

# 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.: *NO185/15*

Date Received: *27/05/15*

Scanned: *27/05/15*

### ADDRESS OF PROPOSAL

Address:

*1 B THE SERPENTINE*

*BILBOLA BEACH*

Title Details :  
(Lot/DP etc)

*LOT 1 DP 232164*

### DETAILED DESCRIPTION OF PROPOSAL

*ADDITIONS & ALTERATIONS TO AN  
EXISTING DWELLING*

CERTIFICATION OF THE ESTIMATED COST OF WORKS

**Note:** The genuine cost of the development should include costs based on industry recognised prices, including costs for material and labour for construction and/or demolition, and the cost associated with the preparation of the site/building for the purpose for which it is to be used (such as the cost of installing plant, fittings, fixtures and equipment), including GST. See Page 9 for more information.

I certify that I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices and have been prepared in accordance with the following option:

- a) For development costs up to \$100,000, use the attached COST OF WORKS ESTIMATES section, or
- b) For development costs between \$100,000 and \$3,000,000, a suitably qualified person is to prepare and sign below together with the attached COST OF WORKS ESTIMATES section or their own itemised methodology, or
- c) For development over \$3,000,000 a detailed cost report and methodology prepared by a registered quantity surveyor is to be submitted with this application verifying the cost of development, and
- d) For development in excess of \$10,000,000 the capital investment value is to be prepared by a registered quantity surveyor and attached in the supporting documentation.

Estimated Cost of Works: \$386,573.00

Capital Investment Value N/A  
(Where estimated cost of works exceeds \$10,000,000)

Prepared by (signature): Matthew Woodward Dated: 20.04.15

Print Name: MATTHEW WOODWARD

Qualification: ARCHITECT (NSW REG NO: 8980)

Contact Number: 8041 4140

Address: WITE 5/383 SYDNEY ROAD,  
BALHOLLAH 2093

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
General			
Professional fees		As per costs incurred	\$20,000.00
External Services		As per quote	-
Site preparation works		x \$105 per square metre	\$8,652.00
Demolition		x \$115 per square metre	\$2,070.00
Excavation/Earthworks		x \$420 per cubic metre	\$8,400.00
Hardstand Area/Driveway		x \$315 per square metre	\$60,795.00
Landscaping and site works		x \$300 per square metre	\$5,400.00
Swimming pool <40m2		@ \$52,500	-
Swimming pool >40m2		@ \$63,000	-
Fencing		x \$73 per lineal metre	-
Masonry boundary wall		x \$800 per lineal metre	-
Site slope factor greater than 10%	Additional	@ \$26,250	\$26,250.00
		TOTAL	\$131,567.00
Residential			
New dwelling/Dual Occ etc (Custom design)		x \$4,200 per square metre	-
New dwelling etc (Project home)		x \$1,260 per square metre	-
Alterations – Ground floor level		x \$2,835 per square metre	\$233,604.00
Alterations – Other levels		x \$2,625 per square metre	-
Internal Modifications		x \$1,365 per square metre	\$8,190.00
Garage		x \$892 per square metre	-
Deck/Pergola		x \$945 per square metre	-
Carport		x \$367 per square metre	\$13,212.00
Other – jetty, pontoon, Inclinator etc.		As per quote	-
		TOTAL	\$255,006.00
Residential Flat Buildings/Shop Top Housing/Seniors Housing			
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	-
Industrial/Commercial/Other			
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	-
		TOTAL	\$386,573.00

## 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.

**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): SEE ATTACHED AUTHORITY

Print Name(s): \_\_\_\_\_

**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:	MR B. McCONOCHIE
Company:	C/- VAUGHAN MILLIGAN DEVELOPMENT
Postal Address:	CONSULTING P/L
	PO BOX 49
	NEWPORT NSW 2106
E-Mail Address:	vmdc @ bigpond. net. au
Contact Number:	9999 4922      Secondary Number: 0A12 448 088

APPLICANT DECLARATION	
I declare that:	
<ul style="list-style-type: none"> <li>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.</li> <li>the electronic data provided is a true copy of all plans and documents submitted with this application.</li> <li>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.</li> <li>the requirements of all relevant Acts, Regulations and environmental planning instruments have been considered and addressed in the preparation of this application.</li> </ul>	
I understand that a false declaration may result in the refusal of this application.	
Signature:	<u>V. Milligan</u>
Print Name:	<u>VAUGHAN MILLIGAN</u>
Date:	<u>8/5/15</u>

PRELODGEEMENT MEETING	
Was an onsite prelodgement meeting held regarding this proposal?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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)	
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO – your application may be rejected

## 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/building\\_and\\_development/eplanning\\_portal](http://www.pittwater.nsw.gov.au/building_and_development/eplanning_portal)

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.

### 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 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 report and accompanying forms 1 & 1a; Flood; Arborist; Water Management etc

### 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.

### 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>

### 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.

### 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