Warringah Council

Development Application

Made under the Environmental Planning and Assessment Act 1979 (Section 78A), Roads Act 1993 (Section 138) and Local Government Act 1993 (Section 68)

Address the application to:

- The General Manager
  Warringah Council
  Civic Centre, 725 Pittwater Rd
  Dee Why NSW 2099

Or

- Customer Service Centre
  Warringah Council
  DX 9118
  Dee Why

If you need help lodging your application:

- Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

To lodge your application:

- Phone quality application checker on 9942 2749 to make an appointment

Office Use Only

Locality FS

DA2010/1672

- ☑ Owners Consent
- ☑ Lot and DP
- ☐ 40m Buffer
- ☐ Acid Sulfate
- ☐ Bushfire Zone
- ☐ Heritage
- ☐ Slip Zone
- ☐ Flood Zone
- ☐ Riparian Zone
- ☐ Vegetation/ Threatened
- ☐ Wave Impact
- ☐ Coastal Zone
- ☐ 100m MHWM

Aug 09

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Warringah Council
Received
15 OCT 2010
Signature

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Freedom of Information Act 1989 (NSW), s.12 of the Local Government Act 1993 (NSW), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information which will be stored on Council's records management system or in archives and may be displayed on DAs Online (except as regards to personal particulars). You have a right of access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

MASTERCOPY

MASTERCOPY

Part 1 Summary Applicant(s) Details

Applicant(s) name: WAHOO POOLS PTY LTD

Owner(s) name: TIM REILLY + DEANNE McDONALD

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council, your application will be assessed by an independent town planning consultant.

Warringah Council employee Yes ☐ No ☑ Elected representative Yes ☐ No ☑

Full applicant details to be completed in Part 3 of the application form.

R/N10010 6173

Part 2 Application Details

2.1 Location of the property

We need this to correctly identify the land. These details are shown on your rates notice, property title etc.

Unit no. [-] House no. [12] Street [COURT STREET]

Suburb [DEE WHY.]

Legal property description [Lot: 10 Sect: DP/SP: B139]

This information must be supplied.

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2.2 Description of work

Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.

- [ ] Use of land/building
- [x] Carrying out of works
- [ ] Erect a building
- [ ] Demolition
- [ ] Subdivision
- [ ] Other

Details

SWIMMING POOL

2.3 Estimated cost of work

This section must be completed and the relevant requirements supplied at lodgement.

Estimated cost of work: $ 72,233 ✓

One of the following must be supplied (for calculating development application fees section 94 development contributions and other associated fees).
Please tick box:

- [x] Provide builder's quote (including builder's licence number).
- [ ] Use average costs and m² formula below to calculate estimated cost of works.

What is the area of floor space affected by this application?

What is the area and volume of the swimming pool if one is proposed?

What is the total estimated cost of the development based upon $3000/m² of house construction, $1800/m² of swimming pool area and $1500/m² of outbuildings, cabana and decks?

- [ ] Have a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works.

Signature of qualified person certifying value of work.

Print name and qualifications / builder's licence number.

Estimated cost of works $100,000 or greater (for calculating section 94A development contributions):

- [ ] **In addition** to fulfilling one of the above requirements, for works of $100,000 or greater the **'Cost Summary Report'** form must be completed.

For further information visit Councils website at: www.warringah.nsw.gov.au, Planning and Development, Online Forms, Development Applications, Cost Summary Report - Greater Than $100,000

Part 2 Application Details

2.4. Collection of determination

Do you seek to collect the determination from Council? Yes ☑ No ☐

Note: You are advised that if you do not collect the determination from Council, it will be sent via standard post. If the determination is lost/misplaced Council will charge a fee for copying the determination in accordance with Council's adopted fees and charges schedule (this process can take up to 10 working days)

2.5 Integrated development

Is this application for integrated development?

Please tick appropriate boxes.

Yes ☐ No ☑

Integrated development is development that requires licences or approvals from other consent authorities. Most forms of development will not be 'integrated'. See Part 4, Division 5, section 91 of the Environmental Planning and Assessment Act 1979 -www.legislation.nsw.gov.au.

Fisheries Management Act 1994 ☐ s144 ☐ s201 ☐ s205 ☐ s219

Aquaculture
Does your proposal involve the cultivation of fish, shellfish, crustaceans, seaweeds, or other aquatic organisms for commercial purposes (but not including a pet shop or aquarium)?

- ☐ No
- ☐ Yes You will need a permit under section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Excavation or filling of a waterway
Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewage treatment ponds etc.

- ☐ No
- ☐ Yes You will need a permit under section 201 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Harm to Marine Vegetation
Does your proposal involve any disturbance, damage or harm to marine vegetation including seagrasses, mangroves and seaweeds) on public water land or private land which is adjacent to public water land, including by shading them with an overhead structure (eg jetty or pontoon)?

- ☐ No
- ☐ Yes You will need a permit under section 205 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Obstruct Fish Passage
Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?

- ☐ No
- ☐ Yes You will need a permit under section 201 or 219 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Heritage Act 1977 ☐ s58

Mine Subsidence Compensation Act 1961 ☐ s15

Mining Act 1992 ☐ s63 ☐ s64

National Parks and Wildlife Act 1974 ☐ s90

Petroleum (Onshore) Act 1991 ☐ s9

Protection of the Environment Operations Act 1997 ☐ s43(a),(b),(d) ☐ s47 ☐ s48 ☐ s55 ☐ s122

Roads Act 1993 ☐ s138

Rural Fires Act 1997 ☐ s100B

Water Management Act 2000 ☐ s89 ☐ s90 ☐ s91

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Protection of the Environment Operations Act 1997 ☐ s43(a),(b),(d) ☐ s47 ☐ s48 ☐ s55 ☐ s122

Roads Act 1993 ☐ s138

Rural Fires Act 1997 ☐ s100B

Water Management Act 2000 ☐ s89 ☐ s90 ☐ s91

Part 2 Application Details

2.6 Staged development

Are you applying for a staged development?

