

PITTWATER COUNCIL DEVELOPMENT APPLICATION FORM

Office Use Only:
DA NO: N0982/03
DATE RECEIVED: 22/12/03

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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	LODGE MENT
<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: (please tick)

DEVELOPMENT CONSENT (Complying Integrated Designated See Page 3)

MODIFICATION OF CONSENT Approval No _____ Approval Date _____

CONCURRENT DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE
Note: Prior to release of the Construction Certificate, the licensed builder's details or owner builder's permit no. must be provided

LOCATION OF THE PROPOSAL: (please print)

House No 3 Street/Road BOUNDARY RD Suburb WARRIEWOOD

Postcode _____ Lot 2 Section _____ Deposited Plan 303009

Present use of land or building VACANT

DESCRIPTION OF PROPOSAL / DETAILS OF THE MODIFICATION SOUGHT: (please print)

CONSTRUCTION OF TWO STOREY RESIDENCE

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]

- 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: \$ 317,150.00

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 cost is sought. (See Attached Sheet)

RECEIVED

23 DEC 2003

PITTWATER COUNCIL

PITTWATER COUNCIL

23 DEC 2003

SCANNED

APPLICANT DETAILS

For contact during application processing: (please print)

Name/Company SCOTT AVERY

Address 165 MONA VERA RD INVERURB 2101

E-Mail Contact Details _____

Phone (02) 99708989 Daytime Contact No (02) 99708989

BUILDER / PROJECT MANAGER: (please print)

Name/Company OWNER BUILDER

Address _____

E-Mail Address _____

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 and Locality Plan requirements

I hereby certify that this proposal complies with the following numeric requirements of the relevant Development Control Plan (please tick the relevant issues)

- Site Coverage
- Boundary Setbacks
- Solar Access

- Building Height
- Building Lines
- Carparking

Alternatively, where this application does not comply with these numeric requirements, I have provided a written justification in support of this proposal, addressing the aims and objectives of the relevant Development Control Plan

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 [Signature] Date 22.12.03

NOTE: ELECTRONIC LODGEMENT

Following amendments to the Environmental Planning and Assessment Regulations, as from 1 January 2001, it is possible to lodge a Development Application with Council electronically. If you choose this option, Council will examine your application within seven working days to ensure that the application is complete and if satisfactory, will issue you with an invoice, including Council's B Pay Number and Biller Code reference. You are further advised that the application will be deemed to be incomplete pending receipt of the fees. Should the fees not be received within 15 working days of the date of issue of Council's invoice, the application will be returned to you.

TYPE OF DEVELOPMENT

Need HELP? Council Staff can assist you with this section at time of lodgment

COMPLYING DEVELOPMENT

The proposal may fall under this category if it is a low impact proposal with minimal environmental impact. (Refer to DCP No.22 – Exempt and Complying Development)

IS THE PROPOSAL COMPLYING DEVELOPMENT? YES NO

Note: Where the proposal is for Complying Development it does not need to be notified or advertised and can be processed in a short time frame.

INTEGRATED DEVELOPMENT

The development may fall under this category if it proposes any of the following.

- The proposal is within 40m of a creek, river or foreshore
- The proposal involves dredging or reclamation in a waterway
- This proposal affects the quality of water flowing into a creek, river or waterway
- The proposal is adjacent to a mainroad
- The proposal includes the building of a dam, weir or levee
- The proposal draws water from a creek or river
- The proposal relates to a Heritage item or Heritage Conservation area
- The proposal relates to an Aboriginal Place or Relic
- The proposal relates to scheduled premises or scheduled equipment under the provisions of the Clean Air Act, 1961 or the Noise Control Act, 1975
- The land has previously been used for agricultural or industrial purposes and may be contaminated

IS THE PROPOSAL INTEGRATED DEVELOPMENT? YES NO

Note : Where the application is found to constitute “ integrated development” The application will need to be referred to the relevant State Government body, Council will require payment of the statutory \$250 fee per referral at the time of lodgement of the application. All cheques are to be made out to the referral body/bodies, Council will arrange for the application and fee to be forwarded as required by the Legislation.

