



# DEVELOPMENT APPLICATION FORM

Village Park 1 Park Street MONA VALE  
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Website www.pittwater.nsw.gov.au

Office Use Only

DA No NO171/09

Date Received

13/5/09

Please note all documents lodged with this Development Application including the Application form are available for public access at Council's offices and on Council's web site

### PRE LODGEMENT

- Pre-lodgement discussion with staff is recommended
- Discuss your proposal with your neighbours prior to design or lodgement
- Carefully read the checklist and guide in this form and ensure that all required information and documentation is provided with your application

### LODGEMENT

- All information required by the check-list must be submitted with this application
- Incomplete applications or illegible information will not be accepted by Council
- All fees are to be paid at the time of lodgement
- Please make an appointment to lodge your application. You may be delayed for an unspecified time if no appointment is made

### LOCATION OF THE PROPOSAL

Address 73 WHALE BEACH ROAD AVALON (Lot 158 DP 17189)

### PROPOSAL

Dwelling House - Alterations and Additions

#### PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL

OPEN CARPORT & UPSTAIRS ADDITION OF BEDROOM & BATHROOM

### OWNER This section must be signed by ALL owners

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

Signature(s)

Print Name(s)

JOHN W DALE

JOAN I DALE

- If the property has recently been purchased written confirmation from the Purchaser's Solicitor must be provided
- If contracts have been exchanged for purchase of the land the current owner is to sign the form
- If signed on behalf of a Company the seal must be stamped over the signature where a seal is required
- If the land is below mean high water mark the written consent of the Crown is required
- If the written consent is not signed by all owners of the property this application will not be accepted

13 MAY 2009

**WHAT IS THE ESTIMATED COST OF THE PROPOSAL \$** 110,000.00



Note: The estimated cost is the value of the works. It is the cost which would be incurred if a contractor carried out the works. This estimate must be supported by an actual quote, contract price or independent estimate prepared by a suitably qualified person where a variation from Council's estimate of costs is sought.

To assist you, Council has an "Estimated Cost of Construction - Calculation Sheet" available on Council's website under Building & Development/Development Application Guide/Preparing an Application.

**APPLICANT DETAILS**

For contact during application processing (please print)

Name/Company Dr John W. Dale  
Address 2/26 FAIRFAX ROAD, Bellevue Hill 2023  
E-Mail Contact Details jdale@mail.wyod.edu.au  
Phone (02) 9327 2609 Daytime Contact No (02) 9327 2609

Name/Company N/A **BUILDER / PROJECT MANAGER (please print)**  
Address \_\_\_\_\_  
E-Mail Contact Details \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Daytime Contact No ( ) \_\_\_\_\_

**APPLICANT SIGNOFF**

I declare that all of the particulars and information supplied in connection with this application are correct and recognise that the application together with all supporting documents and plans will be made available to the public including availability through Council's internet site

I declare that the estimate of cost of the project is the commercial value of the proposed works and is based on a properly prepared cost estimate or actual quote or contract competition price for the work

I also confirm that this application has been prepared addressing the relevant Local Environmental Plan and Development Control Plan requirements and that the application includes all the "Information To Be Submitted" as specified by the Pittwater 21 DCP

I hereby certify that this proposal complies with the requirements of the Pittwater 21 Development Control Plan

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


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

SIX SETS OF DEVELOPMENT DRAWINGS ARE INCLUDED (FIVE SETS FOLDED TO A4 SIZE ONE SET UNFOLDED FOR SCANNING)

THREE COPIES OF SUPPORTING TECHNICAL REPORTS ARE INCLUDED

TWELVE COPIES OF THE NOTIFICATION PLAN ARE INCLUDED

I understand that a false declaration may result in the refusal of this application

Signature  Date 08 05 09

**POLITICAL DONATIONS AND GIFT DISCLOSURE DECLARATION**

Under section 147(4) of the Environmental Planning and Assessment Act 1979 (the Act) a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations and gifts* (if any) made by any *person with a financial interest* in the application within a period commencing 2 years before the application is made and ending when the application is determined

