

DEVELOPMENT APPLICATION

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

NORTHERN BEACHES COUNCIL

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ADDRESS OF PROPOSAL

Address: Lot 22 Proposed Road, Warriewood NSW

Title Details : Lot 22 (unregistered),  
(Lot/DP etc) Stage 29, 29-31 Warriewood Road,  
Warriewood NSW 2102.

DETAILED DESCRIPTION OF PROPOSAL

Construction of a Two Storey dwelling  
with attached Garage.

COST OF WORK ESTIMATES			
<b>Note: For works in excess of \$3,000,000 a registered quantity surveyors costs estimate must be provided</b>			
Item	Quantity	Cost	Total
<b>General</b>			
Professional fees		As per costs incurred	
External Services		As per quote	
Site preparation works		x \$110 per square metre	
Demolition		x \$120 per square metre	
Excavation/Earthworks		x \$425 per cubic metre	
Hardstand Area/Driveway		x \$325 per square metre	
Landscaping and site works		x \$310 per square metre	
Swimming pool <40m2		@ \$54,130	
Swimming pool >40m2		@ \$64,955	
Fencing		x \$75 per lineal metre	
Masonry boundary wall		x \$825 per lineal metre	
<b>Site slope factor greater than 10%</b>	<b>Additional</b>	<b>@ \$27,065</b>	
<b>Residential</b>			
New dwelling/Dual Occ etc (Custom design)		x \$4,330 per square metre	
New dwelling etc (Project home)		x \$1,300 per square metre	
Alterations – Ground floor level		x \$2,925 per square metre	
Alterations – Other levels		x \$2,710 per square metre	
Internal Modifications		x \$1,410 per square metre	
Garage		x \$920 per square metre	
Deck/Pergola		x \$975 per square metre	
Carport		x \$380 per square metre	
Other – jetty, pontoon, Inclinator etc.		As per quote	
<b>Residential Flat Buildings/Shop Top Housing/Seniors Housing</b>			
Floor space area		x \$2,925 per square metre	
Balconies		x \$1,410 per square metre	
Car spaces – underground		x \$16,240 per space	
Car spaces – covered ground level		x \$6,495 per space	
<b>Industrial/Commercial/Other</b>			
Fit out – existing commercial space		x \$1,030 per square metre	
Industrial floor space area		x \$1,030 per square metre	
Commercial/Retail floor space area		x \$2,380 per square metre	
Public buildings / Cinemas / Clubs etc- Floor space area		x \$3,790 per square metre	
Car spaces – underground		x \$16,240 per space	
Car spaces – covered ground level		x \$6,495 per space	
<b>TOTAL</b>			

**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

## 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/buildinginnsw/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