DESIGNATED DEVELOPMENT

The development may fall under this category if it proposes any of the following land uses

- | | |
|--|---|
| <ul style="list-style-type: none"> Agricultural produce industries Aircraft facilities Aquaculture Artificial waterbodies Bitumen pre-mix and hot-mix industries Breweries and distilleries Cement works Ceramic and glass industries Chemical industries and works Chemical storage facilities Coal mines Coal works Composting facilities or works Concrete works Contaminated soil treatment works Crushing, grinding or separating works Drum or container reconditioning works Schedule 3 of the Environmental Planning & Assessment Act contains additional advice on designated development | <ul style="list-style-type: none"> Electricity generating stations Extractive industries Limestone mines and works Livestock intensive industries Livestock processing industries Marinas or other related land and water shoreline facilities Mineral processing or metallurgical works Mines Paper pulp or pulp products industries Petroleum works Railway freight terminals Sewerage systems or works Shipping facilities Turf farms Waste management facilities or works Wood or timber milling or processing works Wood preservation works |
|--|---|

IS THE PROPOSAL DESIGNATED DEVELOPMENT? YES NO

Note: Where the proposal comprises designated development additional detailed information is required and assessment times will be extended.

CONSTRUCTION MATERIALS/DETAILS:

(please print) 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 print)

Please complete the following details:

- Current use of the land/building(s) VACANT
- Number of storeys (including underground floors) 2
 - Gross floor area of new building (m²) _____
 - Gross site area (m²) _____

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(veneer)
- Concrete or stone
- Fibre cement
- Timber
- Curtain glass
- Aluminium
- Other
- Not specified

ROOF

- Tiles
- Concrete or Slate
- Fibre cement
- Steel
- Aluminium
- Other

FLOOR

- Concrete or slate
- Timber
- Other
- Not specified

FRAME

- Timber
- Steel
- Aluminium
- Other
- Not specified

Is Existing Property Connected to Sewage Facilities?

Yes

No

DEVELOPMENT APPLICATION LODGEMENT CHECKLIST

- The following table and check-list will help you prepare and lodge a complete application.
- Your application must score a tick in every applicable box on the right hand side of the checklist before it can be accepted by Council.
- If your Development Type is not listed in the table below or if it is "Designated Development", discuss the level of information required with our staff.
- Why is Council seeking this information? One of Council's fundamental objectives is to maintain the character of Pittwater by encouraging environmentally sensitive development, which has due regard to its setting, requires minimal site disturbance, achieves design excellence and is compatible with adjoining development and the area generally.
- Also read Council's "Environmental Values Statement" and any relevant Development Control Plans.

Note:

- This is a multi purpose guide. While all likely issues should be identified the guide may not cover all of the issues relating to a particular application. Council staff will contact you as part of the assessment process if additional information or details are required.
- Council's staff will assess your proposal and contact you should any additional information be required.

HOW TO USE THIS TABLE

- Locate your DEVELOPMENT TYPE in the left hand column.
- The letters in the column are the "checklist" items which must be submitted with your application.
- You may submit a concurrent Development Application and Construction Certificate Application.

Development Type ↓	<u>Development Application (DA)</u>	<u>Combined Development and Construction Certificate Application</u>
Single Dwellings, Additions	① A B C D E F G H I J K L M N O T W U X	As required in Box ① plus P
Swimming Pools, Boatsheds, Jetties etc	② A B C D E F G H I J O Q U V	As required in Box ② plus P
Multi-Unit Development - Flats, Townhouses, Dual Occupancies, SEPP No.5 Aged and Disabled Housing	③ A B C D E F G H I J K L M N O P Q R S T U V W X	As required in Box ③ plus P
New Shops, Offices, Restaurants, Service Stations Schools and Public Buildings	④ A B C D E F G H I J K L M N O Q R S T U V W X	As required in box ④ plus P
Change of Use of Industrial or Commercial Premises	⑤ A B C K H S	As required in box ⑤ plus P
Factory/ Warehouse	⑥ A B C D E F G H I J K L M N O R S T U V W X	As required in box ⑥ plus P
Sub-division	⑦ A B C G H I M Q T U V X	As required in box ⑦ plus P
Landfill/Earthworks	⑧ A B C F H I M Q U V	As required in box ⑧ plus P
Signs	⑨ A B C E H	As required in box ⑨ plus P

THE CHECKLIST

- You should use the left hand column as your checklist, Council staff will check off the items in the right hand column.
- All of the details in the relevant sections must be included in your application, or it will not be accepted.