Yes ☐ No ☑

If you answered Yes to this question, please attach details

2.7 Approval under s68 Local Government Act 1993

To view section 68 of the Local Government Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 68 of the Local Government Act 1993?

Yes ☐ No ☑

If you answered yes to this question, please attach details.

Note: Approval for matters listed in the section must be obtained from Council prior to any works commencing on site.

2.8 Approval under s138 Roads Act 1993

To view section 138 of the Roads Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 138 of the Roads Act 1993?

Is there any form of alteration to Council's road reserve proposed? E.g. driveway, footpath reconstruction, drainage connection.

Yes ☐ No ☑

Note: Full details of any roadworks, proposed driveway crossings, drainage connections and the like are to be provided with the development application.

2.9 Combined development application and construction certificate

A construction certificate will be required before any works can commence.

Yes ☐ No ☑

A construction certificate can be issued by Council or by a private accredited certifier. If you would like Council to issue this certificate, additional fees and documentation are required. It is not necessary to apply for a construction certificate now; however a certificate will be required prior to any works commencing.

NOTE:

- Council does not recommend submission of joint applications. Development consent may change the design detail of your proposal. If this development application is refused the construction certificate, will likewise be refused. Development consents may be subject to conditions which modify the plans. A construction certificate cannot be issued until it is in accordance with the development consent.
- Should there be an unreasonable delay in submitting updated plans following issue of consent, the construction certificate may be refused.

2.10 Number of dwelling units / gross floor area

Medium Density/Multi-Unit Development

	Existing	Proposed
Bed-sitter units, attached dwellings, etc		
1 bedroom units, attached dwellings, etc		
2 bedroom units, attached dwellings, etc		
3 bedroom units, attached dwellings, etc		
4 or more bedroom units, attached dwellings,		
Total gross floor area (commercial/retail/residential)		
Number of storeys		

Part 2 Application Details

2.11 Building materials
(If applicable)

Tick more than one if necessary.

Roof	Walls	Floor
☐ 10 Tiles	☐ 11 Double Brick	☐ 40 Timber
☐ 20 Slate/Concrete	☐ 12 Brick Veneer	☑ 20 Concrete
☐ 30 Fibre Cement	☐ 20 Stone/Concrete	☐ 90 Other
☐ 60 Steel	☐ 30 Fibre Cement	
☐ 60 Aluminium	☐ 40 Timber	
☐ 90 Other	☐ 60 Steel	
	☐ 60 Aluminium	
	☐ 90 Other	

2.12 Current use

This information is imperative for a development application.

If you do not know the answers, state so clearly.

Current or last known use:

Is this use still operating? Yes ☑ No ☐

If the premises are currently vacant, when did the last use cease?

If you are relying on existing use rights for your approval, the onus is on you to prove that the use was lawful, and that it is still current.

2.13 Proposed use of the building if changing use

What will be the principal use of the building if this application is approved.

Tick more than one if necessary.

- ☑ Single dwelling
- ☐ Outbuildings, garages, pergolas, pools, signs
- ☐ Residential flats, serviced apartments, attached dwellings
- ☐ Hotel, motel, boarding house, hostel
- ☐ Offices (commercial)
- ☐ Retail factory, service station
- ☐ Warehouse, showroom
- ☐ Public buildings, halls, educational, laboratories
- ☐ Other (please describe)

2.14 Operating details

Note: Not applicable for residential use.

	Existing	Proposed
Number of staff/employees		

Operating hours:	Existing	Proposed
Mondays	to	to
Tuesdays	to	to
Wednesdays	to	to
Thursdays	to	to
Fridays	to	to
Saturdays	to	to
Sundays	to	to

Parking and loading facilities:	Existing	Proposed
Number of parking spaces		
Number of loading spaces		

Part 2 Application Details

2.15 Heritage and conservation If you have answered yes to any of these questions, a heritage impact statement will be required. Details are outlined in the application checklist. If you are unsure about the heritage status of the building please contact Council on 9942 2111.	**Is the building an item of environmental heritage or in a conservation area?**	☐ Yes	☑ No
	Are you demolishing all or any part of the building?	☐ Yes	☑ No
	Are you altering or adding to any part of the building?	☐ Yes	☑ No
2.16 Trees Drip line is the outermost edge of the canopy of the tree.	**Does the proposed development involve works within the drip line of a tree?** (either on your property or an adjoining site)	☐ Yes	☑ No
	Does this proposal involve removal of tree(s)?	☐ Yes	☑ No

2.17 Disclosure of political donations and gifts

Note: gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981. Failure to disclosure relevant information is considered an offence under Part 6 Section 96H of the Election Funding and Disclosures Act 1981.

Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Warringah Council (Mayor or Councillor) and/or any gift to an elected representative or Warringah Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.

Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years? ☐ Yes ☑ No

If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination.

For further information visit Councils website at:
www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx

2.18 Checklist

The details sought in the accompanying checklist must be provided. If you are planning a major development, or developing land that may be environmentally sensitive you will also need to seek advice from Council's staff as additional information may be required. On-site inspections are carried out prior to the assessment of any application. As a result of this inspection further information may be required. A Council officer will contact you soon after their initial inspection if this is the case.

A COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE ALL REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.

Part 2 Application Details

2.11 Building materials
(If applicable)

Tick more than one if necessary.

Roof	Walls	Floor
☐ 10 Tiles	☐ 11 Double Brick	☐ 40 Timber
☐ 20 Slate/Concrete	☐ 12 Brick Veneer	☑ 20 Concrete
☐ 30 Fibre Cement	☐ 20 Stone/Concrete	☐ 90 Other
☐ 60 Steel	☐ 30 Fibre Cement	
☐ 60 Aluminium	☐ 40 Timber	
☐ 90 Other	☐ 60 Steel	
	☐ 60 Aluminium	
	☐ 90 Other	

2.12 Current use

This information is imperative for a development application.

If you do not know the answers, state so clearly.

Current or last known use:

Is this use still operating? Yes ☑ No ☐

If the premises are currently vacant, when did the last use cease?

