

DA 2008/0624



Warringah Council

Development Application

Address the application to:

- The General Manager
Warringah Council
Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099
- Customer Service Centre
Warringah Council
DX 9118
Dee Why

MASTERCOPY

If you need help lodging your application:

- Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us.
- Phone quality application checker on 9942 2749 to make an appointment.

Office Use Only

Locality H I

<input checked="" type="checkbox"/> Owners Consent	<input type="checkbox"/> Vegetation/Threatened
<input type="checkbox"/> Lot & DP	<input type="checkbox"/> Wave Impact
<input type="checkbox"/> 40m Buffer	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Acid Sulfate	<input type="checkbox"/> 100m MHHM
<input type="checkbox"/> Bushfire Zone	
<input type="checkbox"/> Heritage	
<input type="checkbox"/> Slip Zone	
<input type="checkbox"/> Flood Zone	
<input type="checkbox"/> Riparian Zone	

November 07

Privacy and Personal Information Protection Act 1998

In completing this application you will be providing Council with personal information. The information is being collected, and will be held by Council to enable us to contact you in relation to your application.

You are required by law to supply Council with the information sought, as Council is entitled to reject your application if the information is not provided (see the Environmental Planning and Assessment Regulation 2000, clause 51 and clause 1 of Part 1 of Schedule 1 to the Regulation). You have a right to access the information on application to Council, and to have the information updated or corrected as necessary.

Public inspection of your application

Council is legally obliged to make your application and supporting documents available for public inspection see section 12 of the Local Government Act 1993. Council will do this by making the application and associated documents available for inspection, copying and removal from its office, and by placing copies of the application and associated documents on its website. Council will presume that you consent to the disclosure of your personal information in this way unless you specifically indicate otherwise.

Please note that the right to inspect a document given by the Local Government Act 1993 includes a right to take away a copy of the document see section 12B of the Act.

You may ask Council to remove any matter that discloses your place of living from the application, and supporting documents, before they are made available for inspection. This would normally be your residential address, but in some circumstances may include your name. Council may, but is not required to, grant your application. See Section 739 of the Act for details.

Part 1 Summary Applicant Details

Applicant Name RED ROCK DESIGN

Owners Name PHIL JOHNSTON

Are you a Warringah Council employee? Yes No

If you or any owner/applicant of this Development Application is a current employee of Warringah Council, your application will be assessed by an independent Town Planning Consultant.

RECEIVED
WARRINGAH COUNCIL
12 29 2008
John

Part 3 Application Details

3.1 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. **5** Street **RONALD AVE**
 Suburb **HARBORD 2096**
 Legal Property Description Lot: **8** Sect: _____ DP/SP: **14564**
This information must be supplied.

3.2 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 Erect a building Subdivision
 Carrying out of works Demolition Other

Details **PROPOSED DOUBLE GARAGE TO RONALD AVE
 INTERNAL ALTERATIONS WITH CHANGES TO
 ROOF FORM AND PROPOSED TWO STOREY
 DECK TO REAR OF DWELLING**

3.3 Estimated cost of work

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

Estimated cost of work: **\$ 253 K**

One of the following must be supplied (for calculating Development Application fees and Long Service Levy). Please tick box:

- Provide builder's quote (including builder's licence number).
 Use average costs and m² formula below to calculate estimated cost of works.
 Have a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works.

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.
Go to www.warringah.nsw.gov.au, Planning and Development, Online Forms, Development Applications, Cost Summary Report - Greater Than \$100,000

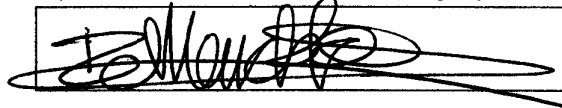
Estimated cost of works formula:

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?

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?

Signature of qualified person certifying value of work.



Print name & qualifications / builders licence number.

RICHARD MONCKTON
BALDONS

Part 3 Application Details

3.4 Integrated Development

Is this application for integrated development?

Please tick appropriate boxes.

Yes No

Note:
Additional set of plans and \$250 cheque for appropriate department. See page 17 of checklist.

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 s16 s211 s200 s212

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

Part 3 Application Details

3.5 Staged Development

Are you applying for a staged development?

