

PITTWATER COUNCIL
DEVELOPMENT APPLICATION FORM

Office Use Only

DA No.: _____

Date Received: _____

Village Park, 1 Park Street, MONA VALE
PO Box 882, MONA VALE NSW 1660
DX 9018, MONA VALE
Facsimile: (02) 9970 7150
Telephone: (02) 9970 1111
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Website: www.pittwaterlga.com.au



Please note all documents lodged with this Development Application, including the Application form, are available for public access at Council's offices and on Council's web site.

PRE-LODGEMENT

- Pre-lodgement discussion with staff is recommended.
- Discuss your proposal with your neighbours prior to design or lodgement.
- Carefully read the checklist and guide in this form and ensure that all required information and documentation is provided with your application.
- If written agreement from neighbours is not provided the application will be notified and stop the clock will commence

LODGEMENT

- All information required by the check-list must be submitted with this application.
- Incomplete applications or illegible information will not be accepted by Council.
- All fees are to be paid at the time of lodgement.
- Please make an appointment to lodge your application. You may be delayed for an unspecified time if no appointment is made.

LOCATION OF THE PROPOSAL

Address: 13 BRUCE STREET, MONA VALE (Lot 10 DP 15762)

PROPOSAL

Dwelling House - Alterations and Additions

PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL

OWNER: This section must be signed by ALL owners
I/we consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections.

X Signature(s): _____

X Print Name(s): Ian Walters

- 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.
- If the land is below mean high water mark, the written consent of the Crown is required.
- If the written consent is not signed by all owners of the property, this application will not be accepted.

Received 29/9/06

WHAT IS THE ESTIMATED COST OF THE PROPOSAL: \$ 175,000

Note: The estimated cost is the value of the works. It is the cost which would be incurred if a contractor carried out the works. This estimate must be supported by an actual quote contract price or independent estimate prepared by a suitably qualified person where a variation from Councils estimate of costs is sought. (See Attached Sheet)

APPLICANT DETAILS

For contact during application processing: (please print)

Name/Company: MICHAEL & BETINA KING

Address: 39 Norma Road Palm Beach 2108

E-Mail Contact Details: betina@bigpond.net.au

Phone: () 9973 3313 Daytime Contact No: () 0415 505 505

BUILDER / PROJECT MANAGER (please print)

Name/Company: Ian Walters

Address: 13 Bruce St MONMVALE 2103

E-Mail Contact Details: drainageprobs@yahoo.com.au

Phone: () _____ Daytime Contact No: () 0416 077 872

APPLICANT SIGNOFF

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.

I declare that 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.

I also confirm that this application has been prepared addressing the relevant Local Environmental Plan and Development Control Plan requirements and that the application includes all the "Information To Be Submitted" as specified by the Pittwater 21 DCP.

I hereby certify that this proposal complies with the requirements of the Pittwater 21 Development Control Plan.

Alternatively, where this application does not comply with these requirements, I have provided a written justification in support of this proposal, addressing the relevant control outcomes.

Further, I acknowledge that I am aware of my obligations under the Disability Discrimination Act.

THE APPLICATION PLANS, SHADOW DIAGRAMS, SURVEYS AND ENGINEERING DETAILS ETC. HAVE BEEN SORTED INTO SETS, FIVE SETS FOLDED TO A4 SIZE AND ONE SET LEFT UNFOLDED TO BE SCANNED INTO COUNCIL'S ELECTRONIC DATA MANAGEMENT SYSTEM

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

X Signature:  Date: 29.9.06

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DETERMINATION OF FEES			
Step 1	Determine Value of Works by completing the relevant estimate sheet (see Attached)		<input type="checkbox"/>
	Value of Works	\$ 175,000.00	<input type="checkbox"/>
Step 2	Refer to Councils Schedule of fees and charges to determine (Note: Use proclaim program)		<input type="checkbox"/>
	DA Fee	\$ 1,135,00	<input type="checkbox"/>
Step 3	If CC Application establish CC Fee		<input type="checkbox"/>
	Construction Certificate Fee	\$ N/A	<input type="checkbox"/>
Determine other appropriate Fees and complete Fee Schedule below			
Does the applicants estimated cost agree with Council's estimate?		Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/>
If it does not agree has the applicant been advised and the matter resolved?			<input type="checkbox"/>

