

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

STATE ENVIRONMENTAL PLANNING POLICY No 1 DEVELOPMENT STANDARDS

Is a SEPP 1 objection required to vary a development standard?

YES

NO

Note If YES details need to be provided in the Statement of Effects identifying the development standard to be varied and the
grounds for your objection

STATUTORY REQUIREMENTS

The questions on this page will only apply to a small number of development applications
The *Information to be shown on the Statement of Environmental Effects* guide and the *Counter Acceptance Checklist* will assist you in determining if any of the following apply to your application

An additional set of plans and documentation and a cheque for \$250 will be required for each referral agency

INTEGRATED DEVELOPMENT

Is this application for integrated development?

YES NO

Integrated development is development that requires licences or approvals from other Government Authorities
Most forms of development will not be integrated Please see attached checklist for further information

Please tick appropriate boxes and circle relevant section

Fisheries Management Act 1994 s144 s201 s205 s219
Cheque for \$250 made payable to Department of Primary Industries

Heritage Act 1997 s58
Cheque for \$250 made payable to Department of Planning Heritage Branch Advertising required

National Parks and Wildlife Act 1974 s90
Cheque for \$250 made payable to Department of Environment and Climate Change

Protection of the Environment Operations Act 1997 ss43(a) 47&55 ss43(b) 48&55 ss43(d) 55&122
Cheque for \$250 made payable to Department of Environment and Climate Change Advertising required

Roads Act 1993 s138
Cheque for \$250 made payable to Roads and Traffic Authority

Rural Fires Act 1997 s100B
Cheque for \$250 made payable to NSW Rural Fires Service

Water Management Act 2000 s89 s90 s91
Cheque for \$250 made payable to Department of Water and Energy Advertising required

DEVELOPMENT REQUIRING CONCURRENCE (Other than Integrated Development)

Does this application require the concurrence of other government authorities?

YES NO

Certain development requires the concurrence of other Government Authorities
Most forms of development will not require concurrence Please see attached checklist for further information

Please tick appropriate boxes

SEPP Infrastructure s100
Cheque for \$250 made payable to Roads and Traffic Authority

Note This concurrence may be required if the land is subject to a 9(d) Arterial Road Reservation An item will appear in the attached checklist if this reservation applies to your land

Environmental Planning and Assessment Act 1979 No 203 s79B(3)
Cheque for \$250 made payable to Department of Environment and Climate Change Advertising required

Note This concurrence would be required if your proposal is likely to significantly affect a threatened species population or ecological community or its habitat

DESIGNATED DEVELOPMENT

Is your proposal Designated Development?

YES NO

Note An Environmental Impact Statement is required for designated development

Examples of designated development being

- Licensed clubs and hotels as per Pittwater Local Environmental Plan clause 24 and Schedule 7 or
- Development described in Environmental Planning and Assessment Regulation 2000 section 4 and Part 1 of Schedule 3

LIST OF DOCUMENTS ACCOMPANYING THE APPLICATION

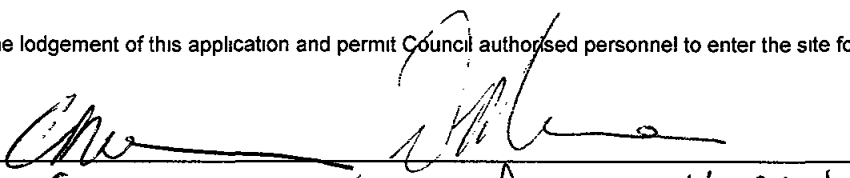
PRIVACY POLICY

The following information is required under the Environmental Planning and Assessment Act and Regulation to process your application
 Your information would comprise 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 this Council

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

Signature(s)



Print Name(s):

EMMA MORAN DANIEL MORAN

- 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
- 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

APPLICANT DETAILS (please print)

For contact during application processing

Name/Company

EMMA AND DAN MORAN

Address

183 BARRENJOEY RD NEWPORT 2106

E Mail Contact Details

DANIEL MORAN @PHILIPS.COM

Phone ()

99400990

Daytime Contact No ()

0404 319 687

POLITICAL DONATIONS AND GIFT DISCLOSURE DECLARATION

Under section 147(4) of the Environmental Planning and Assessment Act 1979 (the Act) a person who makes a relevant planning application to a council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within a period commencing 2 years before the application is made and ending when the application is determined

- a all reportable political donations made to any local councillor of that council
- b all gifts made to any local councillor or employee of that council

Has anyone with a financial interest in this application made a reportable donation or gift in the last two years? Yes

