

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
ABN No. 61340837871
Email: pittwater_council@pittwater.nsw.gov.au
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	LODGEMENT
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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.

THIS APPLICATION IS FOR:

- Development Consent
- Section 82A Reconsideration of Determination: Previous Application No: _____
- Section 96 Modification of Consent: Approval No: _____ Approval Date: _____

LOCATION OF THE PROPOSAL

Address: 9 ESPLANADE, MONA VALE (Lot 10 DP 730056)

Please provide legal description of all land subject of this application:

DESCRIPTION OF THE PROPOSAL

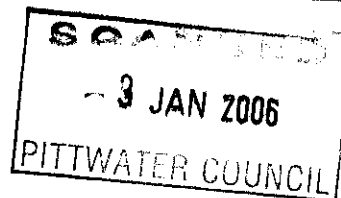
Demolition

Additional 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.

Signature(s) *[Signature]* *President Pittwater Aquatic Club*

- 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.



WHAT IS THE ESTIMATED COST OF THE PROPOSAL: \$ 10,000

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: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING

Address: PO BOX 49 NEWPORT BEACH NSW P/L

E-Mail Contact Details: Vmilliga@bigpond.net.au 2106

Phone: (02) 9999 4922 Daytime Contact No: () 0412 448 088

BUILDER / PROJECT MANAGER (please print)

Name/Company: F.B.A.

Address: _____

E-Mail Contact Details: _____

Phone: () _____ Daytime Contact No: () _____

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.

Signature: V. Milligan Date: 21/12/05

BUREAU OF STATISTICS DETAILS

CONSTRUCTION MATERIALS/DETAILS:

To be completed where only the application relates to a CONCURRENT Development Construction Certificate Application.

Please complete this schedule for the purpose of providing information to the Australian Bureau of Statistics.

All NEW Buildings

Please complete the following details: (PLEASE PRINT)

Current use of the land/building(s) _____

- Number of storeys (including underground floors) _____
- Gross floor area of new building (m) _____
- Gross site area (m) _____

Residential Buildings Only (please print)

Please complete the following details on residential structures

- Number of dwellings to be constructed _____
- Number of pre-existing dwellings on site _____
- Number of dwellings to be demolished _____
- Will the new dwellings be attached to other new buildings? Yes No
- Will the new buildings be attached to existing buildings? Yes No
- Does the site contain a Dual Occupancy? Yes No
(NB Dual Occupancy = two dwellings on the same site)

Construction materials

WALLS

- Brick (double)
- Brick (vener)
- Concrete / Stone
- Timber
- Curtain glass
- Aluminium
- Other
- Not specified

ROOF

- Tiles
- Concrete / slate
- Fibre cement
- Steel
- Aluminium
- Other

FLOOR

- Concrete / slate
- Timber
- Other
- Not specified

FRAME

- Timber
- Steel
- Aluminium
- Other
- Not specified

Is Existing Property Connected to Sewage Facilities? Yes No

THIS PAGE - STAFF USE ONLY

DETERMINATION OF FEES

Step 1 Determine Value of Works by completing the relevant estimate sheet (see Attached)
 Value of Works \$ _____

Step 2 Refer to Councils Schedule of fees and charges to determine (Note: Use proclaim program)
 DA Fee \$ _____

Step 3 If CC Application establish CC Fee
 Construction Certificate Fee \$ _____

Note: If lodged concurrent a 15% discount applies

Determine other appropriate Fees and complete Fee Schedule below

Does the applicants estimated cost agree with Council's estimate? Yes No

If it does not agree has the applicant been advised and the matter resolved?

STAFF USE		FEE SCHEDULE			
		FEE	GST	RECEIPT NO	DATE
<input type="checkbox"/> DA	TDEV	200			
<input type="checkbox"/> SEC 96 MODIFICATION	TMOD				
<input type="checkbox"/> SEC 82A RECONSIDERATION	TREC				
<input type="checkbox"/> ADVERTISING	TADV	70			
<input type="checkbox"/> IMAGE SCANNING	RMIC	27.50			
<input 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 type="checkbox"/> BUILDER'S SECURITY	HKER	198			
<input type="checkbox"/> SIGN FEE	NODP	25			
SCAN STAMP					
		520.50			

REGISTRATION STAMP

184377

30.12.05

NO 856/05

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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.		
B1.9	Rivers Streams and Foreshores(No longer integrated)	DIPNR	A permit under Part 3A of the Rivers and Foreshores Improvement Act may be required for development involving excavation or obstruction of the flow of protected waters.		N/A
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		
No control	Not integrated	NSW Waterways Authority	Seldom required. Only 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 No. 9(d)	Not integrated - Sec 79B Concurrence required	RTA	Where land zoned 9(d) Arterial Road Reservation under PLEP 1993. Check zoning of all land parcels concerned.		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	
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	

Application Form Acceptance Checklist

Completed by	Officer	Date	Time
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Development Application Acceptance Checklist

The following Counter Acceptance Checklist is based on the information to be submitted for an application for development consent.

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: -
 - ◆ 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): - 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: -
 - 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 (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 (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.

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.

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;
- 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.

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).