If you are relying on existing use rights for your approval, the onus is on you to prove that the use was lawful, and that it is still current.

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What will be the principal use of the building if this application is approved.

Tick more than one if necessary.

- ☑ Single dwelling
- ☐ Outbuildings, garages, pergolas, pools, signs
- ☐ Residential flats, serviced apartments, attached dwellings
- ☐ Hotel, motel, boarding house, hostel
- ☐ Offices (commercial)
- ☐ Retail factory, service station
- ☐ Warehouse, showroom
- ☐ Public buildings, halls, educational, laboratories
- ☐ Other (please describe)

2.14 Operating details

Note: Not applicable for residential use.

	Existing	Proposed
Number of staff/employees		

Operating hours:	Existing	Proposed
Mondays	to	to
Tuesdays	to	to
Wednesdays	to	to
Thursdays	to	to
Fridays	to	to
Saturdays	to	to
Sundays	to	to

Parking and loading facilities:	Existing	Proposed
Number of parking spaces		
Number of loading spaces		

Warringah Council

Development Application Checklist

Required	Supplied Yes	Supplied No
Contact Council if you are unsure what details will be required for your development application.		
PREPARING YOUR APPLICATION	☑	☐
☐ Four (4) copies of all documentation, including the application form are required. Only one copy of the checklist is required. Additional copies of documentation may be requested. Highlight in colour all proposed additions/amendments on the plans.	✓	
Or		
☐ Major development: new commercial, industrial and residential flat buildings. Seven (7) copies of all documentation, including the application form are required. Only one (1) copy of the checklist is required. Additional copies of documentation may be requested. Highlight in colour all proposed additions/amendments on the plans.		
APPOINTMENT TO LODGE YOUR APPLICATION	☑	☐
☐ Please phone a quality development applications officer on 9942 2749 to make an appointment to lodge your application.		
☐ Please fold all plans to A4 size and make up complete sets. Each set is to contain one (1) copy of every document. Notification plans (A4 copies) are to be kept separate.		
☐ **FOR ALL PLANS (INCLUDING AMENDED SUBMISSIONS)**	☑	☐
▣ Highlight in colour all proposed additions/amendments on all sets of plans ▣ Building, parts of building to be demolished are to be indicated using a dotted line ▣ Plans must be drawn to scale (preferably 1:100 or 1:200) and the scale identified on each plan ▣ Illegible drawings will not be accepted	✓	
The following information should be included on all plans and documents:		
▣ Applicant(s) name(s) ▣ Property address (block/house/shop/flat number) ▣ Lot number, section number and Deposited Plan / Strata Plan number ▣ Measurements in metric ▣ The position of true north ▣ Draftsman/architect name, date, plan name and number, plan version, and revision		
☐ **CD / DISC**		
▣ For any document containing 10 or more pages, an electronic copy of that document is also to be provided in PDF format on CD / disc. One file for each document or plan, file name to include: document name, plan type, description and number (including version) and date. eg. Architectural, North Elevation, p1/9,15/12/06.	☐	☑

Required	Supplied: Yes	Supplied: No
☐ **A4 PLANS FOR NOTIFICATION PURPOSES** Notification plans are to be submitted with most applications (see exceptions below). ▣ Provide seven (7) copies of A4 reductions of site plan and elevations (preferably 1 page), to be double- sided (excluding floorplans). ▣ Plans are to be legible, including dimensions and wording. ▣ These plans need not include interior detail that may affect your rights to privacy. However if such plans are provided, then the signature on the Development Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes.	☑	☐
☐ **NON-NOTIFICATION CHECKLIST** Please note that under Warringah Development Control Plan 2008 (Schedule 3) certain applications maybe exempt from notification. If you believe that this applies to your application, please submit the appropriate non-notification checklist available from www.warringah.nsw.gov.au/Planning and Development/Online forms/Development Applications.	☐	☑
☐ **SURVEY PLAN** A survey plan by a registered surveyor is to be submitted with all applications (except where a change of use is proposed without any external works). Information should include: Plan to scale 1:100 or 1:200 ▣ Plan to show all existing structures ▣ Location/position of all buildings/structures on adjoining land (showing street number and street address), floor levels, window levels and locations, and ridge heights of those buildings or structures at the boundary ▣ Levels – contour and spot levels drawn to Australian Height Datum (AHD) ▣ Existing height of buildings relative to a nominated fixed datum (AHD). ▣ Plans to show the exact location of all trees greater than 5m in height and/or 3m in canopy spread, the reduced level at tree base and height ▣ Location of all trees greater than 5m in height and/or 3m in canopy spread located on adjoining properties, within 5m of the subject property boundary ▣ Easements and rights of way including common or party walls **Note**: An assumed datum may sometimes be sufficient for very minor development (that does not alter building height). The assumed datum point must be shown on the site plan and relative levels (RLs) on section and elevation plans. **Please check with planning staff if an assumed datum is appropriate for your development application.**	☑	☐
☐ **SITE ANALYSIS PLAN** A site plan must be submitted with all applications. A site plan is a birds-eye view of the existing and proposed development on the site, showing the position of the development in relation to boundaries and neighbouring developments. To be submitted with all applications. The site plan should include: ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Highlight in colour proposed works ▣ Measurements including: length, width and site area of land, both existing and proposed ▣ Location and dimensional distances of the new and existing buildings in relation to site boundaries	☑	☐

