
FINAL DA
APPROVED
PROCESSED
AND
SCANNED

REPORT TO PRINCIPAL DEVELOPMENT OFFICER TEAM

Date Referred 6/12/07

D A Number N0352/07

S 96

S 82A

Address 100 Wakehurst Parkway

Proposal New Dwelling

Recommendation Approval. Officer Jo Marshall

The assessing officer inspected the site on 29/11/07

Number of objections received One

The objectors or their representatives have been contacted to discuss the issues and appropriate file notes made and attached

Yes

N/A

Councillor Interest Registered?

Yes

No

This application was referred to the Team to examine the following issues

- Objector Issues & Address Height, bulk + visual prominence
Amended plans overcome these objections
- Policy Variation Yes ~~No~~ Height to 10m slope > 30%
Building env. S/W corner
- Hazard Issues/Other Issues
Bushfire
Landslip
Flood.

The members of the team inspected the site on 16/12/07.

The team concurs with the recommendation

ENSURE LARGE BOUNDER + FIG TREE ARE RETAINED (+ CONDITION).

The team does not concur with the recommendation (see over page)

Principal Development Officer

Date 18/12/07.

Principal Development Officer

Date 18/12/07

PART F DETERMINATION

Councillor Interest registered?

(Check Dataworks - If yes, prepare report to Development Unit)

~~Yes~~ / **No**

Officer Delegation (Yes or N/A required to each question)

Is there none or only one area of non-compliance?

Yes / No

Is that non-compliance within 5% of policy?

Yes / No / N/A

Have all objections been withdrawn or satisfied?

Yes / No / N/A

Is the cost of work less than \$500,000?

Yes / **No**

Is the site NOT affected by any hazard classification?

Yes / **No** / N/A

Is the development NOT a subdivision or strata subdivision?

Yes / No / N/A

The application is NOT recommended for Refusal

Yes / No / N/A

Officer Signoff

J Marshall

Date

6/12/07

Senior Officer Delegation

As above excluding Hazards & Refusals

Principal Officer Delegation

Cost below \$1 5M, 1 objector max, 10% limit (site coverage and height)

Principal Team Delegation (See over page for signoff form)

Cost below \$2M, 10% limit (site coverage and height)

Development Unit Report

All other development, Councillor Interest applications

DA No N0352/07

DA

Address 100 Wakehurst (New Dwelling)

S96

External Referrals

S82

Control	Integrated Dev Type	Referral Authority	Assessment Process	Referral Required	Fee Required	Paid
B1 8	Species Impact Statement	NP&WL	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 seagrass, wharfs, jetties, pontoons, marinas 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 & Places	NP&WL	Required if proposal will impact on Aboriginal heritage/relics (see B1 14)	YES / NO	\$250	
Crime Prevention	Waste/Pollution	EPA	Any proposal that will generate or treat waste and or requires an EPA to operate	YES / NO	\$250	
Section 138	Major Residential Not Integrated	Police	Major Residential/Commercial development with a estimated cost over \$10 Million	YES / NO	N/A	
Zone 9D	Arterial Road Not Integrated	RTA	Any Development on a main road new or existing	YES / NO	\$250	
Navigation Impact	Not Integrated	NSW Maritime	Any proposal that may impact on waterways navigation i.e. jetties, moorings	YES / NO	\$187	

REFERRAL CHECKLIST

Internal Referrals

Referral Type	Reason to Refer	Required
Development Engineer	All Development involving works/construction	<input checked="" type="radio"/> YES / <input type="radio"/> NO
Natural Resources	All Cat 1 & 2 OR Arborist Report (Excluding Internal Works & first floor additions)	<input checked="" type="radio"/> YES / <input type="radio"/> NO
Bushfire Hazard	Required when control B3 3 applies	<input checked="" type="radio"/> YES / <input type="radio"/> NO
Landscape	Any Application with Landscape Plan or Arborist Report	<input checked="" type="radio"/> YES / <input type="radio"/> NO
Health/Waste/Food	When onsite wastewater or food handling is proposed OR Acoustic Report	<input type="radio"/> YES / <input type="radio"/> NO
Heritage	Required when control B1 15 applies	<input type="radio"/> YES / <input type="radio"/> NO
Reserves & Recreation	Major works in Avalon, Newport & Mona Vale centres	<input type="radio"/> YES / <input type="radio"/> NO
SEPP 71	External Works below MHWM	<input type="radio"/> YES / <input type="radio"/> NO
Traffic	Major Works (SEPP Senior, MUH, STH, Sector)	<input type="radio"/> YES / <input type="radio"/> NO
Urban infrastructure	Major Works & Subdivisions	<input type="radio"/> YES / <input type="radio"/> NO
Warrewood Valley	All Warrewood Valley DA's	<input type="radio"/> YES / <input type="radio"/> NO

ADO Final Check

Notification Required

Required Sign Pick Up

Standard Notification

28 day Notification

Designated Development

Integrated Development

Reports Attached

Completed by _____

Date _____

Time _____

PITTWATER COUNCIL
DEVELOPMENT DIVISION
FILE NOTE

RECORD OF MEETING/ENQUIRY/TELEPHONE CALL/COMPLAINT

Date 13/7/7 File No _____

Participants J. Lyons

Address 100 WAKEHURST

THIS DA is Related to 2 others

- Subdivision

• New house on New lot

Alts & Adds on Existing

Shadow diagram provided in statement

A prelodgement was held with
G.W.

Officers Signature

J. Lyons