FEE SCHEDULE						
STAFF USE		FEE	GST	RECEIPT NO	DATE	
<input checked="" type="checkbox"/>	DA	TDEV	\$ 807.00	202801	6/10/06	<input type="checkbox"/>
<input type="checkbox"/>	SEC 96 MODIFICATION	TMOD				
<input type="checkbox"/>	SEC 82A RECONSIDERATION	TREC				
<input checked="" type="checkbox"/>	ADVERTISING	TADV	70-	202801	6/10/06	
<input checked="" type="checkbox"/>	IMAGE SCANNING	RMIC	30 -	202801	6/10/06	
<input checked="" type="checkbox"/>	STRATA/COMM TITLE APPLIC	TSUB				
<input type="checkbox"/>	CONSTRUCTION CERTIFICATE	TCER				
<input type="checkbox"/>	LONG SERVICE LEVY	QLSL				
<input type="checkbox"/>	TREES	TTRE				
<input type="checkbox"/>	STREET LEVELS	ESTR				
<input checked="" type="checkbox"/>	BUILDER'S SECURITY	HKER	198 -	202801	6/10/06	
<input checked="" type="checkbox"/>	SIGN FEE	NODP	30 -	202801	6/10/06	
SCAN STAMP		REGISTRATION STAMP				
1135.00						

NO 634 / 06

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EXTERNAL REFERRALS

Control No	Integrated Development Type	Referral Authority	Assessment Process	Is Referral Required YES / NO	Referral Fee Provided
B1.8	Species Impact Statement	NP & WL Service	Seldom Required (see B1.8) only required if significant impact on flora / fauna.		
B1.10	Water Supply	DIPNR	Seldom required (see B1.9) only required if water extraction proposed, e.g. pumps, bores, dams etc		
B1.11	Fisheries Management	Fisheries	(see B1.11) Required if proposal involves dredging or work which may impact on sea grass, wharfs, jetties, pontoons, marinas etc		
B1.12	Heritage	NSW Heritage Officer	Only required if B1.12 applies		
B1.13	Bushfire	Rural Fire Service	Only required if B1.13 applies		
B1.14	Aboriginal Relics and Places	NP & WL Service	Seldom required (see B1.14) only required if proposal will impact on Aboriginal heritage/relics		
No control	Waste / Pollution	EPA	Seldom required. Any proposal which will generate or treat waste and/or requires an EPA to operate		
B1.11	Not integrated	NSW Waterways Authority	(See B1.11) required if proposal involves dredging, construction of wharfs, jetties, pontoons, marinas etc which may impact on navigation		N/A
No control	Not Integrated	NSW Police	Major residential /commercial development worth greater than \$10 million		N/A
Zone 9 (d)	Concurrence	NSW Police	9(d) arterial road reservation applies		N/A

INTERNAL REFERRALS

Referral Type	Reason for Referral	Is Referral Required YES / NO
Development Engineer	All development involving works / construction	
Natural Resources	Referral is required for Controls B4.1 - B4.17 applies All Cat 1 & 2 Plus any works greater than 40m2	
Bushfire Hazard	Referral is required if Control No B3.3 applies	
Heritage	Referral is required if Control No B1.15 applies	
Health / Waste / Food Handling	Referral is required if onsite waste water treatment proposed or proposal involves food handling	
Urban Infrastructure	Major works / Subdivisions	
Reserves and Recreation	Major works in Avalon, Newport, Mona Vale centres	
Landscape	Any application with Landscape Plan or Arborists report	
SEPP 71	External works below MHWM	
Traffic	Major works (SEPP Senior, MUH, Sector)	
Warriewood Valley	All Warriewood Valley DA's	

ADO Final Check	
Notification Required	<input type="checkbox"/>
Required Sign Pick Up	<input type="checkbox"/>
Standard Notification	<input type="checkbox"/>
28 Day Notification	<input type="checkbox"/>
Designated Development	<input type="checkbox"/>
Integrated Development	<input type="checkbox"/>
Reports Attached	<input type="checkbox"/>

Application Form Acceptance Checklist	Officer	Date	Time
Completed by			

Development Application Acceptance Checklist

Council staff will complete the following Acceptance Checklist on receipt of the application. This process is carried out to:-

1. Ensure that the application includes the relevant information to facilitate assessment of the proposal.
2. Specify the State Authorities to which the Application may need to be referred.
3. Specify the Areas of Council to which an internal referral is required.