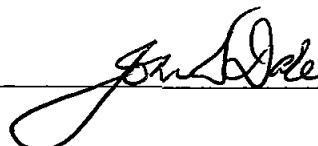
- a all reportable political donations made to any local councillor of that council
- b all gifts made to any local councillor or employee of that council

You must refer to the attached *Political donations and gift disclosure statement* for full details and obligations

I/We have read and understand my/our obligations under section 147 of the Environmental Planning and Assessment Act 1979 as outlined in the attached **Explanatory information** and hereby declare

A Political Donations and Gift Disclosure Statement is required? Yes  No

If yes is a disclosure statement provided? Yes  No

Signature  Date 08 05 09

Note Political Donations and Gift Disclosure Statements can be obtained from Customer Service Centres or Council's website [www.pittwater.nsw.gov.au/council/council\\_publications/Council\\_Forms](http://www.pittwater.nsw.gov.au/council/council_publications/Council_Forms)

# Political donations and gifts disclosure statement



Office use only

Date received \_\_\_\_/\_\_\_\_/\_\_\_\_

Planning application no. \_\_\_\_\_

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 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 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 147 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 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; or
  - b) a formal request to the Minister or the Director General for development on a particular site to be made 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

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**THIS PAGE STAFF USE ONLY**

**DETERMINATION OF FEES**

**Step 1** Determine Value of Works by completing the relevant estimate sheet (see Attached)

Value of Works \$ \_\_\_\_\_

**Step 2** Refer to Councils Schedule of fees and charges to determine (Note Use proclaim program)

DA Fee \$ \_\_\_\_\_

**Step 3** If CC Application establish CC Fee

Construction Certificate Fee \$ \_\_\_\_\_

Determine other appropriate Fees and complete Fee Schedule below

Does the applicants estimated cost agree with Council s estimate? Yes  No

If it does not agree has the applicant been advised and the matter resolved?

**FEE SCHEDULE**

STAFF USE		FEE	GST	RECEIPT NO	DATE
<input checked="" type="checkbox"/> DA	TDEV	\$ 570	40		
<input type="checkbox"/> SEC 96 MODIFICATION	TMOD				
<input type="checkbox"/> SEC 82A RECONSIDERATION	TREC				
<input checked="" type="checkbox"/> ADVERTISING	TADV	\$ 77			
<input checked="" type="checkbox"/> IMAGE SCANNING	RMIC	\$ 30			
<input type="checkbox"/> STRATA/COMM TITLE APPLIC	TSUB				
<input type="checkbox"/> CONSTRUCTION CERTIFICATE	TCER				
<input type="checkbox"/> LONG SERVICE LEVY	QLSL				
<input type="checkbox"/> TREES	TTRE				
<input type="checkbox"/> STREET LEVELS	ESTR				
<input checked="" type="checkbox"/> BUILDER S SECURITY	HKER	\$ 219			
<input checked="" type="checkbox"/> SIGN FEE	NODP	\$ 36			

SCAN STAMP

REGISTRATION STAMP

total = \$ 932 40

NO 171/09

rec 13/5/09.

R-258900

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**EXTERNAL REFERRALS**

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

**INTERNAL REFERRALS**

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

**THIS PAGE STAFF USE ONLY**

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

**DEVELOPMENT APPLICATION ACCEPTANCE CHECKLIST**

Council staff will complete the following Acceptance Checklist on receipt of the application. This process is carried out to

1. Ensure that the application includes the relevant information to facilitate assessment of the proposal
2. Specify the State Authorities to which the Application may need to be referred
3. Specify the Areas of Council to which an internal referral is required

Applicants should note that this is a preliminary assessment of the information submitted with the application and that ALL "information to be submitted" as clearly specified in the Pittwater 21 DCP is to be included with the application at the time of lodgement.

The application assessment process will involve a detailed appraisal of the information submitted with the application. Where incomplete information is provided, assessment of the application will be subject to the STOP THE CLOCK provisions of the legislation while the required information is obtained.

