

DEVELOPMENT APPLICATION

Development Application Form No. 1 (as amended) and associated forms

1111 Park Street MONA VALE
 PO Box 892 MONA VALE NSW 1661
 DY 8018 MONA VALE
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 Website www.pittwater.nsw.gov.au



DA No **N0634/10**
 Date Received **2/11/2010**

PRE LODGEMENT	LODGEMENT	PUBLIC INSPECTION
<ul style="list-style-type: none"> Pre lodgement discussion with staff is recommended Discuss your proposal with your neighbours prior to design of development Carefully read the Handbook and guide to this form and ensure that all required information and documentation is provided with your application 	<ul style="list-style-type: none"> All information required by the rules must be submitted with your application Incomplete applications or applications for information will not be accepted by Council All fees must be paid at the time of lodgement Please make an appointment to lodge your application. You may be delayed to an unspecified time if no appointment is made 	<ul style="list-style-type: none"> All documents lodged with this development application including this form will be available for public inspection at Council's offices and on Council's website

LOCATION OF THE PROPOSAL

Address: 1111 MACPHERSON STREET WARRIEWOOD (Lot A DP 587591) 8 MACPHERSON STREET WARRIEWOOD (Lot A DP 400488) 6 MACPHERSON STREET WARRIEWOOD (Lot B DP 400488) (1111587) 111587 WARRIEWOOD (Lot B DP 111587) WARRIEWOOD (Lot DP 111587) 2 MACPHERSON STREET WARRIEWOOD (Lot B DP 111587) WARRIEWOOD (Lot DP 111587)

PLEASE ENSURE DETAILS OF ALL LAND PARCELS ARE STATED ABOVE

PROPOSAL

Senior Housing (EP) / Housing for Seniors or People with a Disability 2.04 Earthwork/Landfill 2.04 Remedial 2.04 Security 2.04 Other 2.04

PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL

Construction of Stage 3 building comprising

- 25 serviced self-care dwellings*
↳ 13 x 3 bed, 12 x 2 bed
- Recreation area (gym, pool) & consulting rooms*
- Multi purpose room + cafe*

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? *16,850,000* \$ *16,850,000* Nil

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

Note: The estimated cost is the value of the works plus the cost without the inclusion of a contractor's profit on the works. This estimate must be supported by an actual quote contract price or independent cost measurement prepared by a suitably qualified person where a valuation for Council's estimate of cost is required.

STATE ENVIRONMENTAL PLANNING POLICY No 1 DEVELOPMENT STANDARDS

Is a SEPP objection required to the development standards? YES NO

Note: If YES, details must be provided in the Statement of Effect of the development of the site to be a red and blue code for the objection.

SC
 - 3 NOV 2010
 PITT

STATUTORY REQUIREMENTS

The questions on this page will only apply to a small number of developments in a particular area. The information to be provided in the Statutory Environmental Checklist and the Country & Property Information Checklist will only apply to your application. In addition, a set of plans and documentation and a cheque for \$250 will be required for your application.

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 attach relevant receipts.

- Fisheries Management Act 1994 s147 s20 s20A s213
Cheque for \$250 made payable to Department of Primary Industries
- Heritage Act 1997 s65
Cheque for \$250 made payable to Department of Financial Heritage Branch. Advertising required.
- National Parks and Wildlife Act 1974 s93
Cheque for \$250 made payable to Department of Environment and Climate Change.
- Protection of the Environment Operations Act 1997 s43(a) 47(2)(b) 59(4) 48(2) ss43, 48 & 27
Cheque for \$250 made payable to Department of Environment and Climate Change. Advertising required.
- Roads Act 1993 s138
Cheque for \$250 made payable to Roads and Traffic Authority.
- Rural Fires Act 1997 s100B
Cheque for \$250 made payable to NSW Rural Fire Service.
- Water Management Act 2000 s89 s9C s91
Cheque for \$250 made payable to Department of Water and Energy Affairs. 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 \$250 made payable to Roads and Traffic Authority.
Note: This concurrence may be required if the land is subject to a Road General Road Reservation. An item will appear on the attached checklist if this reservation applies to your land.
- Environmental Planning and Assessment Act 1979 No 203 s79B(3)
Cheque for \$250 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 Part 10 of the Environmental Planning and Assessment Regulation 2000 section 10 Part 1 of Schedule 3
 - * Development of a bed and breakfast as per Part 10 of the Environmental Planning and Assessment Regulation 2000 section 10 Part 1 of Schedule 3

