work | The proposal involves the removal of 23 trees on the Subject Site that are declared under PDPC21 as requiring development consent for removal. 18 trees will be removed which do not require the consent of Council |
| Number of trees to be impacted by the proposed work | 41 |
| Land area to be impacted by the proposed work | |
| Units | |
| Approximate area of canopy REQUESTED to be removed | 41 |
| Units | Square metres |
| | |
| Local heritage | |
| Does the development site include an item of environmental heritage or sit within a heritage conservation area. | No |
| Are works proposed to any heritage listed buildings? | No |
| Is heritage tree removal proposed? | No |
| | |
| Affiliations and Pecuniary interests | |
| Is the applicant or owner a staff member or councillor of the council assessing the | No |

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| application? | |
| Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application? | No |
| | |
| Political Donations | |
| Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years? | No |
| Please provide details of each donation/gift which has been made within the last 2 years | |

Sustainable Buildings

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| Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings? | Yes |
| Provide reason for exemption. Is the development any of the following: | An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million |

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

| | |
|---------------------|-------------------------------------|
| First name | Cameron |
| Other given name(s) | |
| Family name | Gray |
| Contact number | 0477003429 |
| Email address | |
| Billing address | 165 WALKER STREET NORTH SYDNEY 2060 |

Application documents

The following documents support the application.

| Document type | Document file name |
|--|---|
| Aboriginal Due Diligence Assessment | Appendix 1 - Aboriginal Due Diligence Assessment |
| Arborists report | Appendix 2 - Arboricultural Impact Assessment Report |
| Bushfire Assessment Report | Appendix 4 - Bushfire Assessment Report |
| Contamination and/or remediation action plan | Appendix 8 - Detailed Site Investigation and Remedial Action Plan |
| Cost estimate report | Appendix 13 - Estimated Development Cost Report |
| Flora and Fauna Assessment | Appendix 9 - Flora and Fauna Assessment |
| Generated contributions form | Contributions_form_1723210038.pdf |
| Geotechnical report | Appendix 10 - Geotechnical Investigation |
| Landscape plan | Appendix 7 - Concept Landscape Plans |
| Notification Plan | Appendix 3 - Building Envelope Plan |

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| Other | Appendix 19 - Water Quality Monitoring Data Appendix 17 - Vegetaton Management Plan Appendix 20 - Community Management Statement |
| Owner's consent | Appendix 11 - Owners Consent ASIC search - SHSN |
| Preliminary Engineering Drawings | Appendix 5 - Civil Plans |
| Statement of environmental effects | Statement of Environmental Effects Appendix 12 - Pittwater Development Control Plan 21 Assessment |
| Stormwater Management Plan | Appendix 6 - Civil Report |
| Subdivision Plan | Appendix 14 - Subdivision Plan |
| Survey plan | Appendix 15 - Survey Plan |
| Traffic report | Appendix 16 - Transport Impact Assessment |
| Waste management plan | Appendix 18 - Waste Management Plan |

Applicant declarations

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| I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct. | Yes |
| I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application. | Yes |
| I understand that if incomplete, the consent authority may request more information, which will result in delays to the application. | Yes |
| I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal | Yes |
| I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it. | Yes |
| I agree to appropriately delegated assessment officers attending the site for the purpose of inspection. | Yes |
| I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice | Yes |
| I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s). | |