**Failure to provide the required "Information to be Submitted" as outlined through the Pittwater 21 DCP [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au) in a satisfactory form is most likely to result in delay or refusal of the application.**



## Counter Acceptance Checklist

### SEPP (Building Sustainability Index BASIX) 2004

A BASIX Certificate issued by the Department of Infrastructure Planning and Natural Resources is to be provided



### EPA Act Section 147 Disclosure of political donations and gifts

Has the POLITICAL DONATIONS AND GIFT DISCLOSURE DECLARATION on page 2 of the development application form been completed and signed?



Where required has the applicant provided a Political donations and gifts disclosure statement form duly completed?

### 3.2 Submission of a Statement of Environmental Effects

A Statement of Environmental Effect is required to accompany all applications

- 1 For Designated Development an Environmental Impact Statement is required
- 2 For on-line applications the electronic form is to be completed under the **Outcomes** section for each control. Additional Statement of Environmental Effects documents are not to be uploaded
- 3 For all other applications see below -



The Statement of Environmental Effects should provide information in the form of a written statement which assesses the proposal in terms of the site and surrounding properties. The statement must detail the ways in which negative consequences or impacts of the proposal can be minimised and should include the following -

- A site description (current use, aspect, slope, vegetation)
- The site details (address, Lot No / DP No, etc)
- A description of the proposed development
- An identification of the type of development (i.e. complying development, local development, integrated development, designated development)
- A brief discussion and identification of the zoning of the land, identifying that the proposal is a permissible development of the site
- An analysis of the Bulk Scale of Proposed Structures & impact of the proposed development on surrounding properties
- Reference should be made to -
  - Bulk & scale of building
  - Height
  - Front side & rear setbacks (refer to surrounding setbacks and any established defacto building lines)
  - Retaining structures
- The Statement of Environmental Effects should also include the information outlined as required to be addressed in the Statement of Environmental Effects for each of the relevant controls that applies to the proposed development on the nominated site

### 3.3 Submission of supporting documentation - Site Plan / Survey Plan / Development Drawings



Survey plan (6 copies required) -

- ♦ A plan prepared by a Registered Surveyor which identifies all existing site features and existing ground levels (minimum scale 1:100)
- ♦ The Plan should show all relevant information including the location of easements, Restrictions on Use of Land areas affected by covenants, etc together with boundary dimensions
- ♦ 1m contour intervals relating to a fixed datum point based on the Australian Height Datum (AHD)
- ♦ All trees (including trunk diameters, heights and spreads), rock features, the adjacent road including all drainage structures, kerb lines, centre line, street trees and the location of services
- ♦ The outline of buildings with floor level on and immediately adjoining the site together with floor levels and ridge heights and the location of doors and windows where a privacy and view line issues may become an issue
- ♦ The location of any watercourses or drainage structures and pipelines contained within or near to the site
- ♦ The survey plan should also include all other information required to be submitted in accordance with each relevant control applying to the proposed development on the nominated site

Site Plan(s) (6 copies required) - A plan view of the site showing the existing and proposed buildings the following information -

- ♦ North point and all boundary dimensions of the site
- ♦ Location of all easements, rights of way and areas affected by covenants
- ♦ All existing / proposed buildings and hard surface structures (driveways, pathways, etc) on the site and proposed setbacks and distances to boundaries. Proposed additions to existing buildings are to be clearly identified by cross hatching, shading or otherwise
- ♦ The site plan is to clearly indicate the location of trees together with their canopy spread and identify trees to be removed and those to be retained

◆ Site Plan(s) should also include all other information required to be submitted in accordance with each relevant control applying to the proposed development on the nominated site

Development drawings (6 copies required) -

Floor Plans

- ◆ Floor Plans (an aerial view of the room layout on all levels or storeys minimum scale 1 100)
- ◆ North point shown
- ◆ Site boundaries shown
- ◆ Room dimensions and uses shown
- ◆ Location and dimension of all windows doors and walls including wall thicknesses