LIST OF DOCUMENTS ACCOMPANYING THE APPLICATION

- Warrivood Brook Statement of Environmental Effects
- ↳ Attachment A - owners consent
- ↳ ATT B - plans
- ↳ ATT C - water management review
- ↳ ATT D - Access report
- ↳ ATT E - traffic letter of view
- ↳ ATT F - Geotechnical letter of view
- ↳ ATT G - BASIX assessment
- ↳ ATT H - Noise assessment

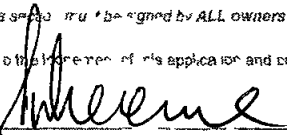
PRIVACY POLICY

The following information is provided under the Privacy Information Act 2014 (the Act) in relation to your application. Your information would comprise part of a public register related to this process. The information will be kept by Council and will be accessible to the Local Government Directory Authority. You are entitled to review your personal information any time by contacting this Council.

OWNER This section must be signed by ALL owners

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

Signature(s)



Print Name(s)

- 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 a leasehold, 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 completion during application processing

Name/Company Anglican Retirement Villages c/o Aurecon

Address PO Box 538, Neutral Bay NSW 2089

Attn: Nick Hearfield

E-Mail Contact Details hearfieldn@ap.aurecongroup.com

Phone (02) 9465-5407 Daytime Contact No.

POLITICAL DONATIONS AND GIFT DISCLOSURE DECLARATION

Under section 47(4) of the Environmental Planning and Assessment Act 1979 (the Act) a person who makes a planning application to a Council is required to disclose the following reportable political donations and gifts if any made by any person in a financial interest in the application in the period commencing 2 years before the application is made and ending when the application is determined.

- a) all reportable political donations made to any local council of that Council.
- b) all gifts made to any local council 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/development/assessments/donations-and-gift-disclosure

Note: Political Donations and Gift Disclosure Statements can be obtained from Customer Service Centres or Councils website www.pittwater.nsw.gov.au/council/council-publication/CouncilForms

APPLICANT SIGNOFF

I declare that all of the particulars and information supplied in connection with this application are correct and recognise that I am liable for the cost of preparing documents and plans and to be made available to the public including availability through Councils internet site.

I declare that the estimated costs of the project is the commercial value of the proposed works as a proportion of a properly prepared cost estimate or a quote or contract completion price for the work.

I also confirm that this application has been prepared in accordance with the Environmental Planning and Development Control Rules (repealed) and that the applicant has done all the information to be submitted as required by the Planning and Development Control Rules (repealed) DCR.

I hereby certify that this proposal complies with the requirements of the Pittwater 2 Development Control Plan.

Alternatively, where this application does not comply with these requirements, I have provided a written justification in support of this proposal, including the relevant control outcomes.

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

SIX SETS OF DEVELOPMENT CONTROL RULES ARE INCLUDED IN THE SETS PROVIDED TO ALL APPLICANTS. ONE SET FOR 30% OF THE TOTAL COST OF THE PROJECTS AND FOUR SETS FOR THE REMAINING 70% OF THE TOTAL COST OF THE PROJECTS.

PLEASE COPIE OFF THESE CHECKLISTS AND RETURN TO THE
Tulde State Board of Education by return mail to the following address:

Signature  Date 2/10/10

CHECKLIST AND INFORMATION TO BE SUBMITTED CANDIDATES

The CHECKLIST and the associated INFORMATION to the USWIT TOC guides are to be used by the local evaluator to assist in the local review application.

Prior to making an appointment to discuss an application you should ensure you have completed the CHECKLIST.

If you have any questions please call 9270 1111 and ask to speak to an Assistant Development Office.

