

DEVELOPMENT APPLICATION

Made under section 78A of the Environmental Planning and Assessment Act 1979

Office Use Only

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DX 9018 MONA VALE
Telephone (02) 9970 1111
ABN No 61340837871
Email pittwater_council@pittwater.nsw.gov.au
Website www.pittwater.nsw.gov.au



DA No N0967/10/596/1

Date Received 13/03/12

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

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

PUBLIC INSPECTION

- All documents lodged with this development application including this form will be available for public access at Council's offices and on Council's website

LOCATION OF THE PROPOSAL

Address 13A OCEAN ROAD PALM BEACH (Lot 1 DP 121833)

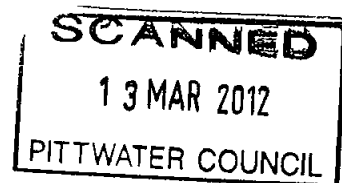
PLEASE ENSURE DETAILS OF ALL LAND PARCELS ARE STATED ABOVE

PROPOSAL

Section 96 Modification of Consent

- S96(1) Modifications involving minor error, misdescription or miscalculation
- S96(1A) Modifications involving minimal environmental impact
- S96(2) Modifications intended to have some other effect as specified in the statement
- S96AA Modifications by consent authorities of consents granted by the Court

PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL



Does the proposal involve development below mean high water? (If YES the written consent of the Crown is required) YES NO

WHAT IS THE ESTIMATED COST OF THE PROPOSAL \$ Reduction in cost

Please print out and complete the 'Estimated Cost of Construction Calculation Sheet' and attach to this application

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 Council's 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, a detailed objection identifying the development standard to be varied and the grounds for your objection needs to accompany the development application.

For more assistance see the NSW Government Planning and Infrastructure website (www.planning.nsw.gov.au) under Development/Varying Development Standards.

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 \$320 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 \$320 made payable to Department of Primary Industries
- Heritage Act 1997 s58
Cheque for \$320 made payable to Department of Planning Heritage Branch Advertising required
- National Parks and Wildlife Act 1974 s90
Cheque for \$320 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 \$320 made payable to Department of Environment and Climate Change Advertising required
- Roads Act 1993 s138
Cheque for \$320 made payable to Roads and Traffic Authority
- Rural Fires Act 1997 s100B
Cheque for \$320 made payable to NSW Rural Fires Service
- Water Management Act 2000 s89 s90 s91
Cheque for \$320 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 \$320 made payable to Roads and Traffic Authority
- Note This concurrence may be required if the land is subject to a 9(d) Aerial 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 \$320 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) Pamela R Kahay

- 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 Peter Smith / Smith + Tzannes Architecture + Planning

Address PO Box 240, Alexandria NSW 1435

E Mail Contact Details psmith@s-tz.com.au

Phone () 9699 1600 Daytime Contact No () 0403 269191

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
portal.pittwater.nsw.gov.au/internet/masterplan/enquirer/templates/DAForm.aspx?type=6&control=

2/17/12

portal.pittwater.nsw.gov.au/internet/masterplan/enquirer/templates/DAForm.aspx?type=6&control=

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

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

Note For more information about your obligations please refer to the Department of Planning website www.planning.nsw.gov.au under Development Assessments Donation and gift disclosure

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

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

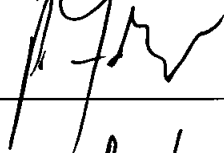
Further I acknowledge that I am aware of my obligations under the Disability Discrimination Act

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 11/3/12
Print Name Pamela R Fabry

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 _____ Date _____

Comments _____

THIS PAGE STAFF USE ONLY

N0567/10/S96/11

FEE SCHEDULE

STAFF USE

- DEVELOPMENT APPLICATION
- COMPLYING DEVELOPMENT
- SUBDIVISION FEE
- DESIGNATED PROCESSING FEE (\$920)
- INTEGRATED PROCESSING FEE (\$140)
- CONCURRENCE PROCESSING FEE (\$140)
- SEC 96 MODIFICATION
- SEC 82A RECONSIDERATION
- ADVERTISING (Designated \$2220/Other \$1105)
- NOTIFICATION
- SIGN FEE
- IMAGE SCANNING
- LONG SERVICE LEVY
- STREET LEVELS
- ROAD RESERVE
-

TDEV
TCOM
TSUB
TDEV
TDEV
TDEV
TMOD
TREC
TADV
TADV
NODP
RMIC
QLSL
ESTR
HKER

FEE GST RECEIPT NO DATE

801

210

150

TOTAL \$1,161

SCAN STAMP

REGISTRATION STAMP

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 \$2220
- Integrated Development under the Water Management Act/Heritage Act/Protection of the Environment Operations Act Fee \$1105
- Development requiring concurrence regarding threatened species critical habitat etc Fee \$1105
- SEPP Seniors Living/Multi Unit Housing/Shop Top Housing/Residential Flat Buildings Fee \$1105

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 \$210

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 applicant 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

577,915

Counter Acceptance Checklist

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

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