YOUR USE		STAFF USE
A	PLANS & SUPPORTING INFORMATION	
<input type="checkbox"/>	6 Copies of plans including a site plan, elevations and sections, floor plans etc. to a metric scale. Plans must be legible professionally drafted and capable of being electronically scanned. Note: Plans can be supplied in PDF format (on disc) along with the hard copy.	<input type="checkbox"/>
<input type="checkbox"/>	2 Copies of the plans are to show all proposed works in colour	<input type="checkbox"/>
<input type="checkbox"/>	Each sheet of the plans to show the street address, description of proposal, architect, engineer or draftspersons name, the drafting date, and a plan reference no.	<input type="checkbox"/>
B	NOTIFICATION PLANS Plans which are sent to neighbours, in all cases where surrounding neighbours have not agreed in writing to the proposal as submitted	
<input type="checkbox"/>	12 Copies of a site plan and elevation are to show all proposed works in colour, A3size with all figured dimensions and notations clearly shown and legible. The 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.	<input checked="" type="checkbox"/>
C	SITE PLAN A plan view of the site showing existing and proposed buildings and the following information Minimum Scale 1:200	
<input type="checkbox"/>	North point and all boundary dimensions of the site.	<input type="checkbox"/>
<input type="checkbox"/>	All existing/proposed buildings on the site and their setback or distance to the boundary; the location of windows and doors. Proposed additions to existing buildings are to be clearly identified (preferably coloured).	<input type="checkbox"/>
<input type="checkbox"/>	The position and canopy spread of any trees on the site on or near the construction zone – All trees to be numbered and those trees proposed to be removed clearly labeled "TREE TO BE REMOVED"	<input type="checkbox"/>
<input type="checkbox"/>	The outline of buildings on the adjoining sites, the setback or distance from the street and common boundary including the location of windows and doors.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Any easements or right of way easements or extensions affecting the site, existing/proposed stormwater drainage lines or watercourses.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Existing/proposed fences, swimming pools, retaining walls, driveways or parking areas, garbage or trade waste holding areas.	<input type="checkbox"/>
D	FLOOR PLAN An aerial view of the room layout on all levels, or storeys. Minimum scale 1:100	
<input type="checkbox"/>	North point shown.	<input type="checkbox"/>
<input type="checkbox"/>	Room dimensions and use shown.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	The location and dimension of all windows, doors and walls (including wall thickness).	<input checked="" type="checkbox"/>
E	ELEVATIONS A view of all sides of the building and the site profile. Minimum scale 1:100	
<input type="checkbox"/>	All relevant elevations detailed and identified (i.e. north, south etc) with the proposed additions clearly identified.	<input type="checkbox"/>
<input type="checkbox"/>	Existing/proposed ground levels and all floor to ceiling heights.	<input type="checkbox"/>
<input type="checkbox"/>	Reduced levels (RL's) to Australian Height Datum (AHD) shown for all (roof ridges) floor and ceiling levels for the existing/proposed building and those on adjoining sites, also street levels.	<input type="checkbox"/>
<input type="checkbox"/>	Roof profile, material, colour, reflectivity and eaves width are shown.	<input type="checkbox"/>
<input type="checkbox"/>	The outline of buildings on the subject site and adjoining sites.	<input type="checkbox"/>