THIS SECTION - STAFF USE ONLY

ADD SIGNOFF

Checker by _____ Date _____

Comments _____

THIS PAGE STAFF USE ONLY

STAFF USE	FEE SCHEDULE	FEE	GST	RECEIPT NO	DATE
<input checked="" type="checkbox"/>	DEVELOPMENT APPLICATION	TDEV		24026-50	
<input type="checkbox"/>	COMPLYING DEVELOPMENT	TCOM			
<input type="checkbox"/>	SUBDIVISION FEE	TSUB			
<input type="checkbox"/>	DESIGNATED PROCESSING FEE (\$715)	TDEV			
<input type="checkbox"/>	INTEGRATED PROCESSING FEE (\$110)	TDEV			
<input type="checkbox"/>	CONCURRENCE PROCESSING FEE (\$110)	TDEV			
<input type="checkbox"/>	SEC 96 MODIFICATION	TMOD			
<input type="checkbox"/>	SEC 82A RECONSIDERATION	TREC			
<input checked="" type="checkbox"/>	ADVERTISING (Designated \$1665/Other \$830)	TADV	830		
<input checked="" type="checkbox"/>	NOTIFICATION	TADV	200		
<input checked="" type="checkbox"/>	SIGN FEE	NODP	38		
<input checked="" type="checkbox"/>	IMAGE SCANNING	RMIC	170		
<input type="checkbox"/>	LONG SERVICE LEVY	QLSL			
<input type="checkbox"/>	STREET LEVELS	ESTR			
<input checked="" type="checkbox"/>	ROAD RESERVE	HKER	300		
<input type="checkbox"/>	TOTAL		25564.50		
SCAN STAMP		REGISTRATION STAMP			
N0634/110		R-2907A7			

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 \$1665
- Integrated Development under the Water Management Act/Hentage Act/Protection of the Environment Operations Act Fee \$830
- Development requiring concurrence regarding threatened species critical habitat etc Fee \$830
- SEPP Seniors Living/Multi Unit Housing/Shop Top Housing/Residential Flat Buildings Fee \$830

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 \$200

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 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

<p>SEPP (Seniors Living) 2004 <input type="checkbox"/></p> <p>Has the application of SEPP (SL) to the proposal be adequately addressed in the Statement of Environmental Effect. Has a detailed report been included in the application addressing the criteria and requirements of SEPP (SL)?</p>	<input type="checkbox"/>
<p>SEPP (Building Sustainability Index BASIX) 2004 <input type="checkbox"/></p> <p>A BASIX Certificate issued by the Department of Infrastructure Planning and Natural Resources is to be provided</p>	<input type="checkbox"/>
<p>EPA Act Section 147 Disclosure of political donations and gifts <input type="checkbox"/></p> <p>Where required has the applicant provided a Political donations and gifts disclosure statement form duly completed?</p>	<input type="checkbox"/>
<p>30D Mitigation of odours from the Warriewood Sewerage Treatment Plant <input type="checkbox"/></p> <p><u>Office use only</u> This application will require referral to the Dept Planning Sydney Region East</p>	<input type="checkbox"/>
<p>30E Public infrastructure in urban release areas <input type="checkbox"/></p> <p><u>Office Use only</u> This application will require referral to the Dept Planning Sydney Region East</p>	<input type="checkbox"/>
<p>B5 13 Development on Waterfront Land <input type="checkbox"/></p> <p>Development identified IN WATERFRONT LAND will require a submission of the proposal to be included in an Integrated Water Management Plan</p>	<input type="checkbox"/>
<p>B5 2 Wastewater Disposal <input type="checkbox"/></p> <p>Where connection to the Sydney Water Sewage System cannot be achieved an on site waste water management study is to be provided</p>	<input type="checkbox"/>
<p>B3 22 Flood Hazard Flood Category 3 All Development <input type="checkbox"/></p> <p>If after reading control B3 22 you establish the property could be considered Category 3</p> <ul style="list-style-type: none"> • A report prepared in accordance with the requirements set out in Flood Risk Management Policy for Development in Pittwater contained in Appendix 8 is to be provided <p>(Please note that during assessment of your application Council staff will determine whether the property is to be dealt with as Category 3 This may result in additional information being sought which could delay the determination of your application)</p>	<input type="checkbox"/>
<p>B4 15 Saltmarsh Endangered Ecological Community <input type="checkbox"/></p> <p>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)</p>	<input type="checkbox"/>
<p>B5 4 Water Management Plan <input type="checkbox"/></p> <ol style="list-style-type: none"> 1 All developments to which this control applies are required to submit a Water Management Plan 2 The Water Management Plan is to be clearly drafted of a minimum 1:200 scale showing the development surface contours and all components of the Integrated Water Management System 3 The Water Management Plan should also be accompanied by additional supporting assessment reports and documentation relevant to the proposed Integrated Water Management System (where required in other B5 controls) The supporting assessment reports and documentation must be certified/prepared by an appropriately qualified professionals (eg Water/Civil/Environmental Engineer or other professional as required) 	<input type="checkbox"/>
<p>B5 11 Stormwater Discharge into Waterways and Coastal Areas <input type="checkbox"/></p> <p>Development identified as requiring stormwater discharge into Waterways and Coastal Areas will require a submission of the proposal to be included in an Integrated Water Management Plan</p>	<input type="checkbox"/>
<p>B6 2 Access Driveways and Works on the Public Road Reserve All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy <input type="checkbox"/></p> <p>Has a Section 139 consent been obtained and attached to this application Certification by an NPER registered engineer participating in the field of traffic engineering that the access driveway complies with the Australian Standards and Councils controls is required</p>	<input type="checkbox"/>

