

PITTWATER COUNCIL
DEVELOPMENT APPLICATION FORM

Office Use Only

DA No N0056/08

Date Received 13/2/2008

Village Park 1 Park Street MONA VALE
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Website www.pittwater.nsw.gov.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-LODGE MENT

- 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

LODGE MENT

- 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 Pool (ancillary to a dwelling) Earthworks/Landfill

PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL

OWNER This section must be signed by ALL owners

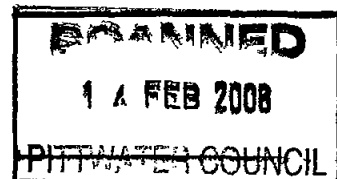
I/we consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections

Signature(s)

Print Name(s)

Michael King *Bethna King*
MICHAEL KING Bethna King

- 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**



X

WHAT IS THE ESTIMATED COST OF THE PROPOSAL \$ ~~290,000~~ 244,383.60

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



APPLICANT DETAILS

For contact during application processing (please print)

Name/Company MICHAEL KING
Address 13 BRUCE STREET MONA VALE
E-Mail Contact Details michael.king@raywhite.com
Phone () Daytime Contact No () 0415 505 505



BUILDER / PROJECT MANAGER (please print)

Name/Company
Address
E-Mail Contact Details michael.king@raywhite.com
Phone () Daytime Contact No () 0415 505 505



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 [Handwritten Signature] Date 12 08

X

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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 \$

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?

FEE SCHEDULE

STAFF USE		FEE	GST	RECEIPT NO	DATE
<input checked="" type="checkbox"/> DA	TDEV	1059.55		233472	13/2
<input type="checkbox"/> SEC 96 MODIFICATION	TMOD				
<input type="checkbox"/> SEC 82A RECONSIDERATION	TREC				
<input checked="" type="checkbox"/> ADVERTISING	TADV	75		233472	13/2
<input checked="" type="checkbox"/> IMAGE SCANNING	RMIC	30		233472	13/2
<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 checked="" type="checkbox"/> BUILDER S SECURITY	HKER	213		233472	13/2
<input checked="" type="checkbox"/> SIGN FEE	NODP	35		233472	13/2

SCAN STAMP

REGISTRATION STAMP

Total
1412.55

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EXTERNAL REFERRALS						
Control	Integrated Dev Type	Referral Authority	Assessment Process	Referral Required	Fee Required	Paid \$
B1 8	Species Impact Statement	NP&WS	Only required if significant impact on flora / fauna (see B1 8)	YES / NO	\$250	<input type="checkbox"/>
B1 9	Rivers Streams & Foreshores	DNR	Required if B1 9 applies	YES / NO	\$250	<input type="checkbox"/>
B1 10	Water Supply	DNR	Only required if water extraction proposed e.g pumps bores dams etc (see B1 9)	YES / NO	\$250	<input type="checkbox"/>
B1 11	Fisheries Management	Primary Industries	Required if proposal involves dredging or work which may impact on sea grass wharfs jetties pontoons marinas etc (see B1 11)	YES / NO	\$250	<input type="checkbox"/>
B1 12	Heritage	Heritage Council	Required if B1 12 applies	YES / NO	\$250	<input type="checkbox"/>
B1 13	Bushfire	RFS	Required if B1 13 applies and 100B Rural Fires Act for subdivision & special purpose	YES / NO	\$250	<input type="checkbox"/>
B1 14	Aboriginal Relics and Places	NP&WS	Required if proposal will impact on Aboriginal heritage/relics (see B1 14)	YES / NO	\$250	<input type="checkbox"/>
	Waste / Pollution	EPA	Any proposal which will generate or treat waste and/or requires an EPA to operate	YES / NO	\$250	<input type="checkbox"/>
Crime Prevention	Major Residential Not Integrated	Police	Major Residential/Commercial development with an estimated cost of over \$10 Million	YES / NO	N / A	<input type="checkbox"/>
Section 138	Integrated	RTA	Any development on a main road new or existing	YES / NO	\$250	<input type="checkbox"/>
Zone 9(d)	Artenal Road Not Integrated	RTA	9(d) Artenal Road	YES / NO	N / A	<input type="checkbox"/>
Navigation Impact	Not Integrated	NSW Maritime	Any proposal that may impact on waterways navigation i.e jetties moorings	YES / NO	\$187	<input type="checkbox"/>

INTERNAL REFERRALS		
Referral Type	Reason to Refer	Required
Development Engineer	All development involving works / construction	YES / NO
Natural Resources	All Cat 1 & 2 OR Arborists report (Excluding internal works & first floor additions)	YES / NO
Bushfire Hazard	Required when Control B3 3 applies	YES / NO
Landscape	Any application with Landscape Plan or Arborist report	YES / NO
Health / Waste / Food Handling	When onsite waste water OR food handling is proposed OR Acoustic report	YES / NO
Heritage	Required when Control B1 15 applies	YES / NO
Reserves and Recreation	Major works in Avalon Newport Mona Vale centres	YES / NO
SEPP 71	External works below MHWM	YES / NO
Traffic	Major works (SEPP Senior MUH STH Sector)	YES / NO
Urban Infrastructure	Major works & subdivisions	YES / NO
Warnewood Valley	All Warnewood Valley DA s	YES / NO

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ADO FINAL CHECK		
Notification Required	<input type="checkbox"/>	Application Form Acceptance
Required Sign Pick Up	<input type="checkbox"/>	Completed By
Standard Notification	<input type="checkbox"/>	_____
28 Day Notification	<input type="checkbox"/>	Date
Designated Development	<input type="checkbox"/>	_____
Integrated Development	<input type="checkbox"/>	Time
Reports Attached	<input type="checkbox"/>	_____

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.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

Refer Cover Letter

C1 9 Accessibility

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

C5 18 Public Road Reserve - Landscaping and Infrastructure

A plan showing any proposed works on the public road reserve 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

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

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

- ◆ All residential properties identified as requiring on-site stormwater detention where proposed works increase the built upon areas by more than 50m² 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 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 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. 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 17 Littoral Rainforest - Endangered Ecological Community

♦ 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)

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)

D14 1 Character 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

D14 3 Building colours, materials and construction

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

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

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

* A stormwater management plan including SQID needs 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

B3 22Flood 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 1Landscaping

◆ 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