Required	Supplied	
	Yes	No
▣ Location of all buildings/structures on adjoining land (showing street number and street address)		
▣ Location and dimensional distances of all impervious areas (hard surfaces e.g. driveways, paved areas etc.)		
▣ Location of any existing and proposed fences and landscaping features such as swimming pools and retaining walls		
▣ Vegetation and natural features		
▣ Location and capacity of any existing and proposed rainwater tanks		
▣ Location of car parking, pedestrian and vehicle access (indicating gradients and extent of cut and fill - engineering details may be required)		
▣ Where driveways or other alterations are proposed to Council's infrastructure, detailed sections of gradients and levels must be provided for assessment purposes. This may necessitate long sections of the footpath or sections to the centre line of the road reserve.		
▣ Location of existing and proposed stormwater drainage details including easements (Council and private)		
▣ Location of any stormwater pits or lintels in the street adjacent to the proposal		
▣ Utilities including easements services		
▣ Location of any utility manholes and power poles, street trees, cross overs and bus stops on the adjacent nature strip		
▣ Erosion controls to be implemented		
▣ Site safety and security fencing during construction		
▣ Views to and from the site		
▣ Views and solar access enjoyed by adjacent residents		
▣ Location of any adjoining owner windows facing your development, particularly those within 9m of the site abutting secluded private open space		
▣ Orientation, microclimate and noise sources		
▣ Soil and geological characteristics		
▣ Heritage and archaeological features		
▣ Locality boundaries if multiple localities apply		
▣ Contours at one (1) metre intervals		
▣ Width of road reserve		
▣ ***Measurements including***		
▣ Length, width and site area of land, both existing and proposed		
▣ Width of road reserve		
▣ Distance from external walls and outermost part of proposed building to all boundaries		
▣ Approximate distance from proposed building to neighbouring buildings		
☐ **FLOOR PLAN** A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development.	☑ ✓	☐
Floor plans should include:		
▣ Plan to scale 1:100 or 1:200		
▣ Dimensions in metric		
▣ Floor levels and steps in floor levels. (reduced levels)		
▣ Proposed room names, areas and dimensions		
▣ Locations and sizes of windows and doors		
▣ Wall structure type and thickness		
▣ Location of plumbing fixtures (where possible)		
▣ Access and facilities for persons with a disability		
▣ Existing floor plan, room names and use (if relevant)		

Required	Supplied: Yes	Supplied: No
☐ **ELEVATION PLAN** Elevation plans are a side-on view of your proposal. Include drawings of all affected elevations (north, south, east and west facing) of your development. *Elevation plans should include:* ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Reduced Levels (AHD) for ridge, ceiling, floor and ground as a minimum ▣ Indicate height limit as defined in 'Locality Statement' ▣ Indication of natural ground level ▣ Outline of existing buildings/development on site (shown dotted) ▣ Window sizes and locations ▣ Chimneys, flue exhaust vents, duct inlet or outlet ▣ Rainwater tanks ▣ Stormwater drainage pipes (downpipes and guttering) ▣ Location of all buildings/structures on adjoining land (showing street number and street address)	☑	☐
☐ **SECTION PLAN** A section is a plan showing a cut through the development at the most typical and critical points. *Sections should include:* ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Outline of existing buildings/development on site (shown dotted) ▣ Section names and where they are shown on plan (i.e. A/A B/B etc.) ▣ Room names ▣ Window sizes and locations ▣ Details of chimneys, fireplaces and stoves ▣ Roof pitch and coverings ▣ Site works, finished and proposed floor and ground levels at reduced levels (indicate cut, fill and access grades) ▣ Indication of natural ground level to Australian Height Datum (AHD)	☐	☑
☐ **DEMOLITION PLAN (if applicable)** ▣ To scale ▣ Clearly identify structures to be demolished ▣ Areas for storage of demolition materials prior to removal from site ▣ Site security methods ▣ Waste management	☐	☑
☐ **SIDE BOUNDARY ENVELOPE** The side boundary envelope is to be shown on elevations/sections where a second storey is proposed (or alteration to second storey). Information should include: ▣ Side boundaries and relevant side boundary envelope under WLEP 2000 i.e. most cases 4m and 45 degrees (some cases 5m - check Locality Statement)	☐	☑
☐ **SHADOW DIAGRAMS** Shadow diagrams must be submitted for proposals that will result in an increase in height (storey or change of roof line) ▣ Shadows cast on 21 June at 9am, 12noon and 3pm in plan form	☐	☑

Required	Supplied Yes	Supplied No
▣ All shadow diagrams must be accompanied by the Certification of Shadow Diagrams form available from www.warringah.nsw.gov.au, Planning and Development /Online Forms /Development Applications Information should include: ▣ Location of proposed development ▣ Position and relationship to adjoining buildings and land (showing street number and street address) ▣ Shadow diagrams must show existing and proposed shadows ▣ Drawn to true north Note: ▣ Additional shadow diagrams may be requested should this issue be given determinate weight during the assessment process. ▣ Elevated shadow diagrams may be required if shadows fall upon neighbouring dwellings. Details provided in elevated shadow diagrams must include any window openings. ▣ Hourly shadow diagrams may be required for 21 June between 9am and 3pm.		
☐ **LANDSCAPE OPEN SPACE PLAN AND CALCULATIONS** Landscape Open Space plan and calculations must be supplied with all applications. Information should include: ▣ Plan identifying proposed 'landscape open space' in accordance with the requirements under Warringah Local Environmental Plan 2000. (If no change to existing 'landscape open space', calculations are still required). ▣ Show associated area calculations and 'landscape open space' percentage.	☑	☐
☐ **LANDSCAPE PLAN** A landscape plan is to be submitted for new multi-unit residential, commercial and industrial developments, new residential dwellings and swimming pool applications. A landscape plan may also be requested for other types of development. Information should include: ▣ Location and type of any trees to be removed or retained ▣ Schedule of plantings cross-referenced to site plan indicating species, massing and mature height ▣ Description of ground preparation, arrangement and nomination of plantings, procedures for ongoing maintenance ▣ Details of restoration and treatment of any cuts, fills, mounds, retaining walls, fencing and screen walls ▣ Rock outcrops and soil depth above bedrock ▣ Reduced levels for both the subject land and adjacent streets/footpaths	☑	☐
☐ **SWIMMING POOL** ▣ Pool volume is to be provided on plans and in the statement of environmental effects. (If over 40,000 litres a BASIX certificate is required) ▣ Please show levels of the pool coping and surrounding ground surface to Australian Height Datum on Site Plan/Elevations/Sections. Pool fencing, gate and filter box position must also be shown on the plans. ▣ Pool fencing to comply with the Swimming Pools Act 1992 ▣ Sections along and across the pool are to be provided clearly identifying existing and proposed levels.	☑	☐