For proposed access driveway to local roads within 90 metres of a main road written advice from the RTA with their approval of the proposed driveway and any structure forming part of the driveway or its support is required

For all access driveways that propose to use other than Normal High or Normal Low profiles in value variation to Councils controls propose suspended driveways or retaining walls or where there is no kerb and gutter written advice for approval by Councils Urban Infrastructure Unit of the proposed driveway is to be provided

B6 4 Internal Driveways All Development other than Dwelling Houses Secondary Dwelling and Dual Occupancy

Certification by an NPER registered engineer participating in the field of traffic engineering that the access driveway complies with the Australian Standards and Councils controls is required

For proposed access driveway to main roads or local roads within 90 metres of the main road written advice from the RTA with their approval of the proposed driveway and any structure forming part of the driveway or its support is required

For all access driveways that propose to use other than Normal High or Normal Low profiles in value variation to Councils controls propose suspended driveways or retaining walls or where there is no kerb and gutter written advice for approval by Councils Urban Infrastructure Unit of the proposed driveway is to be provided

B6 6 Off-Street Vehicle Parking Requirements All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy

Certification by an NPER registered engineer participating in the field of traffic engineering that the access driveway and proposed parking comply with the Australian Standards and Councils controls is required

Carparking spaces including their width and length aisle and ramp widths

Calculation of the number of carparking spaces the areas included for the purposes of calculating

Parking bays for disabled persons delivery vehicles couriers or loading docks are to be shown where relevant

B6 9 On-Street Parking Facilities All Development other than Dwelling Houses, Secondary Dwellings and Dual Occupancy

Certification by an NPER registered engineer participating in the field of traffic engineering that the access driveway complies with the Australian Standards and Councils controls is required

Copy of the advice from Councils Traffic Committee of its approval of the proposed on street carpark is to be provided

B6 10 Transport and Traffic Management All Development other than Dwelling Houses, Secondary Dwelling and Dual Occupancy

A traffic and transportation report prepared by an NPER registered engineer is to be provided

B5 3 Greywater Reuse

An on site greywater management study prepared by an appropriately qualified wastewater consultant is to be submitted to Council for assessment

The planning and design of any greywater treatment scheme for disposal and/or reuse shall be undertaken by suitably qualified consultants and shall be guided by the National Guidelines for Water Recycling Managing Health and Environmental Risks (Natural Resource Management Ministerial Council et al November 2006) related publications and the referenced guidelines

B5 4 Stormwater Harvesting

Development to which this control applies is required to submit a Water Management Plan

The Water Management Plan must be accompanied by supporting assessment reports and documentation relevant to the proposed Stormwater Harvesting and Reuse Scheme The supporting assessment reports and documentation must be prepared by an appropriately qualified professionals

The planning and design of any stormwater harvesting and reuse scheme shall be undertaken by suitably qualified consultants and shall be guided by Managing Urban Stormwater Harvesting and Reuse Department of Environment and Conservation 2006 and related publications