Elevations (6 copies required) (a view of all sides of the building and site profile minimum scale 1 100)

- ◆ All relevant elevations detailed and identified i.e.(north south etc) with the proposed additions clearly identified
- ◆ In particular elevations as viewed from adjoining areas of public domain are to be shown
- ◆ Existing / proposed ground levels and all floor to ceiling heights
- ◆ Reduced levels to Australian Height Datum shown for all roof levels floors ceilings for the existing and proposed buildings and those on adjoining sites
- ◆ Street levels to be shown AHD
- ◆ Roof profile materials colour roof pitch and eaves widths are to be shown
- ◆ The outbuildings on the site and adjoining sites are to be shown

Sections (6 copies required) (a cut through of the view of the building and / or site minimum scale 1 100)

- ◆ The outline of the existing and / or proposed building showing all dimensions including roof pitch
- ◆ All sections are to be labelled and crossed labelled back to where they occur on the floor plan and elevations
- ◆ Along section through the driveway from the kerb line (or edge of road formation) to the garage or parking floor area is to be provided driveway cross section are required at the front boundary where cut / fill depths exceed 0.5 metres otherwise where cut / fill depths exceed 1 metre
- ◆ Construction details for walls floors windows doors ceiling roof frames types of footings etc

The development drawings should also include all other information required to be submitted in accordance with each relevant control applying to the proposed development on the nominated site

The development drawings shall incorporate a statement prepared by the designer confirming that the proposed works have been designed so that when constructed they can comply with the Building Code of Australia

**3 4 Notification**

◆ Twelve sets of notification plans including site plans elevations showing all proposed works in colour are to be submitted They must be A4 or A3 size with all features and dimensions and notations clearly shown and legible

◆ The notification plans are to show the overall height and external appearance of the proposal relative to the existing finished ground levels as well as existing buildings on the site and on adjacent land

◆ All dimensions and notations on the notification plans must be clearly legible



**4 5 Integrated Development Aboriginal Objects and Places**

◆ This applies to development which will impact on Aboriginal relics and places (Note only a small number of developments including land subdivision and those proposals which will cause clearing to significant areas of vegetation fall into this category of development Check Control B1 8 if unsure)

≤ N/A

**5 3 Referral - NSW Dept of Environment and Conservation**

= N/A

**4 1 Integrated Development Water Supply, Water Management and Water Activity**

= N/A

◆ Applies where proposal involves water extraction eg pumps bores dams sewers etc A fee is payable to the Department of Infrastructure Planning & Natural Resources on lodgement of the application (Note only a small number of developments are affected by this requirement)

**B5 2 Wastewater Management**

◆ Where connection to the Sydney Water Sewage System cannot be achieved or reuse of waste water is proposed an on-site waste water management study prepared by an appropriately qualified sewage and water treatment consultant is to be provided

— N/A

**B5 8 Stormwater Management - On-Site Stormwater Detention**

Development identified as requiring on-site detention where the proposed works increase the hard surface areas by greater than 50sqm will require a submission of the on-site detention proposal to be included in a Water Management Plan

— N/A

**B5 14 Stormwater Drainage Easements, Stormwater Drainage Systems and Natural Watercourses**

Development identified as requiring Stormwater Drainage Easements Stormwater Drainage System and Natural Watercourses will require a submission of the proposal to be included in an Integrated Water Management Plan

— N/A

**B6 1 Access Driveways and Works on the Public Road Reserve - Dwelling House and Dual Occupancy**

- Access driveway profiles obtained
- For driveways accessing main roads written advice from the RTA that they approved the driveway should be provided
- For all access driveways that propose to use other than Normal-High or Normal-Low profiles variation to Councils controls suspended driveways or retaining walls or where there is no kerb and gutter or other works on the public road reserve written advice of approval (Section 139 Approval) by Councils Urban Infrastructure Unit of the proposed driveway should be provided
- For existing driveways which are to be retained which have a gradient greater than 25% certification by an NRPE Registered Engineer in regard to safety is required
- An applicant may elect not to provide this information however should Councils assessment process deem that it is required then the assessment of the application will be suspended while this information is supplied