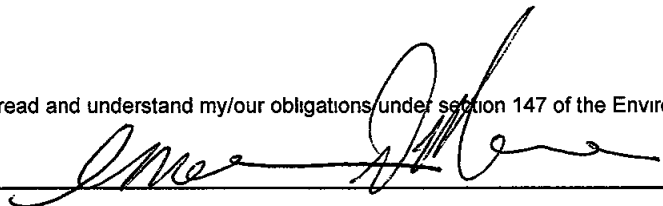
No

Yes

If yes complete a disclosure statement and lodge it with this application

I/We have read and understand my/our obligations under section 147 of the Environmental Planning and Assessment Act 1979

Signature



Date

2/5/09

Note: 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

5/12/09

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

SIX SETS OF DEVELOPMENT DRAWINGS ARE INCLUDED (FIVE SETS FOLDED TO A4 SIZE ONE SET UNFOLDED FOR SCANNING)

THREE COPIES OF SUPPORTING TECHNICAL REPORTS ARE INCLUDED

TWELVE COPIES OF THE NOTIFICATION PLAN ARE INCLUDED

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

Signature

Date

2/5/09

✓ SIGN ✓

CHECKLIST AND INFORMATION TO BE SUBMITTED GUIDES



The CHECKLIST and the associated INFORMATION TO BE SUBMITTED guides available using MasterPlan Enquirer are to assist you in preparing your application

Prior to making an appointment to lodge your application you should ensure you have completed the CHECKLIST

If you have any questions please call 9970 1111 and ask to speak to an Assistant Development Officer

THIS SECTION - STAFF USE ONLY

ADO SIGNOFF

Checked by

Ben

Date

13/5/09

Comments

→ No geotech provided as there was no geotech report with original DA & the works will be in a H3 zone

THIS PAGE STAFF USE ONLY

STAFF USE	FEE SCHEDULE	FEE	GST	RECEIPT NO	DATE
<input type="checkbox"/> DA	TDEV				
<input type="checkbox"/> SUBDIVISION FEE	TSUB				
<input type="checkbox"/> DESIGNATED PROCESSING FEE (\$715)	TDEV				
<input type="checkbox"/> INTEGRATED PROCESSING FEE (\$110)	TDEV				
<input type="checkbox"/> CONCURRENCE PROCESSING FEE (\$110)	TDEV				
<input checked="" type="checkbox"/> SEC 96 MODIFICATION	TMOD	115		258873	13/5/09
<input type="checkbox"/> SEC 82A RECONSIDERATION	TREC				
<input checked="" type="checkbox"/> ADVERTISING (Designated \$1665/Other \$830)	TADV	07			
<input checked="" type="checkbox"/> NOTIFICATION	TADV	77			
<input type="checkbox"/> SIGN FEE	NODP				
<input checked="" type="checkbox"/> IMAGE SCANNING	RMIC	30			
<input type="checkbox"/> LONG SERVICE LEVY	QLSL				
<input type="checkbox"/> STREET LEVELS	ESTR				
<input type="checkbox"/> ROAD RESERVE	HKER				
<input type="checkbox"/>	TOTAL				
SCAN STAMP	\$222.00			REGISTRATION STAMP	
	(NO 724106)				

ADVERTISING AND NOTIFICATION FEE EXPLANATORY NOTE

In accordance with section 252 of the Environmental Planning and Assessment Regulation 2000 the following development applications will be advertised

- Designated Development Fee \$1665
- Integrated Development under the Water Management Act/Heritage Act/Protection of the Environment Operations Act Fee \$830
- Development requiring concurrence regarding threatened species critical habitat etc Fee \$830
- SEPP Seniors Living/Multi Unit Housing/Shop Top Housing/Residential Flat Buildings Fee \$830

In accordance with Council's Development Control Plan Pittwater 21 DCP all development applications are publicly notified to adjoining neighbours and interested community groups Fee \$200

DEVELOPMENT APPLICATION ACCEPTANCE CHECKLIST

Council staff will complete the following Acceptance Checklist on lodgement 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 Identify the State Authorities to which the Application may need to be referred
- 3 Identify 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.pittwater.nsw.gov.au in a satisfactory form is most likely to result in delay or refusal of the application

Counter Acceptance Checklist

SEPP (Building Sustainability Index BASIX) 2004

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

EPA Act 1979 No 203 Section 96 Modifications of Consent - generally

- Details of the consent to be modified
- Owners consent
- A written schedule of any proposed changes - 3 copies required
- An amended statement of environmental effects - 3 copies required
- Any amendments should be indicated in colour on the detailed design drawings 6 copies required
- Revised technical reports addressing the proposed amendments or letters from the original authors stating no changes to original report 3 copies required
- Notification Plans 12 copies required

Please note If lodging application electronically hard copies not required pdf version accepted

EPA Act Section 147 Disclosure of political donations and gifts

Has the POLITICAL DONATIONS AND GIFT DISCLOSURE DECLARATION on page 2 of the development application form been completed and signed?