Applicants should note that this is a preliminary assessment of the information submitted with the application and that ALL "information to be submitted" as clearly specified in the Pittwater 21 DCP is to be included with the application at the time of lodgement.

The application assessment process will involve a detailed appraisal of the information submitted with the application. Where incomplete information is provided assessment of the application will be subject to the STOP THE CLOCK provisions of the legislation while the required information is obtained.

Failure to provide the required "Information to be Submitted" as outlined through the Pittwater 21 DCP www.pittwaterlga.com.au in a satisfactory form is most likely to result in delay or refusal of the application.

Counter Acceptance Checklist

B1.2 Submission of a Statement of Environmental Effects

◆ A Statement of Environmental Effect is required to accompany all applications (other than Designated Development where a Environmental Impact Statement is required).

◆ The Statement of Environmental Effects should provide Information in the form of a written statement, which assesses the proposal in terms of the site and surrounding properties. The statement must detail the ways in which negative consequences or impacts of the proposal can be minimised and should include the following:-

- A site description (current use, aspect, slope, vegetation)
- The site details (address, Lot No./DP No. etc)
- A description of the proposed development
- An identification of the type of development (i.e. complying development; local development; integrated development; designated development)
- A brief discussion and identification of the zoning of the land identifying that the proposal is a permissible development of the site.
- An analysis of the Bulk Scale of Proposed Structures & Impact of the proposed development on surrounding properties.
- Reference should be made to:-

- ◆ Bulk & scale of building
- ◆ Height
- ◆ Front side & rear setbacks (refer to surrounding setbacks and any established defacto building lines)
- ◆ Retaining structures

◆ The Statement of Environmental Effect should also include the information outlined as required to be addressed in the Statement of Environmental Effects for each of the relevant controls that applies to the proposed development on the nominated site.

B1.3 Submission of supporting documentation - site plan / survey plan / development drawings

Survey plan (6 copies required): -

- ◆ A plan prepared by a Registered Surveyor which identifies all existing site features and existing ground levels (minimum scale 1 :100).
- ◆ The Plan should show all relevant information including the location of easements, Restrictions on Use of Land areas affected by covenants etc together with boundary dimensions.
- ◆ 1m contour intervals relating to a fixed datum point based on the Australian Height Datum (AHD).
- ◆ All trees (including trunk diameters, heights and spreads), rock features, the adjacent road including all drainage structures, kerb lines, centre line, street trees and the location of services.
- ◆ The outline of buildings with floor level on and immediately adjoining the site together with floor levels and ridge heights and the location of doors and windows where a privacy and view line issues may become an issue.
- ◆ The location of any watercourses, or drainage structures and pipelines contained within or near to the site.
- ◆ The survey plan should also include all other information required to be submitted in accordance with each relevant control applying to the proposed development on the nominated site.

Site Plan(s) (6 copies required): - A plan view of the site showing the existing and proposed buildings the following information: -

- ◆ North point and all boundary dimensions of the site
- ◆ Location of all easements, rights of way and areas affected by covenants
- ◆ All existing / proposed buildings and hard surface structures,(driveways, pathways etc) on the site and proposed setbacks and distances to boundaries, proposed additions to existing buildings are to be clearly identified by cross hatching, shading or otherwise.
- ◆ The site plan is to clearly indicate the location of trees together with their canopy spread and identify trees to be removed and those to be retained.
- ◆ Site Plan(s) should also include all other information required to be submitted in accordance with each relevant control applying to the proposed development on the nominated site.