Required	Supplied	
	Yes	No
☐ **LAND SUBDIVISION REQUIREMENTS** If you are planning to subdivide either residential or commercial land, you will need to supply (where appropriate): ▣ A plan showing proposed subdivision with land title details (including number of lots) ▣ Location and width of nearby roads ▣ Subdivision pattern with dimensions and area and all proposed and existing land uses ▣ Location of water, sewerage, electricity and telephone ▣ Proposed points of entry and exit for each proposed lot ▣ Proposed new roads (if any) including long section, cross section drawings (to AHD) ▣ Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only) ▣ Indicative Plan of proposed development on new lot(s) ▣ Existing and proposed levels to AHD for both the subject land and adjacent streets/footpaths ▣ Engineering drawings indicating proposed infrastructure including roads, drainage, sewer and earthworks ▣ Proposed method of stormwater disposal including hydrological and hydraulic calculations ▣ Details of on-site stormwater detention, water quality control structures and cross pollutant traps. Water and soil management plan. ▣ Construction works and traffic management plan (large lot subdivisions). ▣ Traffic study (for large lot subdivisions only) ▣ Details of consultation with public service authorities responsible for provision or amplification of utility services required by the proposed subdivision ▣ Location of all trees on adjoining properties greater than 5m in height or 3m in canopy spread that are located within 5m of the subject property boundary ▣ Design certification reports completed as required by AUSPEC 1 (for large lot subdivisions only)	☐	☑
☐ **CHANGE OF USE** If the development involves a change of use of a building eg. shops, offices, commercial or industrial development, the following information is to be provided: ▣ Details of hours of operation and staff numbers ▣ Plant and machinery to be installed, including hours of plant operation ▣ Type, size and quantity of goods to be made, stored or transported ▣ Carparking, loading and unloading facilities ▣ Fire safety schedule, and report addressing clauses 93 and 94 of the Environmental Planning and Assessment Regulation 2000 ▣ Disabled access details ▣ Waste management and storage area	☐	☑
☐ **ADVERTISING STRUCTURE / SIGN** ▣ Details of the advertising structure / sign, materials to be used and how it will be fixed to the building. Include dimensions of building ▣ Dimensions (including width, height and depth), colours, lettering and overall design ▣ The proposed location shown on the site plan (show distances to boundaries) ▣ Details of any existing signage on the property, including dimensions, and details if removal is proposed	☐	☑

Required	Supplied Yes	Supplied No
▣ Illuminated signage – provide details of illumination including type (eg. flood light, internally illuminated), hours of illumination, amount and extent of light spill (light spill diagram may be requested).		
▣ Statement of environmental effects to address the relevant provisions of the Warringah Local Environmental Plan 2000 Clause 53, Schedule 4 - Prohibited signs, and State Environmental Planning Policy 64.		
☐ **BASIX AND NATHERS CERTIFICATE**	☑	☐
▣ Applicants can generate the BASIX Certificate only on the NSW Department of Planning's BASIX website: www.basix.nsw.gov.au. For more information, phone the BASIX Help Line on 1300 650 908.		
☐ **MODEL (Must submitted at time of development application lodgement.)**	☐	☑
▣ A model is required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m² in floor area. The model is to be to scale, and to indicate the relationship of the proposal to adjoining development and topographical features.		
☐ **MONTAGE**	☐	☑
Required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m² in floor area or as requested by Council. Photomontages are to show the key contextual streetscape ,and neighbourhood settings of the proposed development and other relevant images, such as impacts on critical/sensitive views from both the public and private domain. The montages are to be generated from a survey - accurate and detailed 3-dimensional computer model of the proposed development.		
☐ **STATEMENT OF ENVIRONMENTAL EFFECTS**	☑	☐

A statement of environmental effects must be submitted with all applications.

This is a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments, both during and after construction, and the proposed methods of mitigating any adverse effects.

The statement of environmental effects must address the relevant controls in the Locality Statement and the impact on the general principles under the provisions of the Warringah Local Environmental Plan 2000, which relate to the development proposal.

Note: Author's name is to be detailed on the statement.

Example checklist of information to be included for buildings Class 1 and 10

Site information and building controls:	Proposed	Compliance with controls? Y/N	Additional comments
Site area (m²)			
Housing density (dwelling/m²)			
Maximum ceiling height above natural ground level			
Maximum building height (m)			
Front building setback (m)			
Rear building setback (m)			
Minimum side boundary setback			
Building envelope			
Private open space (m)²			

Required			Supplied	
			Yes	No

% of landscape open space			
Impervious area $(m)^2$			
Maximum cut into ground (m)			
Maximum depth of fill (m)			
Number of car spaces provided			

The statement in appraising the suitability of the land for development should address, where applicable:

- ▣ Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks
- ▣ Effect on the landscape, streetscape, national park or scenic quality of the locality
- ▣ How the privacy, daylight, solar access and views of other dwellings will be affected, i.e. do they overlook or overshadow each other
- ▣ Impact on existing and future amenity of the locality
- ▣ Waste disposal arrangements. Location of garbage and storage areas
- ▣ Methods of sewerage, effluent, and stormwater disposal
- ▣ Availability of utility services, power, telephone, water, sewer
- ▣ Social effects and economic effects
- ▣ Anticipated impact of noise levels to the site locality
- ▣ Effect on historical and archaeological aspects
- ▣ Effect on flora and fauna
- ▣ Design and external appearance in relation to the site and locality, indicating how the design is appropriate to the site, including a specification of the external materials to be used
- ▣ Access for the disabled
- ▣ Any special circumstances
- ▣ A sample board of the proposed materials and colours

Clause 20 Variation ☐ ☑

- ▣ When a proposal seeks consent for development that does not comply with the built form controls within the Warringah Local Environmental Plan 2000, a Clause 20 variation must be submitted.
- ▣ Substantive reasons are to be provided justifying why the built form control(s) cannot be complied with, how the resulting development is consistent with the general principles of development control, the desired future character in the Locality Statement and any relevant State Environmental Planning Policies.