— N/A

**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

— N/A

**Note This requirement only applies when**

- Excavation greater than 1 metre deep the edge of which is closer to a site boundary or structure to be retained on the site than the overall depth of the excavation and/or
- Any excavation greater than 3 metres deep below the existing surface and/or
- Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
- Any landfill greater than 1.0 metres in height and/or
- Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils An Applicant may elect not to provide this information however should Councils assessment process deem that it is required the assessment of the application will be suspended while this information is sought and provided

**B3 1 Landslip Hazard**

◆ A report and certified forms as set out in Councils Geotechnical Risk Management Policy for Pittwater are to be provided



**B4 18 Heathland/Woodland Vegetation**

◆ 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)

— N/A

**B5 11 Stormwater Discharge into Public Drainage System**

Development identified as requiring stormwater discharge into a Public Drainage System will require a submission of the proposal to be included in an Integrated Water Management Plan

— N/A

**B6 3 Internal Driveways - Dwelling Houses and Dual Occupancy**

For existing driveways which are to be retained which have a gradient greater than 25% certification by an NRPE Registered Engineer in regard to safety is required

U/

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

Dwelling houses and dual occupancy properties identified as requiring stormwater quality improvement measures where proposed works increase the built upon areas by 50 square metres or more, requires a stormwater management plan showing the stormwater quality improvement measures (This can be shown on the site plan or ground floor plan)

U/

**B3 22 Flood Hazard - Flood Category 3 - All Development**

? A report prepared in accordance with the requirements set out in DCP 30 Pittwater Flood Management Plan is to be provided

U/

**B3 2 Bushfire Hazard**

A report prepared by a suitably qualified bushfire consultant demonstrating that the proposal complies with the requirements of Planning for Bushfire Protection 2006 is to be provided. The report is to clearly define the inner and outer protection zones. The statement of effects is required to identify the development type ie Class of Building in accordance with the Building Code of Australia and if the proposal is subject to Section 79BA of the Environmental Planning and Assessment Act 1979 or Section 100B of the Rural Fires Act 1997

✓

The statement is to be accompanied by a completed checklist form relevant to either Section BA or Section 100B as referenced above. These forms are available from the **NSW Rural Fire Service website**

The inner and outer protection zones are to be clearly shown on the site plan

Where the application is for subdivision or a special fire protection purpose (see cl 100B of Rural Fires Act) a declaration that the requirements of clause 46 of Rural Fire Regulations 2002 have been met

NOTE special fire protection purpose means the purpose of the following

- (a) a school
- (b) a child care centre
- (c) a hospital (including a hospital for the mentally ill or mentally disordered)
- (d) a hotel, motel or other tourist accommodation
- (e) a building wholly or principally used as a home or other establishment for mentally incapacitated persons
- (f) housing for older people or people with disabilities within the meaning of State Environmental Planning Policy No 5 Housing for Older People or People with a Disability
- (g) a group home within the meaning of State Environmental Planning Policy No 9 Group Homes
- (h) a retirement village
- (i) any other purpose prescribed by the regulations

**C1 9 Accessibility**

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

U/

**C1 1 Landscaping**

- An arboricultural assessment and report are required for all trees subject to Pittwater Council's Tree Preservation Order that are located within five (5) metres of the proposed development works or likely to be affected by them
- 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)

U/

**C1 4 Solar Access**

◆ Information on shadow effected on adjoining properties and any self shadows Minimum Scale 1:200 (this can be shown on the site plan). The outline of the existing/proposed and adjoining buildings (where they fall within the shadowed area) and the shadow cast by existing trees on the adjoining properties are to be shown

✓

◆ The outline of the shadow cast by the proposed building during the winter solstice at 9am, 12 noon and 3pm is to be shown. If the proposal involves demolition of an existing building, indicate the shadow cast by that building and the new building.

**D1.1 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.

**D1.5 Building colours, materials and construction**

◆ A colour and materials sample or scheme is to be provided.

*in SEE*