

# DEVELOPMENT APPLICATION

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



## PITTWATER COUNCIL

Village Park, 1 Park Street, MONA VALE

PO Box 882, MONA VALE NSW 1660

DX 9018, MONA VALE

Telephone: (02) 9970 1111

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.: N0276/15

Date Received: 23/07/15

Scanned: 23/07/15

### ADDRESS OF PROPOSAL

Address:

168 A BARRENJOEY RD

NEWPORT NSW 2106

Title Details:  
(Lot/DP etc)

LOT 2 DP 539523

### DETAILED DESCRIPTION OF PROPOSAL

- CONSTRUCT NEW BATHROOM & LAUNDRY ON LOWER LEVEL.
- CONSTRUCT NEW BALCONY, ENSUITE BATHROOM, POWDER ROOM, WALK-IN WARDROBE & SWIMMING POOL ON UPPER LEVEL
- CONSTRUCT NEW TURNTABLE, GARAGE & ENTRY STEPS ON PARKING LEVEL.
- EXCAVATE, CONSTRUCT RETAINING WALLS & BACKFILL.

**COST OF WORK ESTIMATES**

**Note: For works in excess of \$3,000,000 a registered quantity surveyors costs estimate must be provided**

Item	Quantity	Cost	Total
<b>General</b>			
Professional fees		As per costs incurred	50,000
External Services		As per quote	2,000
Site preparation works	230	x \$105 per square metre	24,150
Demolition	70	x \$115 per square metre	8,050
Excavation/Earthworks	250	x \$420 per cubic metre	62,500
Hardstand Area/Driveway	60	x \$315 per square metre	18,900
Landscaping and site works	200	x \$300 per square metre	60,000
Swimming pool <40m2		@ \$52,500	
Swimming pool >40m2		@ \$63,000	63,000
Fencing	10	x \$73 per lineal metre	730
Masonry boundary wall	20	x \$800 per lineal metre	16,000
Site slope factor greater than 10%	Additional	@ \$26,250	26,250
			<u>331,580</u>
<b>Residential</b>			
New dwelling/Dual Occ etc (Custom design)	42	x \$4,200 per square metre	176,400
New dwelling etc (Project home)		x \$1,260 per square metre	
Alterations – Ground floor level	35	x \$2,835 per square metre	99,225
Alterations – Other levels		x \$2,625 per square metre	
Internal Modifications		x \$1,365 per square metre	
Garage	40	x \$892 per square metre	35,680
Deck/Pergola	15	x \$945 per square metre	14,175
Carport		x \$367 per square metre	
Other – jetty, pontoon, Inclinator etc.		As per quote	
			<u>325,480</u>
<b>Residential Flat Buildings/Shop Top Housing/Seniors Housing</b>			
Floor space area		x \$2,835 per square metre	
Balconies		x \$1,365 per square metre	
Car spaces – underground		x \$15,750 per space	
Car spaces – covered ground level		x \$6,300 per space	
<b>Industrial/Commercial/Other</b>			
Fit out – existing commercial space		x \$1,000 per square metre	
Industrial floor space area		x \$1,000 per square metre	
Commercial/Retail floor space area		x \$2,310 per square metre	
Public buildings / Cinemas / Clubs etc- Floor space area		x \$3,675 per square metre	
Car spaces – underground		x \$15,750 per space	
Car spaces – covered ground level		x \$6,300 per space	
<b>TOTAL</b>			<b>\$657,060</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 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 \$260

### 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 above applicant.

Signature(s): \* *Michael Slater* \* *Joanna Slater*  
Print Name(s): \* MICHAEL SLATER \* Joanna Slater.

**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.
- 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**

Are you or the owner of the property a staff member; councillor; contractor, or related to someone who is a staff member; councillor; contractor, of Pittwater Council?

YES

NO

If YES to a family member, name of relevant Council employee etc: \_\_\_\_\_

**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: MICHAEL SLATER & JOANNA SLATER  
Company: \_\_\_\_\_  
Postal Address: 168A BARRENJOEY RD  
NEWPORT NSW 2106  
\_\_\_\_\_  
contact architect  
E-Mail Address: G.Watson@designsection.com.au  
Contact Number: 0414-266 557 Secondary Number: \_\_\_\_\_

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:

\* [Signature] \* Joanna Slater

Print Name:

\* MICHAEL SLATER \* Joanna Slater Date: 13.7.15

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

DA REFERRALS, NOTIFICATION CHECKLIST AND FEES

Application No: N0276/15

Date Received: 23/07/15

File Note/s:

FEE TYPE	CASHIER CODE	FEE
Development Application	TDEV	\$ 2004.12
Modification (s96)	TMOD	
Review (s82A)	TREC	
Subdivision Fee	TSUB	
Notification	TADV	\$ 270
Sign Fee	NODP	\$ 40
Scanning	RMIC	
Road Reserve	HKER	\$ 338
Advertising (Designated \$2220/Other \$1105)	TADV	
Designated Processing Fee (\$920)	TDEV	
Integrated Processing Fee (\$140)	TDEV	
Concurrence Processing Fee (\$140)	TDEV	
<b>TOTAL</b>		<b>\$ 2652.12</b>

RECEIPT NUMBER	RECEIPT DATE
380723	23/7/15

Assistant Planner: Gareth David

Date: 23/07/15