Note: Other matters may be relevant depending upon the nature of the development proposal. In the case of a 'designated' development the submission of an environmental impact statement is required in the manner outlined by the Environmental Planning and Assessment Act 1979.

If the development application relates to a residential flat development to which State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development applies the following information must be submitted with the statement of environmental effects:

- ▣ An explanation and design verification statement from a registered architect in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development
- ▣ Drawings of the proposed development in the context of surrounding development, including the streetscape
- ▣ Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations

Required	Supplied Yes	Supplied No
▣ Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context ▣ If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts ▣ Detailed sections of proposed facades ▣ Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) ▣ Photomontages of the proposed development in the context of surrounding development **Locality Statement:** To find the Locality Statement containing the built form controls for your property go to www.warrigah.nsw.gov.au/Planning and Development/ Development Applications/Warringah Local Environmental Plan 2000/ WLEP 2000 Maps and Locality Statements.		
☐ **ON-SITE STORMWATER DETENTION CHECKLIST / STORMWATER PLANS** An OSD checklist must be submitted with all applications for single residential dwellings, including alterations and additions and is available at www.warringah.nsw.gov.au, Planning and Development/Online Forms/Development Applications. ▣ Stormwater drainage plans are to be in accordance with Council's On-site Stormwater Detention Technical Specifications and Policy. (Available for viewing and puchase at the Customer Service Centre). ▣ Ilsax or drains model are to be supplied on CD in accordance with Council's On-site Stormwater Detention Technical Specification. ▣ Flood study (See 'Building Over or Adjacent to Constructed Drainage Systems and Easements' policy – www.warringah.nsw.gov.au, Publications, Policies, Planning and Development Services). ▣ If your property does not drain to the street, please see Council's Policy for Low Level Properties.	☑	☐
☐ **EROSION AND SEDIMENT CONTROL PLAN** An erosion and sediment control plan is to be submitted with applications for works that require excavation. Controls to be installed on site should cover: ▣ Site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles and dust control.	☐	☑
☐ **WASTE MANAGEMENT PLAN** For construction works: ▣ Location of building waste storage areas and means of disposal For new multi-unit residential or commercial developments. Details of waste storage and disposal should include: ▣ Location of waste storage area (garbage and recycling), location of collection area, construction of storage room, number of bins (garbage and recycling), and hours of collection	☐	☑
☐ **INTEGRATED DEVELOPMENT** ▣ Seven (7) copies of all plans and documentation are to be submitted to Council. Additional sets of plans and documentation may be required. ▣ Fee of $250 per referral, with cheque to be made out to the appropriate authority/ies	☐	☑

Required	Supplied	
	Yes	No
☐ **BUSHFIRE PRONE AREA** Refer to the NSW Rural Fire Service website for information and legislation relevant to building in bushfire prone areas. A bushfire control report is to be submitted where the site is identified as being in a bushfire prone area. Where appropriate 'Applicant's Kit' maybe accepted - available from: www.rfs.nsw.gov.au/publications/planning for bushfire protection. Also required: ▣ RFS checklist for section 79BA of the Environmental Planning and assessment Act 1979 for all applications except special protection purposes ▣ RFS checklist for section 100B of the Rural Fires Act 1997 for integrated development www.rfs.nsw.gov.au/search:Council checklist	☐	☑
☐ **ACID SULPHATE SOIL** ▣ If the site is within an acid sulphate soils area works may require geotechnical investigations (refer to clause 49a of WLEP 2000). Subject to the recommendation of the geotechnical report an 'Acid Sulphate Management Plan' may also be required.	☐	☑
☐ **LAND SLIP AREA** ▣ A geotechnical report is to be submitted where the site is identified as a land slip zone.	☐	☑
☐ **FLOOD PRONE LAND** ▣ A flood risk assessment is to be submitted where land is identified as within the 100 year flood event (1%). Contact Council for further information.	☐	☑
☐ **WATERTABLE** ▣ Any development that impacts on the watertable / groundwater flows is to be supported by a geotechnical and hydrological report in accordance with the guidelines contained in the Sydney Coastal Council's Group 'Groundwater Management Handbook'. www.sydneycoastalcouncils.com.au/documents/ GroundwaterManagementHandbook.pdf.	☐	☑
☐ **FLORA AND FAUNA ASSESSMENT** Submission of a flora and fauna assessment report is required in accordance with Council's Guidelines, which includes an assessment under section 5A of the Environmental Planning and Assessment Act 1979 as amended, where development is likely to have a significant effect on threatened flora/fauna species, populations, ecological communities or their habitats for any development that impacts upon or if the property has any characteristics as follows: ▣ Contains native trees/vegetation or ▣ Is adjacent to native vegetation ▣ Riparian areas ▣ Wetlands or swamps ▣ Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs ▣ Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc..	☐	☑