The design for the stormwater harvesting and reuse scheme is to be certified by a suitably qualified and experienced Water Engineer and is to be submitted with the Water Management Plan and any accompanying assessment reports and documentation

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 Councils 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 1.5 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

C1 9 Adaptable Housing and Accessibility

- An Access Report must be provided from an accredited access adviser for substantial new development (Does not apply to Single Dwellings or Dual Occupancies)

D16 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

D16 12 Landscaping

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)

D16 13 Solar access Warneewood Valley Residential Sectors

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

3 2 Submission of a Statement of Environmental Effects

A Statement of Environmental Effect is required to accompany all applications

For Designated Development an Environmental Impact Statement is required

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

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 (ie competing 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 and 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 including 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 (ie 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 (AHD) 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 drive-way 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
- For Section 96 Modifications the notification plans are to clearly indicate (using highlighter pen or the like) any proposed modifications to the original development application The applicant shall provide Council with a comprehensive list of all proposed modifications for notification purposes

3.6 State Environment Planning Policies (SEPPs) and Sydney Regional Environmental Policies (SREPs)

- A statement to say that the proposed development complies with any relevant SEPPs REPs or other state government guidelines that may apply to the site

4.5 Integrated Development Aboriginal Objects and Places

Are there any works proposed that may knowingly destroy deface or damage an aboriginal object or place?

If YES then the application is integrated development

Integrated development under Section 90 of National Parks and Wildlife Act 1974

- Has the relevant Integrated Development referral been noted on the development application form and in the statement of effects?
- A cheque for \$250 made payable to the Dept Environment and Climate Change is required at the time of lodgement
- An additional set of plans and documentation are required for referral

4.6 Integrated Development Protection of the Environment

Will the proposal require a licence to control pollution?

See the Protection of the Environment Operation Act 1997 s43 s47 s48 s122 and Schedule 1 for types of activities requiring a licence (Note only a small number of developments If unsure seek advice from a Planning Consultant or Council prior to progressing)

Integrated development under the Protection of the Environment Operations Act 1997

- Has the relevant Integrated Development referral been noted on the development application form and in the statement of effects?
- A cheque for \$250 made payable to the Department of Environment and Climate Change is required on lodgement of the application
- An additional set of plans and documentation for referral
- Advertising fee is required

4.7 Integrated Development Roads

Does the proposal involve digging up or disturbing the surface including the removing or interfering with a structure work or tree within the road or road reservation?

If YES and the property has a frontage to a classified road (being Barrenjoey Road Beach Road Palm Beach (to Palm Beach Road) Mona Vale Road Pittwater Road or Wakehurst Parkway) it will require referral to the RTA to obtain their concurrence (Section 138 (2) Roads Act 1993)

No integrated referral fee required

Note It is not Integrated Development as Council is the approval authority for all roads within Pittwater local government area (See section 91(3) of the EP& A Act 1979)

5.1 Referral to the Roads and Traffic Authority under SEPP (Infrastructure) 2007

SEPP (Infrastructure) 2007 Section 100

Is the land affected by Arterial Road Reservation 9(d) and does the proposal involve subdivision development that may be strata subdivided or development >\$150 000?

SEPP (Infrastructure) 2007 Section 104

Is the proposal for traffic generating development as identified in Schedule 3 of SEPP (Infrastructure) 2007?

- Where the applicant has determined the proposal is subject to SEPP (Infrastructure) 2007 this must be addressed in the Statement of Environmental Effects (SEE)
- If SEPP (Infrastructure) 2007 applies the application is to be referred to the RTA within seven days of lodgement

5.3 Referral to NSW Department of Environment and Climate Change (DECC)

Is the development on land that is or is a part of critical habitat or is the development likely to significantly affect a threatened species population or ecological community or its habitat?