YOUR USE		STAFF USE
F SECTIONS A cut through view of the building and site. Minimum scale 1:100		
<input type="checkbox"/>	The outline of the existing and/or proposed building showing all dimensions including roof pitch.	<input type="checkbox"/>
<input type="checkbox"/>	All sections labelled and cross related back to where they occur on the floor plan and site plan (including driveways and their proposed gradients).	<input type="checkbox"/>
<input type="checkbox"/>	Existing and proposed R/L's to AHD, for the building (ceiling and floor level) and the site showing proposed excavation or filling (if any).	<input type="checkbox"/>
<input type="checkbox"/>	Construction details for wall, floor, window, door, ceiling, roof frame, type of footings and size.	<input type="checkbox"/>
G DRIVEWAY SECTIONS Long section and cross section views of the driveway or accessway. Minimum Scale 1:100		
<input type="checkbox"/>	Details of driveways, vehicle crossing profiles and transitions.	<input type="checkbox"/>
<input type="checkbox"/>	Maximum driveway grade 1:4; maximum emergency pedestrian access grade 1:8.	<input type="checkbox"/>
H STATEMENT OF EFFECT 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. Your statement may need to address the following:-		
<input type="checkbox"/>	Stormwater Disposal, Flooding, Landslip, Bushfire and other risks.	<input type="checkbox"/>
<input type="checkbox"/>	Effect on the landscape, flora and fauna, archaeological aspects, streetscape or scenic quality of the locality.	<input type="checkbox"/>
<input type="checkbox"/>	The amount of traffic generated, particularly in relation to the adequacy of existing roads.	<input type="checkbox"/>
<input type="checkbox"/>	Vehicular access, on-site parking and the availability of public transport	<input type="checkbox"/>
<input type="checkbox"/>	The social and economic effects of the proposal.	<input type="checkbox"/>
<input type="checkbox"/>	Impact of the proposal on the amenity or character of the area.	<input type="checkbox"/>
<input type="checkbox"/>	Design and external appearance of the proposal in relation to the site and the locality and its compatibility with surrounding development.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Privacy, noise affects, solar access and view effect on neighbours and how these could be minimised.	<input type="checkbox"/>
<input type="checkbox"/>	The siting and design of the building, including access for the disabled.	<input type="checkbox"/>
<input type="checkbox"/>	Spillage from lighting, illuminated signage; glare from roof surfaces or door/window panels.	<input type="checkbox"/>
<input type="checkbox"/>	The method and duration of excavation, quantities involved, disposal arrangements and soil erosion mitigation.	<input type="checkbox"/>
<input type="checkbox"/>	Impact on Heritage Item (if applicable) Heritage Conservation Management Plan	<input type="checkbox"/>
I 6 COPIES OF SURVEY DETAILS A plan prepared by a Registered Surveyor which identifies all existing site features and improvements and existing ground levels. Minimum scale 1:100		
<input type="checkbox"/>	1m contour intervals, trees, rock features, the adjacent road, location of services and easements, all site boundaries, a fixed datum point (related to AHD) and proposed building platform areas.	<input type="checkbox"/>
<input type="checkbox"/>	The outline of buildings on the subject and adjoining sites and their setback or distance from the street, rear and common side boundary and the location of the windows and doors.	<input type="checkbox"/>
<input type="checkbox"/>	The location trunk diameter and spread of all existing trees and vegetation on the site. The trees are to be clearly numbered on this plan for identification purposes.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	The level, to AHD of the roof ridge, window sill levels and floor levels of adjoining buildings.	<input type="checkbox"/>
<input type="checkbox"/>	The height and location of the new building or addition relative to the existing and surrounding buildings.	<input type="checkbox"/>
J SITE CALCULATIONS A list of Calculations comparing the application against the relevant Statutory Requirements Council's Development Control/Locality Plans.		
<input type="checkbox"/>	A comparison with the building or planning standards specified, indicating compliance or non compliance.	<input type="checkbox"/>
<input type="checkbox"/>	Where the proposal does not comply with a standard, a statement why the application should be supported.	<input checked="" type="checkbox"/>