Required	Supplied: Yes	Supplied: No
☐ **ARCHAEOLOGICALLY SIGNIFICANT SITE** ▣ An archaeological report is required where items of archaeological significance may be impacted by development.	☐	☑
☐ **STATEMENT OF HERITAGE IMPACT** For all applications involving heritage items, works to buildings in conservation areas, or any development within 50m of an item of heritage significance. ▣ This statement must be prepared by a relevantly qualified person (i.e. heritage architect/planner) and assess the impact of the proposed works on the heritage significance of the building and/or the impact on the conservation area.	☐	☑
☐ **TRAFFIC AND PARKING REPORT** A traffic and parking analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential development. The report is to be commensurate to the scope of the proposed works / land use and is to be written in accordance with the requirements for Traffic Studies detailed under the NSW Roads and Traffic Authorities Guide to Traffic Generating Development, and shall have specific regard to the relevant Australian Standards, onsite loading and unloading for servicing or deliveries (waste collection services / emergency vehicles), pedestrian access, prevention of traffic hazards, vehicles queuing on public roads, in addition to an off street parking assessment.	☐	☑
☐ **ACCESS REPORT** An access analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to be have specific regard to the relevant Environmental Planning Instrument provisions (e.g. Clause 69 Accessibility under WLEP 2000 or SEPP Seniors Living), the Disability Discrimination Act 1992, the relevant Australian Standards and provisions of the Building Code of Australia (BCA) . Specific detail is to be provided as to how the development will ensure equitable access (including any required building upgrade works for change of use and alteration and addition applications) for persons with a disability or less mobile persons.	☐	☑
☐ **ARBORIST REPORT** Any proposal which requires the removal or impact on trees (including canopy or root zone of trees on adjoining properties will require an arborist's report. Reports are to be submitted in an acceptable academic format. All resource material, including calculation formulae, is to be clearly referenced using an accepted academic format (eg. Harvard). The following information is the minimum required to be contained within such a report: ▣ Who commissioned the report. ▣ The brief for undertaking the report (scope of the report). ▣ The address of the site to which the report relates. ▣ The methods or techniques used in the collecting of information used to formulate the report. ▣ An abstract or summary of the report. ▣ The date the site inspection was undertaken. ▣ A plan of the site showing the location of all trees referred to in the report and giving them an individual identifying reference number. This reference number is to be used to identify the tree within the text of the report. ▣ Each tree is to be identified by both common name and botanical name. Its height, canopy spread and diameter at breast height (DBH taken at 1.4m above ground) is to be provided.	☐	☑

Required	Supplied: Yes	Supplied: No
☐ **ARCHAEOLOGICALLY SIGNIFICANT SITE** ▣ An archaeological report is required where items of archaeological significance may be impacted by development.	☐	☑
☐ **STATEMENT OF HERITAGE IMPACT** For all applications involving heritage items, works to buildings in conservation areas, or any development within 50m of an item of heritage significance. ▣ This statement must be prepared by a relevantly qualified person (i.e. heritage architect/planner) and assess the impact of the proposed works on the heritage significance of the building and/or the impact on the conservation area.	☐	☑
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Required	Supplied Yes	Supplied No
▣ A discussion of the data collected. This may include detailed information regarding wounds, cavities, cracks, splits, forking, root zones, pests and diseases etc. ▣ A discussion of ALL options available in the circumstances, including reasons as to why they are, or are not, being recommended. ▣ Where removal of a tree is recommended, supporting documentary evidence, such as photographs, is to be provided to illustrate/support findings. Please note that recommendations for removal are to be based on arboricultural findings only. Removals where the reason given is to permit the proposed development will not be accepted. ▣ Where reports contain reference to Resistograph™ testing of trees, copies of the charts must be included. Charts are to be provided in a clear and legible form, including scale. ▣ Where reference is made to other Arboricultural reports or diagnostic testing, full copies of those reports are to be included. ▣ If required, a tree construction impact statement		
☐ **TREE CONSTRUCTION IMPACT STATEMENT** This document is required when any of the proposed works, including installation of stormwater systems, are to be located within the calculated Tree Protection Zone of a tree protected by the Tree Preservation Order. As a minimum, construction impact statements must address the following issues: ▣ The effect of any proposed excavation on the root systems of any relevant trees. ▣ Any potential effect on the canopy of trees. This may include a necessity to prune to accommodate the bulk and scale of a building or to provide construction access. A pruning specification detailing the works required is to be included. ▣ The predicted effects that any variations to overland flow patterns (water) may have on trees located on the site, or on immediately adjoining sites, where relevant. This may include assessment of the effects of sites where dewatering is proposed. In these cases, where reinjection is proposed, the location and effect of the reinjection points is to be addressed.	☐	☑
☐ **BUILDING CODE OF AUSTRALIA (BCA) REPORT** A Building Code / Fire Upgrade analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to be have specific regard to the relevant provisions of the Environmental Planning and Assessment Regulation 2000 (e.g. clauses 93, 94 & 94A regarding Fire Upgrades of Development). Specific detail is to be provided as to how the development will be either be fire protected or upgraded to meet current Building Code and Australian Standard requirements.	☐	☑
☐ **COLOURS AND FINISHES SAMPLE BOARD** Each sample of the material and colour provided on the board must be labelled so as to: ▣ describe the composition of the material and colour ▣ describe the architectural feature that will comprise the material and colour ▣ identify the location of the material and colour on facades. To assist with interpretation the board should contain an elevation or elevations of the building, which clearly identify the location of each type of material and colour finish. The sample board may be supplemented by technical sheets or reports that provide details on the materials and colours.	☐	☑

Required	Supplied Yes	Supplied No
☐ **FIRE SAFETY MEASURES SCHEDULE / REPORT**	☐	☑
▣ Proposed alterations to existing building (BCA Class 2 to 9) are to be accompanied by a fire safety measures schedule. This should list all existing and proposed fire safety measures (including the standards of performance) to be installed within the building as a result of the proposed works.		
▣ In addition, please submit a report from an accredited certifier detailing what, if any, works are required to bring the building up to an acceptable standard of fire safety. The report is to address Clauses 93 and 94 of the Environmental Planning and Assessment Regulations.		
☐ **CONTAMINATED LAND REPORT**	☐	☑

Contamination is a concentration of any substance that may present a risk to human health or the environment. If yes to any of the following, a contamination report is required:

▣ Has the site ever been used for any activity which may have resulted in the contamination of the site, or land near the site?

☐ Yes ☐ No

▣ Has the site or land near to a site has been used for any of the activities listed below at any time?

☐ Yes ☐ No

▣ Has the site or land near the site has ever been remediated or investigated for contamination?

☐ Yes ☐ No

▣ Are you aware of any contamination of the site, or land near the site, no matter when and no matter who caused that contamination?