If YES then it must be referred to the Director General of NSW Department of Environment & Climate Change together with information under s79B(5) being

- Any species impact statement that accompanied the development application
- Any assessment report prepared by the consent authority
- Any submissions received concerning the development application
- Any relevant recovery plan or threat abatement plan
- Whether the development proposed is likely to reduce the long term viability of the species population or ecological community in the region
- Whether the development is likely to accelerate the extinction of the species population or ecological community or place it at risk of extinction
- The principals of ecologically sustainable development (as described by section 6(2) of the *Protection of the Environment Administration Act 1991*
- The likely social and economic consequences of granting or of not granting concurrence

A cheque for \$250 made payable to the Dept Environment and Climate Change will be required
Advertising fee required

4.8 Integrated Development - Rivers, Streams and Foreshores

Does the proposal involve works within 40 metres of a creek river lake or lagoon? (Refer to Section 39A (2) (a) and (g) of the Water Management (General) Regulation 2004 to determine if the proposal is exempt)

Integrated development under Section 91 of the Water Management Act 2000

- Has the relevant Integrated Development referral been noted on the development application form and in the statement of effects?
- A cheque for \$250 made payable to the NSW Office of Water on lodgement of a development application
- An additional set of plans and documentation is to be provided for referral
- Advertising fee is required

Political donations and gifts disclosure statement



Office use only

Date received _____

Planning application number _____

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the Glossary of terms provided overleaf (for definitions of terms in *italics* below)

Once completed please attach the completed declaration to your planning application or submission

Explanatory information

Making a planning application to a council

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 the period commencing 2 years before the application is made and ending when the application is determined

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

Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a *relevant planning application* made to the council is required to disclose the following *reportable political donations and gifts* (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined

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

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a local councillor includes a reference to a donation made at the time the person was a candidate for election to the council

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 147 of the Act is to be made

- (a) in or in a statement accompanying the relevant planning application or submission if the donation or gift is made before the application or submission is made or
- (b) if the donation or gift is made afterwards in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council

Note: A separate Disclosure Statement Template is available for disclosures to the Minister or the Director General of the Department of Planning

Warning A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows or ought reasonably to know was made and is required to be disclosed under section 147. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22 000) or imprisonment for 12 months or both

Glossary of terms (under section 47 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note: A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or for inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means

- a) a formal request to the Minister, a council or the Director General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site;
 - b) a formal request to the Minister or the Director General for development on a particular site to be made a State significant development or declared a project to which Part 3A applies; or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project); or
 - d) an application for development consent under Part 4 (or for the modification of a development consent); or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application;
- but does not include
- f) an application for (or for the modification of) a complying development certificate; or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority; or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note: Reportable political donations include those of or above \$1 000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of reportable political donation

- (1) For the purposes of this Act a reportable political donation is
 - (a) in the case of disclosures under this Part by a party elected member group or candidate—a political donation of or exceeding \$1 000 made to or for the benefit of the party elected member group or candidate; or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1 000
 - (i) made by the major political donor to or for the benefit of a party elected member group or candidate; or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party elected member group candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3) parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if

- a) the person is the applicant or the person on whose behalf the application is made; or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it; or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange); or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application in the case of a relevant planning submission; or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth; or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation; or
- d) they have any other relationship prescribed by the regulations.

Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details) please fill in this form and sign below

Disclosure Statement Details Name of person making this disclosure statement	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)
Person's interest in the application (circle relevant option below)	
You are the APPLICANT YES / NO OR YES / NO	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO

Reportable political donations or gifts made by person making this declaration or by other relevant persons

* State below any reportable political donations or gifts you have made over the relevant period (see glossary on page 2) if the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN) if you are the applicant of a planning application state below any reportable political donations or gifts that you know or ought reasonably to know were made by a person with a financial interest in the planning application OR

* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know or ought reasonably to know were made by an associate

Donation or gift?	Name of donor (or ABN if an entity) or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor or address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made or person to whom the gift was made	Date donation or gift was made	Amount value of donation or gift

Please list all reportable political donations and gifts-- additional space is provided overleaf if required

By signing below I/we hereby declare that all information contained within this statement is accurate at the time of signing

Signature (print and date)



Name (S)

PETER PARDO

Cont

Political Donations and Gifts Disclosure Statement to Council

Donation or gift?	Name of donor (or ABN if an entity) or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor, address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made or person to whom the gift was made	Date donation or gift was made	Amo incl/ value of donation or gift