YOUR USE	STAFF USE
K CARPARKING Information on the carparking on-site. Minimum scale 1:200. (This information can be included on the site plan or ground floor plan layout).	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Carparking spaces, including their width, and length, aisle and ramp widths. <input type="checkbox"/> Calculation of the number of carparking spaces; the areas included for the purposes of calculating. <input checked="" type="checkbox"/> Parking bays for disabled persons, delivery vehicles, couriers or loading docks, where relevant. <input type="checkbox"/>
L SHADOW DIAGRAMS Information on shadow effect on adjoining properties and any self-shadowing. Minimum scale 1:200 (This information could be included on the site plan).	
<input type="checkbox"/>	The outline of the existing/proposed building and adjoining buildings (where they fall within the shadowed area) and the shadow cast by existing trees on the adjoining properties. <input type="checkbox"/>
<input type="checkbox"/>	The outline of the shadow cast by the proposed building during the winter solstice at 9am, 12 noon and 3pm. If the proposal involves demolition of an existing building, indicate the shadow cast by that building and the new building. <input checked="" type="checkbox"/>
M LANDSCAPE PLANS Information on existing and proposed landscaping of the site. Minimum Scale 1:100. These plans are to be prepared by an appropriately qualified consultant in accordance with the provisions of Development Control Plan No 23. (DCP 23)	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	At Development Application stage: An arborist's report (required where any significant trees or vegetation are affected by the proposal, particularly where works or excavation is proposed within the drip line of trees proposed to be retained). <input type="checkbox"/> A landscape concept plan is required for all projects which increase the built upon area by more than 40m ² or which may impact upon significant or substantial trees or vegetation, including remnant bushland in non-urban areas a concept plan will be required for all disturbed areas. <input checked="" type="checkbox"/> For sensitive sites, large scale developments or wildlife habitat or corridor areas, the following may also be required: (See Development Control Plans 23 & 25 for information) A site analysis plan. <input type="checkbox"/> A landscape strategy report. <input type="checkbox"/> An environmental consultant's report. <input type="checkbox"/> At Construction Certificate stage: A detailed landscape working drawing which addresses the landscape proposals for the site, any prior conditions of development consent and includes the relevant recommendations of the previous consultant's reports submitted with the development application. The working drawings may need to be accompanied by the following:- An arborist's report / A grading and siteworks plan / A planting and siteworks plan/ A planting, hardworks and irrigation plan / A landscape specification / Details of a landscape works maintenance agreement or security bond and certification of the drawing(s) and accompanying documentation by a suitably qualified consultant. <input type="checkbox"/>
N MONTAGE/MODEL A representation of what the proposal will look like relative to existing development.	
<input type="checkbox"/> <input type="checkbox"/>	A photo montage for any development with a value above \$350,000. <input type="checkbox"/> A model showing architectural treatment and adjoining development for development having a value greater than \$600,000. Minimum scale of 1:200. <input type="checkbox"/>
O SCHEDULE OF EXTERIOR FINISHES A SAMPLE of proposed exterior finishes	
<input type="checkbox"/>	Exterior finishes (existing and proposed) e.g. material and colour of roof, walls, paving/driveway. <input type="checkbox"/>
P BUILDING SPECIFICATION Details of construction.	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Two copies, detailing method of construction, fire ratings, type of materials, dimensions and length. <input type="checkbox"/> Whether the material will be new or second hand. Give particulars of second hand materials. <input type="checkbox"/> Details of drainage, effluent disposal, water supply, ventilation arrangements etc. <input type="checkbox"/>

YOUR USE		STAFF USE
Q	FLORA AND FAUNA This information may be required (refer to DCP No.25) check with Council Natural Resources staff.	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Endangered species may occur - a Species Impact Assessment or Statement may be required. Wildlife corridor – retention or planting of trees and/or shrubs is to be shown on a landscape / vegetation management plan. Bushland – conservation of remnant bushland is to be shown on a landscape / vegetation management plan.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
R	ACOUSTIC DETAILS A report from an Acoustic Engineer.	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Background noise levels established. Projected noise levels from development models. Comparison with Council or Environment Protection Authority standards. Hours of Operation.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
S	ACCESS FOR AGED AND DISABLED REFER TO DCP No. 26 "ACCESSIBILITY"	
<input type="checkbox"/>	A report by a suitably qualified and accredited access advisor certifying that the proposed building meets the provisions of DCP No.26 "Accessibility" (in the case of SEPP No.5 developments the Compliance checklist for Access and Support Services as outlined in DCP No.26 is to be completed.)	<input type="checkbox"/>
T	DEMOLITION An application is required for this activity to satisfy "WorkCover" and safety requirements	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Two (2) copies of the Site Plan showing the location of the building. Soil sedimentation controls. Details as to how the public will be excluded from the site during demolition What machinery is to be used and hours of work? Details of waste disposal site.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
U	HAZARDS Should the subject land be affected by the following Hazards relevant information will need to be provided.	
	Review of the Relevant Locality Plans / enquiry Council Counter staff can provide assistance in determining if these hazards may affect the land and the level of information required	
X <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Land Slip (Geotechnical Engineers Report Required) SEE NOTE Flood Prone (Floor level to comply with Councils requirements where stated otherwise a report by a Hydraulic Engineer) SEE NOTE Flood Prone watercourse or Overland Flow Path – (Hydraulic Engineers Report Required) SEE NOTE Bluff Area – (Geotechnical Engineers Report Required) SEE NOTE Wave Action/Tidal Inundation Coastal Process – (Coastal Engineering Report Required) SEE NOTE Bushfire Hazard – (Fire Consultant Report Required) SEE NOTE Contaminated Land – (Report by a Suitably Qualified Professional Required) SEE NOTE Acid Sulphate Soils SEE NOTE Excessive Excavation / Fill – Geotechnical Engineers Report required (see note)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
V	SILT & SEDIMENT CONTROL	
<input type="checkbox"/>	A Silt and Sediment Management Concept Plan is required	<input type="checkbox"/>