Where required has the applicant provided a Political donations and gifts disclosure statement form duly completed?

3 2 Submission of a Statement of Environmental Effects

A Statement of Environmental Effect is required to accompany all applications

- 1 For Designated Development an Environmental Impact Statement is required
- 2 For on-line applications the electronic form is to be completed under the **Outcomes** section for each control Additional Statement of Environmental Effects documents are not to be uploaded
- 3 For all other applications see below

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 Effects 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

3 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
- ◆ 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

3.4 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

4.5 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)

5.3 Referral - NSW Dept of Environment and Conservation

4 1 Integrated Development Water Supply, Water Management and Water Activity

◆ 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)

B5 2 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 8 Stormwater Management - On-Site Stormwater Detention

Development identified as requiring on site detention where the proposed works increase the hard surface areas by greater than 50sqm will require a submission of the on site detention proposal to be included in a Water Management Plan

B5 14 Stormwater Drainage Easements, Stormwater Drainage Systems and Natural Watercourses

Development identified as requiring Stormwater Drainage Easements Stormwater Drainage System and Natural Watercourses will require a submission of the proposal to be included in an Integrated Water Management Plan

B6 1 Access Driveways and Works on the Public Road Reserve - Dwelling House and Dual Occupancy

- Access driveway profiles obtained
- For driveways accessing main roads written advice from the RTA that they approved the driveway should be provided
- For all access driveways that propose to use other than Normal High or Normal Low profiles variation to Councils controls suspended driveways or retaining walls or where there is no kerb and gutter or other works on the public road reserve written advice of approval (Section 139 Approval) by Councils Urban Infrastructure Unit of the proposed driveway should be provided
- 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
- An applicant may elect not to provide this information however should Councils assessment process deem that it is required then the assessment of the application will be suspended while this information is supplied

B8 1 Construction and Demolition - Excavation and Landfill

Where significant excavation is proposed as outlined in control B8 1a report and certified forms as set out in Councils Geotechnical Risk Management Policy for Pitwater 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
- 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 An Applicant may elect not to provide this information however should Councils assessment process deem that it is required the assessment of the application will be suspended while this information is sought and provided

B3 1 Landslip Hazard

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

B4 6 Wildlife Corridors

◆ 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)

B5 11 Stormwater Discharge into Public Drainage System

Development identified as requiring stormwater discharge into a Public Drainage System will require a submission of the proposal to be included in an Integrated Water Management Plan

B6 3 Internal Driveways - Dwelling Houses and Dual Occupancy

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

B6 7 Access driveways and Works on Road Reserves on or Adjacent to a Main Road

Certification by an NPER registered engineer participating in the field of traffic engineering that the access driveway complies with the Australian Standards and Councils controls is required

For proposed access driveway to main roads or local roads within 90 metres of the main road written advice from the RTA with their approval of the proposed driveway and any structure forming part of the driveway or its support is required

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 all access driveways that propose to use other than Normal-High or Normal Low profiles in value variation to Councils controls propose suspended driveways or retaining walls or where there is no kerb and gutter written advice for approval by Councils Urban Infrastructure Unit of the proposed driveway is to be provided

Has a Section 139 consent been obtained and attached to this application

B5 9 Stormwater Management - Water Quality - Dwelling House and Dual Occupancy

Dwelling houses and dual occupancy properties identified as requiring stormwater quality improvement measures where proposed works increase the built upon areas by 50 square metres or more requires a stormwater management plan showing the stormwater quality improvement measures (This can be shown on the site plan or ground floor plan)

B3 22 Flood Hazard - Flood Category 3 - All Development

? A report prepared in accordance with the requirements set out in DCP 30 Pittwater Flood Management Plan is to be provided

C1 9 Accessibility

◆ An Access Report must be provided for substantial new development (Does not apply to Single Dwellings or Dual Occupancies)

C1 1 Landscaping

- An arboricultural assessment and report are required for all trees subject to Pittwater Council's Tree Preservation Order that are located within five (5) metres of the proposed development works or likely to be affected by them
- 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 4Solar 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

D10 1Character as viewed from a public place



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

D10 4Building colours, materials and construction



◆ A colour and materials sample or scheme is to be provided