Development drawings (6 copies required): -

Floor Plans

- ◆ Floor Plans (an aerial view of the room layout on all levels or storeys minimum scale 1:100)
- ◆ North point shown
- ◆ Site boundaries shown
- ◆ Room dimensions and uses shown
- ◆ Location and dimension of all windows, doors and walls including wall thicknesses

Elevations (6 copies required) (a view of all sides of the building and site profile minimum scale 1:100)

- ◆ All relevant elevations detailed and identified i.e.(north, south etc) with the proposed additions clearly identified.
- ◆ In particular elevations as viewed from adjoining areas of public domain are to be shown.
- ◆ Existing / proposed ground levels and all floor to ceiling heights
- ◆ Reduced levels to Australian Height Datum shown for all roof levels, floors, ceilings for the existing and proposed buildings and those on adjoining sites.
- ◆ Street levels to be shown AHD
- ◆ Roof profile, materials, colour, roof pitch and eaves widths are to be shown
- ◆ The outbuildings on the site and adjoining sites are to be shown.

Sections (6 copies required) (a cut through of the view of the building and / or site minimum scale 1:100)

- ◆ The outline of the existing and / or proposed building showing all dimensions including roof pitch

- Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property, and/or;
- Any landfill greater than 1.0 metres in height, and/or;
- Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils.

C1.1 Landscaping

✕

♦ A landscaping plan needs to be provided unless the proposal does not involve changes to the external appearances or increase the footprint of an existing building and /or does not cause any substantial changes to the visual character of the site (as a guide a landscape plan is required the works will disturb more than 50m of the site).

C1.4 Solar access

✕

♦ Information on shadow effected on adjoining properties and any self shadows Minimum Scale 1:200 (this can be shown on the site plan). The outline of the existing/proposed and adjoining buildings (where they fall within the shadowed area) and the shadow cast by existing trees on the adjoining properties are to be shown.

♦ The outline of the shadow cast by the proposed building during the winter solstice at 9am, 12 noon and 3pm is to be shown. If the proposal involves demolition of an existing building, indicate the shadow cast by that building and the new building.

C1.9 Accessibility

- An access report prepared by an accredited access adviser is to be provided for multi unit housing, shop top housing and seniors living development
- A Compliance Checklist for Access and Support Services must be provided for seniors living development.

C1.11 Energy and water conservation

✕

♦ (New dwellings only). Certification by an accredited certifying that the building achieve a 3.5 stars Naters rating. (Note: certification is not required where the proposed development is a minor alteration and addition comprising less than 50% of the gross floor area to an existing residential building).

B1.14 Integrated Development: Aboriginal Objects and Places

✕

♦ This applies to development which will impact on Aboriginal relics and places. (Note: only a small number of developments including land subdivision and those proposals which will cause clearing to significant areas of vegetation fall into this category of development. Check Control B1.8 if unsure).

B1.8 Integrated Development: National Parks and Wildlife Service (NPWS) - Species Impact Statement

✕

♦ A species impact statement shall be submitted (the National Parks and Wildlife Service should be consulted) a fee is payable to the NPWS on lodgement of the application. (Note: only a small number of developments including land subdivision and those proposals which, will cause clearing to significant areas of vegetation fall into this category of development. Check Control B1.8 if unsure).

B1.10 Integrated Development: Water Supply

✕

♦ Applies where proposal involves water extraction eg pumps, bores, dams, sewers etc. A fee is payable to the Department of Infrastructure Planning & Natural Resources on lodgement of the application. (Note: only a small number of developments are affected by this requirement).

B3.2 Landslip hazard

SEE FILE NOTE

♦ A report and certified forms as set out in Councils Geotechnical Risk Management Policy for Pittwater are to be provided.

B4.3 Biodiversity protection Category 3 Land

X

♦ The relevant requirements for information to be submitted for the control as it relates to the natural environment are to be provided with the application. (See information to be submitted for details)

D14.1 Character as viewed from a public place

X

For proposed developments having a value greater than \$350,000 a photo montage is to be provided for proposed developments having a value greater than \$1,000,000 a model is to be provided.

D14.3 Building colours, materials and construction

♦ A colour and materials sample or scheme is to be provided.

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX Certificate issued by the Department of Infrastructure, Planning and Natural Resources is to be provided.

SEPP No 71 Coastal Protection

SEPP 71 - Coastal Protection applies to the proposed development as the site is within the coastal zone.

Has the application addressed the requirements of SEPP 71 in the statement of environmental effects?