W ENERGY EFFICIENCY See DCP 28 Energy Smart Homes		
<input type="checkbox"/>	A NatHERS Report prepared by an accredited assessor is required for new single dwellings, dual occupancies, multi unit and shop top housing, subdivision and major additions/alterations	<input checked="" type="checkbox"/>
<input type="checkbox"/>	An Energy Performance Statement is required for multi unit, shop top and dual occupancy development	<input type="checkbox"/>

X ON SITE DETENTION See Policy and Guidelines for On-Site Detention of Stormwater		
<input type="checkbox"/>	All residential properties identified as requiring on-site stormwater detention where proposed works increase the built upon area by more than 50m ² , will require submission of an on-site stormwater detention concept plan	<input type="checkbox"/>
<input type="checkbox"/>	A 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	<input type="checkbox"/>

NOTE:

Hazard – Consultant Report Requirements

The Report prepared by the designated consultant is to include the following;

- (i) Specify Architectural/Engineering Plans on which the assessment is based.
- (ii) Specify the date of site inspection.
- (iii) Certify that the appropriate investigation measures have been carried out.
- (iv) Provides the following certification

1. Landslip

Certification that the requirements set out in Council's Interim Geotechnical risk Management Policy for Pittwater have been complied with. This is to be achieved through submission of a Complying Report accompanied by completed forms 1 & 1a of that Policy.

2. Flood Prone

A Flood Report is to be submitted (meeting the requirements of DCP 30) where the Flood Planning levels (FPL) are not available from Council's Urban Infrastructure Unit or where the site is affected by High Hazard Flooding. The report is to address the safety of occupants of the property for the life of the development (taken to be 100 years unless otherwise justified).

3. Bluff Area

Certification that the requirements set out in Council's Interim Geotechnical risk Management Policy for Pittwater have been complied with. This is to be achieved through submission of a Complying Report accompanied by completed forms 1 & 1a of that Policy.

4. Wave Action / Tidal Inundation / Coastal Processes

That the proposed development together with existing development on the site and any occupants will be safe from the effects of wave action/tidal inundation and associated coastal processes over the economic life of the structures (taken to be 100 years unless otherwise stated and justified)

5. Bushfire Hazard

That the proposed development together with existing development on the site and any occupants will be reasonable protected from the impact of bushfire hazard in accordance specified by State Government through the relevant legislation and advisory documents.

6. Contaminated Land

Any occupants and users of the proposed development will be safe from the effects of land contamination over the economic life of the development.

7. Acid Sulphate Soils

That the proposed development together will not be affected by or cause any hazard associated with the existence of acid sulphate soils.

(V): The report should also clearly outline any necessary conditions of development consent or design and construction elements necessary to support the above certification.

