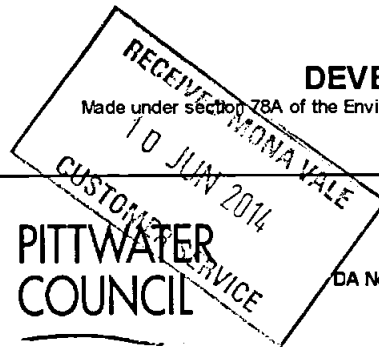


# DEVELOPMENT APPLICATION

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



Office Use Only

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)



PITTWATER  
COUNCIL

DA No.:

10176/14

Date Received:

10/6/2014

## 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.

## 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: 6 ORCHARD ST WARRIEWOOD  
LOT C DP 367 229

PLEASE ENSURE DETAILS OF ALL LAND PARCELS ARE STATED ABOVE

## PROPOSAL

PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL

THE CONSTRUCTION OF 25 APARTMENTS WITH BASEMENT CARPARKING AND ASSOCIATED LANDSCAPING

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: \$

6,732,520

Please print out and complete the "Estimated Cost of Works - 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](http://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

SEFF 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) 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 \$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

1. STATEMENT OF ENVIRONMENTAL EFFECTS
2. PRELIMINARY SITE INVESTIGATION
3. BASIX REPORT
4. TRAFFIC REPORT
5. ACCESS REPORT
6. AGRICULTURAL IMPACT ASSESSMENT
7. ACOUSTIC REPORT
8. SEPP 65 DESIGN STATEMENT
9. BCA COMPLIANCE REPORT
10. WASTE MANAGEMENT PLAN
11. COST ESTIMATE
12. ARCHITECTURAL PLANS
13. LANDSCAPING PLANS
14. SURVEY
15. FLOOD AND STORMWATER MANAGEMENT REPORT
16. CIVIL ENGINEERING PLANS.
17. GEOTECHNICAL INVESTIGATION

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

We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections.

Signature(s) J. Radmanovich  
Print Name(s): JANA RADMANOVICH

- 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: ASCOT PROJECT MANAGEMENT - CONTACT NATHAN GRICE

Address: 32/88 PITT ST SYDNEY NSW 2000

E-Mail Contact Details: nathan.grice@ascotpm.com.au

Phone: (02) 9223 8160 Daytime Contact No: ( ) 0488 171 485

**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:

- 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](http://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](http://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: Nathan Grice Date: 5/6/14

Print Name: NATHAN GRICE.

THIS SECTION - STAFF USE ONLY

ADO SIGNOFF

Checked by: Nicholas Armstrong Date: 10/6/2014

Comments: \_\_\_\_\_  
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THIS PAGE - STAFF USE ONLY

STAFF USE	FEE SCHEDULE	FEE	GST	RECEIPT NO	DATE
<input type="checkbox"/> DEVELOPMENT AFFLICTION	TDEV	\$10,870.52			
<input type="checkbox"/> COMPLYING DEVELOPMENT	TCOM				
<input type="checkbox"/> SUBDIVISION FEE	TSUB				
<input type="checkbox"/> DESIGNATED PROCESSING FEE (\$920)	TDEV				
<input type="checkbox"/> INTEGRATED PROCESSING FEE (\$140)	TDEV	\$140.00			
<input type="checkbox"/> CONCURRENCE PROCESSING FEE (\$140)	TDEV				
<input type="checkbox"/> SEC 96 MODIFICATION	TMOD				
<input type="checkbox"/> SEC 82A RECONSIDERATION	TREC				
<input type="checkbox"/> ADVERTISING (Designated \$2220/Other \$1105)	TACV	\$1105.00			
<input type="checkbox"/> NOTIFICATION	TACV	\$250.00			
<input type="checkbox"/> SIGN FEE	NOCP	\$40.00			
<input type="checkbox"/> IMAGE SCANNING	RMIC	\$227.00			
<input type="checkbox"/> LONG SERVICE LEVY	QLSL				
<input type="checkbox"/> STREET LEVELS	ESTR				
<input type="checkbox"/> ROAD RESERVE	HKER	\$320.00			
<input type="checkbox"/>	TOTAL	\$12,952.52			

SCAN STAMP

REGISTRATION STAMP

P-361688

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**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, Ptwater 21 DCP, all development applications are publicly notified to adjoining neighbours and interested community groups. Fee \$220

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**DEVELOPMENT APPLICATION ACCEPTANCE CHECKLIST**

Council staff will complete an 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 the 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 in a satisfactory form is most likely to result in delay or refusal of the application.