Any development that lies below Mean High Water Mark (including jetties, ramps and pontoons) must be referred to the Director General of the Department of Planning within 2 days of receipt of the application. (For Office Use Only)

Where subdivision of land is proposed, a master plan (as defined in SEPP 71 - Coastal Protection), adopted by the Minister for Infrastructure and Planning is required.

The Minister may waive the need for a master plan in certain instances.

- ◆ All sections are to be labelled and crossed labelled back to where they occur on the floor plan and elevations.
- ◆ Along section through the driveway from the kerb line (or edge of road formation) to the garage or parking floor area is to be provided driveway cross section are required at the front boundary where cut / fill depths exceed 0.5 metres, otherwise where cut / fill depths exceed 1 metre.
- ◆ Construction details for walls, floors, windows, doors, ceiling, roof frames, types of footings etc.

The development drawings should also include all other information required to be submitted in accordance with each relevant control applying to the proposed development on the nominated site.

The development drawings shall incorporate a statement prepared by the designer confirming that the proposed works have been designed so that when constructed they can comply with the Building Code of Australia.

B1.4 Notification

- ◆ Twelve sets of notification plans including site plans, elevations showing all proposed works in colour are to be submitted. They must be A4 or A3 size with all features and dimensions and notations clearly shown and legible.
- ◆ The notification plans are to show the overall height and external appearance of the proposal relative to the existing finished ground levels as well as existing buildings on the site and on adjacent land.
- ◆ All dimensions and notations on the notification plans must be clearly legible.

B5.1 Wastewater management

- ◆ Where connection to the Sydney Water Sewage System cannot be achieved or reuse of waste water is proposed an on-site waste water management study prepared by an appropriately qualified sewage and water treatment consultant is to be provided.

B5.3 Stormwater management - on-site detention

- ◆ All residential properties identified as requiring on-site stormwater detention where proposed works increase the built upon areas by more than 50m, will require submission of an on-site stormwater detention concept plan. (This can be shown on the site plan or ground floor plan).
- ◆ An Onsite Stormwater Detention Concept Plan is required for all multi-unit developments, flats, townhouses, dual occupancies, SEPP 5 aged and disabled housing, new shops, offices, restaurants, service stations, schools, disabled housing, factory or warehouse and subdivisions.

B6.1 Access driveways - residential development up to 2 dwellings (single dwelling and dual occupancy)

- ◆ For all access driveways that proposed to use other than Normal-High or Normal-Low profiles, variation to Councils controls, suspended driveways or retaining walls or whether there is no kerb and gutter, written advice for approval by Councils Urban Infrastructure Unit of the proposed driveway is to be provided.
- ◆ For access driveways to main roads involving suspended driveways and retaining walls written advice from the RTA as to the acceptability of the driveway is required.
- ◆ For existing driveways which are to be retained which have a gradient greater than 25% certification by an NRPE Registered Engineer in regard to safety is required.

B8.1 Construction and demolition - excavation and landfill

A report and certified forms as set out in Council's Geotechnical Risk Management Policy for Pittwater are to be provided.

Note: This requirement only applies when:

- Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation, and/or;
- Any excavation greater than 3 metres deep below the existing surface, and/or;

OPINION OF PROBABLE COST

KING RESIDENCE

13 Bruce Street Mona Vale

ITEM	COST
1. Demolition	\$ 6,000.00
2. Exterior Works	
Paths	\$ 5,000.00
Entry stairs-Concrete	\$ 4,000.00
Entry stairs/ landing-Timber	\$ 3,000.00
Entry-Balustrade	\$ 2,000.00
Entry screen	\$ 2,500.00
3. Building Works	
Ground Floor	
Ensuite	\$ 15,000.00
Bed 1 -Window infill	\$ 1,000.00
Bathroom	\$ 20,000.00
Hall & WC	\$ 15,000.00
Kitchen	\$ 25,000.00
Skylight	\$ 4,000.00
Entry Door	\$ 1,000.00
Windows and sliding doors	\$ 20,000.00
Steel beam 2 off	\$ 14,000.00
Lower Ground Floor	
Laundry	\$ 15,000.00
Door	\$ 700.00
Sub floor structure upgrade	\$ 6,000.00
SUB TOTAL	\$ 159,200.00
GST	\$ 15,920.00
TOTAL	\$ 175,120.00