STAFF USE ONLY: Application Quality Assurance Check Completed	
Checked as being complete. Name _____	Signature _____
Date _____	

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

FEE SCHEDULE

STAFF USE	FEE	GST	RECEIPT NO.	DATE
<input type="checkbox"/> DA TDEV	1,317.13		132743	22/12
<input type="checkbox"/> SEC 96 MODIFICATION TMOD				
<input type="checkbox"/> SEC 82A RECONSIDERATION TREC				
<input type="checkbox"/> ADVERTISING TADV	60.50		132743	22/12
<input type="checkbox"/> IMAGE SCANNING RMIC	55-		132743	22/12
<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		132743	22/12
<input type="checkbox"/> SIGN FEE NODP	27		11 11	22/12
SCAN STAMP		REGISTRATION STAMP		

\$1,652.63

VALUATION OF WORKS – ESTIMATE SHEET

ADDITIONS / MODIFICATIONS TO RESIDENTIAL DWELLINGS

Site Slope Less Than 10%

Additional Ground / Foundation Floor Level (enclosed)	m ²	@ \$1100 per m ²	\$
Additions at other Floor Level(s)	m ²	@ \$1400 per m ²	\$
Internal Modifications (no additional floor area)	m ²	@ \$700 per m ²	\$
Finishes (external area of entire house – roof & bricks)	m ²	@ \$64 per m ²	\$
Deck / Open Car Space	m ²	@ \$440 per m ²	\$
Hardstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Landscaping & Siteworks	m ²	@ \$92 per m ²	\$
Temporary Erosion Controls	m ²	@ \$15 per m ²	\$
Swimming Pool (Small Less than 40m ² \$20,000, Large More than 40m ² \$25,000)			\$

TOTAL \$

Site Slope More Than 10%

Additional Ground / Foundation Floor Level (enclosed)	m ²	@ \$1880 per m ²	\$
Additions at other Floor Level(s)	m ²	@ \$1500 per m ²	\$
Internal Modifications (no additional floor area)	m ²	@ \$750 per m ²	\$
Finishes (external area of entire house – roof & bricks)	m ²	@ \$64 per m ²	\$
Deck / Open Car Space	m ²	@ \$480 per m ²	\$
Hardstand Area Driveway, Uncovered Car Space etc	m ²	@ \$200 per m ²	\$
Landscaping & Siteworks	m ²	@ \$97 per m ²	\$
Temporary Erosion Controls	m ²	@ \$15 per m ²	\$
Swimming Pool (Small Less than 40m ² \$20,000, Large More than 40m ² \$25,000)			\$

TOTAL \$

**NEW RESIDENTIAL DEVELOPMENT (INCLUDES DUAL OCCUPANCY)
PROJECT HOME CONSTRUCTION**

Site Slope Less Than 10%

Demolition	m ²	@ \$100 per m ²	\$
Total Floor Area	m ²	@ \$865 per m ²	\$
Finishes (external area of entire house – roof & bricks)	m ²	@ \$64 per m ²	\$
Deck / Open Car Space	m ²	@ \$440 per m ²	\$
Hardstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Temporary Erosion Controls	m ²	@ \$15 per m ²	\$
Landscaping / Site Works	m ²	@ \$92 per m ²	\$
Swimming Pool (Small Less than 40m ² \$20,000, Large More than 40m ² \$25,000)			\$

TOTAL \$

Site Slope More Than 10%

Demolition	m ²	@ \$100 per m ²	\$
Total Floor Area	m ²	@ \$935 per m ²	\$
Finishes (external area of entire house – roof & bricks)	m ²	@ \$64 per m ²	\$
Deck / Open Car Space	m ²	@ \$480 per m ²	\$
Hardstand Area Driveway, Uncovered Car Space etc	m ²	@ \$200 per m ²	\$
Landscaping & Siteworks	m ²	@ \$97 per m ²	\$
Temporary Erosion Controls	m ²	@ \$15 per m ²	\$
Swimming Pool (Small Less than 40m ² \$20,000, Large More than 40m ² \$25,000)			\$

TOTAL \$

#1653.45

NEW RESIDENTIAL DEVELOPMENT (INCLUDES DUAL OCCUPANCY)

CUSTOM BUILT

Site Slope Less Than 10%

Demolition	m ²	@ \$100 per m ²	\$
Total Floor Area	260	m ² @ \$1200 per m ²	\$ 312,000.00
Finishes (external area of entire house – roof & bricks)	m ²	@ \$64 per m ²	\$
Deck / Open Car Space	100	m ² @ \$440 per m ²	\$ 4,400.00
Hardstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Landscaping / Site Works	m ²	@ \$97 per m ²	\$
Temporary Erosion	50	m ² @ \$15 per m ²	\$ 750
Swimming Pool (Small Less than 40m ² \$20,000, Large More than 40m ² \$25,000)			\$ 317,150.00