☐ Yes ☐ No

Existing or previous activities on site

- ☐ Acid/alkali plant and formulation
- ☐ Agricultural/horticultural activities
- ☐ Airports
- ☐ Asbestos production and disposal
- ☐ Boatyards
- ☐ Chemical manufacture and formulation
- ☐ Council works depot
- ☐ Defence works
- ☐ Drum re-conditioning works
- ☐ Dry cleaning establishments
- ☐ Electrical manufacturing (transformers)
- ☐ Electroplating and heat treatment premises
- ☐ Engine works
- ☐ Explosives industry
- ☐ Funeral Parlours
- ☐ Gas works
- ☐ Iron and steel works
- ☐ Landfill sites
- ☐ Metal treatment
- ☐ Mining and extractive industries
- ☐ Oil production and storage
- ☐ Paint formulation and manufacture
- ☐ Panel heating
- ☐ Pesticide manufacture and formulation
- ☐ Power stations
- ☐ Railway yards
- ☐ Scrap yards
- ☐ Service stations
- ☐ Sheep and cattle dips
- ☐ Smelting and refining
- ☐ Spray painting substations (electrical)
- ☐ Tanning and associated trades
- ☐ Waste storage and treatment
- ☐ Water board plant or depot
- ☐ Wood preservation

Office Use Only

Checked by: _____ Date: _____

Comments:

Warringah Council

On-site Stormwater Detention (OSD) Checklist

For Single Dwelling Residential Developments

This form is to be used to determine if OSD will be required for single residential developments and **MUST BE completed and included with the submission of any development application.** Please read both sides of this form carefully for its applications, guidelines and definitions.

For assistance and support, please contact Council's Customer Service Centre on (02) 9942 2111.

April 09

Address of Proposed Development

Address of proposed development

Lot: 10 DP (if applicable): 8139

No. 12 Street: QUIRK STREET

Suburb: DEE WHY

NOTES

Please read before filling out this form

1. Developments covered by this checklist, are single residential buildings and other works, which include extensions, driveways and other paved areas, the construction of garages and outbuildings, commercial, industrial, and multiple occupancy developments are to comply with Council's **OSD Technical Specification**.
2. Where the site area is less than 600m² a special exemption from OSD may be considered if the proposed impervious area does not exceed 260m².
3. A reduction in the OSD volume required may be permitted. Refer to Council's "OSD Rainwater Re-use Policy for Single Residential Dwellings".
4. If OSD is required, then a design for OSD in accordance with Council's "OSD Technical Specifications" is to be provided with the development application.

PART 1 Exemption for Direct Discharge to Ocean

Tick one only

Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as a pipe, bridge, culvert, kerb and gutter or natural drainage system?

Yes ☐ No ☑

If yes, OSD is not required. If no, go to **Part 2**

PART 2 Exemption for Flood Affected Areas

Tick one only

Is the site of the development located within an established 100 year floodplain?

Yes ☐ No ☑

If yes, OSD is not required. If no, go to **Part 3**

PART 3 Indicate Type of Development

Tick one only to indicate type of development

Parts 4 and 5 on reverse side of form

Is this development for a **new dwelling?**

Yes ☐ go to **Part 4**

Is this development for **alterations and additions?**

Yes ☑ go to **Part 5**

PART 4 Determination of OSD Requirements

FOR A NEW BUILDING

4.1 Guidelines

1. Where an existing structure is to be demolished to make way for a new dwelling, only the proposed impervious areas and remaining impervious areas are to be used in the calculations. No credit is given for existing impervious areas that are not retained.

4.2 Calculations
Fill out **either** Part 4 **or** Part 5

Please view below example

(a) Site area _____ m² x 0.35 = _____ m² + 50m² = _____ m²

(b) Proposed impervious area _____ m²

OSD will not be required when (a) is greater than (b)

Is OSD required for this development (tick one only) Yes ☐ No ☐

4.3 Example

If the proposed combined impervious area is greater than 35% of the site area, then OSD is required.

Example: Site Area = 600m² Total proposed impervious area = 290m²

600 X 0.35 + 50= 260m² (290 > 260) OSD Required

Fill out **either** Part 4 **or** Part 5

PART 5 Determination of OSD Requirements

FOR ALTERATIONS AND ADDITIONS

5.1 Guidelines

1. If the impervious area of the extension is less than 50m², then **OSD WILL NOT** be required, regardless of the existing impervious area of the site. This exemption only applies to the first approved extension.
2. If the impervious area of the extension is greater than 50m², and the existing impervious area is greater than 35% of the site area, **OSD WILL** be required.
3. *Any subsequent extension application will be assessed to determine if* **OSD** *is required. The applicant is to provide* details of any previously approved extensions to assist with the determination.
4. If the combined impervious areas (existing and proposed) is less than 35% of the site plus 50m², **OSD WILL NOT** be required.

5.2 Calculations
Fill out **either** Part 4 **or** Part 5

Please view below example

(a) Existing impervious area 197 m²

(b) Post development impervious area 211 m²

(c) Site area 726.8 m² x 0.35 = 254.38 m² + 50m² = 304.38 m²

OSD will not be required when (b) minus (a) is less than 50m² or (b) is less than (c)

Is OSD required for this development (tick one only) Yes ☐ No ☑

5.3 Example

If the existing impervious area = 220m², then part (a) from above = 220m²

If the post development impervious area = 310m², then part (b) from above = 310 m²

If the site area is 720m², then part (c) from above = 720m² x 0.35 + 50m² = 302m²

As (b) minus (a) = 90m² which is greater than 50m², and (b) is greater than (c) (310m² > 302m²), then OSD will be required.

DEFINITIONS

Designed to help you fill out this application

Site area: Where the site area exceeds 1200m² on-site stormwater detention will be required where the proposed impervious area exceeds 35%. If the impervious area does not exceed 35%, Council's development *engineers will determine the requirement for the provision of OSD.*

Impervious areas: This refers to driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings.

Proposed Impervious area: This refers to all new driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings. calculated in plan view.

Remaining existing impervious area: This refers to the existing impervious areas of the site, which will not be removed or demolished as part of the proposed works but will remain after the proposed works have been carried out. If a dwelling is to be altered internally or over the existing dwelling then the remaining impervious area shall be calculated as the total area of the dwelling.

Post development impervious area: This includes all of the impervious areas within the site, which are to remain after the development is completed, that is, the finished works, and includes all of the remaining existing and proposed impervious areas.