TOTAL \$317,150.00

Site Slope More Than 10%

Demolition	m ²	@ \$100 per m ²	\$
Total Floor Area	m ²	@ \$1320 per m ²	\$
Finishes (external area of entire house – roof & bricks)	m ²	@ \$64 per m ²	\$
Deck / Open Car Space	m ²	@ \$480 per m ²	\$
Hardstand Area Driveway, Uncovered Car Space etc	m ²	@ \$200 per m ²	\$
Landscaping & Siteworks	m ²	@ \$97 per m ²	\$
Temporary Erosion Controls	m ²	@ \$15 per m ²	\$
Swimming Pool (Small Less than 40m ² \$20,000, Large More than 40m ² \$25,000)			\$

TOTAL \$

MULTI UNIT HOUSING / GROUP BUILDING / SEPP NO.5

Single Bedroom	No.	@ \$120,000	\$
Two Bedrooms	No.	@ \$180,000	\$
3 & 4 Bedrooms	No.	@ \$240,000	\$
Covered Car Spaces Above Ground	No.	@ \$5,000	\$
Car Spaces Under Ground	No.	@ \$10,000	\$
Handstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Landscaping / Site Works	m ²	@ \$92 per m ²	\$
Temporary Erosion Control	m ²	@ \$15 per m ²	\$
Swimming Pool (Small Less Than 40m ² \$20,000, Large More Than 40m ² \$25,000)			\$

TOTAL \$

SHOP TOP HOUSING

Single Bedroom	No.	@ \$120,000	\$
Two Bedrooms	No.	@ \$180,000	\$
3 & 4 Bedrooms	No.	@ \$240,000	\$
Commercial Floor Space	m ²	@ \$1,000	\$
Covered Car Spaces Above Ground	No.	@ \$5,000	\$
Car Spaces Under Ground	No.	@ \$10,000	\$
Handstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Landscaping / Site Works	m ²	@ \$92 per m ²	\$
Temporary Erosion Control	m ²	@ \$15 per m ²	\$
Swimming Pool (Small Less Than 40m ² \$20,000, Large More Than 40m ² \$25,000)			\$

TOTAL \$

INDUSTRIAL / COMMERICAL – NEW BUILDING AND ADDITIONS

Warehouse/Factory Floor Space	m ²	@ \$500,000	\$
Office / Retail Area	m ²	@ \$800,000	\$
Covered Car Spaces Above Ground	m ²	@ \$5,000	\$
Car Spaces Under Ground	m ²	@ \$10,000	\$
Handstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Landscaping / Site Works	m ²	@ \$92 per m ²	\$
Temporary Erosion Control	m ²	@ \$15 per m ²	\$
TOTAL			\$

CLUBS / CINEMAS / PUBLIC BUILDINGS NEW BUILDINGS AND ADDITIONS

Clubs / Cinemas / Public Building etc New Building & Additions	m ²	@ \$1,500 per m ²	\$
Covered Car Spaces Above Ground	No.	@ \$5,000	\$
Car Spaces Under Ground	No.	@ \$10,000	\$
Handstand Area Driveway, Uncovered Car Space etc	m ²	@ \$195 per m ²	\$
Landscaping / Site Works	m ²	@ \$92 per m ²	\$
Temporary Erosion Control	m ²	@ \$15 per m ²	\$
TOTAL			\$

SUBDIVISION RESIDENTIAL (FOR CONSTRUCTION CERTIFICATE PURPOSES ONLY)

Infill Subdivision (Less Than 5 Lots No New Roads)			TOTAL
Number of Lots	No.	@ \$40,000 per Lot	\$
Land Release / Large Residential Subdivision with New Road			TOTAL
Number of Lots	No.	@ \$60,000 per Lot	\$
Industrial / Commercial Subdivision			TOTAL
Number of New Lots	No.	@ \$90,000 per Lot	\$
Demolition			TOTAL
Demolition	m ²	@ \$100 per m ²	\$