Yes No

If you answered Yes to this question please attach details

3.6 Approval under S. 68 Local Government Act 1993

To view Section 68 of the Local Government Act 1993 go to www.legislation.nsw.gov.au, or ask at the Planning and Development Services Enquiries Counter.

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.

3.7 Approval under S. 138 Roads Act 1993

To view Section 138 of the Roads Act 1993 go to www.legislation.nsw.gov.au, or ask at the Planning and Development Services Enquiries Counter.

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.

3.8 Combined Development Application and Construction Certificate

A construction certificate will be required before any works can commence. This may be applied for with the Development Application or at a later stage.

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.

3.9 Number of dwelling units / gross floor area

Medium Density/Multi-Unit Development

	Existing	Proposed
Bed-sitter units, attached dwellings, etc	<input type="text"/>	<input type="text"/>
1 bedroom units, attached dwellings, etc	<input type="text"/>	<input type="text"/>
2 bedroom units, attached dwellings, etc	<input type="text"/>	<input type="text"/>
3 bedroom units, attached dwellings, etc	<input type="text"/>	<input type="text"/>
4 or more bedroom units, attached dwellings,	<input type="text"/>	<input type="text"/>
Total gross floor area (commercial/retail/residential)	<input type="text"/>	<input type="text"/>
Number of Storeys	<input type="text"/>	<input type="text"/>

Part 3 Application Details

3.10 Building materials
(If applicable)

Tick more than one if necessary.

Roof

- 10 Tiles
- 20 Slate/Concrete
- 30 Fibre Cement
- 60 Steel
- 60 Aluminium
- 90 Other

Walls

- 11 Double Brick
- 12 Brick Veneer
- 20 Stone/Concrete
- 30 Fibre Cement
- 40 Timber
- 60 Steel
- 60 Aluminium
- 90 Other

Floor

- 40 Timber
- 20 Concrete
- 90 Other

3.11 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.

3.12 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)

N/A

3.13 Operating details

Note: Not applicable for residential use.

Existing **Proposed**

Number of staff/employees

Working hours:

	Existing	Proposed
Mondays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>
Tuesdays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>
Wednesdays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>
Thursdays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>
Fridays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>
Saturdays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>

N/A

Parking and loading facilities:

	Existing	Proposed
Number of parking spaces	<input type="text"/>	<input type="text"/>
Number of loading spaces	<input type="text"/>	<input type="text"/>

Part 3 Application Details

3.14 Heritage and conservation

Is the building an item of environmental heritage or in a conservation area? Yes No
(if no, go to 1.17)

If you have answered yes to any of these questions a heritage impact statement will be required. Details are outlined in the application checklist.

Are you demolishing all or any part of the building? Yes No

If you are unsure about the heritage status of the building please contact Council on 9942 2111.

Are you altering or adding to any part of the building? Yes No

3.15 Trees

Does the proposed development involve works within the drip line of a tree? (either on your property or an adjoining site) Yes No

Drip line is the outermost edge of the canopy of the tree.

Does this proposal involve removal of tree (s)? Yes No

3.16 Access to your site

Is access readily available? Yes No
(ie. locked gates, vacant locked premises)

If no, please provide your contact details.

Name

Phone Number
for contact during business hours

Is there a dog on the premises? Yes No

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 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.



Warringah Council

Development Application Checklist

Required	Supplied	
	Yes	No
Contact Council if you are unsure what details will be required for your Development Application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PREPARING YOUR APPLICATION:		
<input type="checkbox"/> Four (4) copies of all documentation, <u>including the application form</u> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OR..		
<input type="checkbox"/> Major development: new commercial, industrial and residential flat buildings. Seven (7) copies of all documentation, <u>including the application form</u> 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.	<input type="checkbox"/>	<input type="checkbox"/>
APPOINTMENT TO LODGE YOUR APPLICATION:		
<input type="checkbox"/> Please phone the Quality Development Applications Officer on 9942 2749 to make an appointment to lodge your application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Please fold all plans to A4 size and make up complete sets. Each set to contain 1 copy of every document. Notification plans (A4 copies) to be kept separate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FOR ALL PLANS (INCLUDING AMENDED SUBMISSIONS)		
<input type="checkbox"/> Highlight in colour all proposed additions/amendments on all sets of plans. <input type="checkbox"/> Building, parts of building to be demolished to be indicated using a dotted line. <input type="checkbox"/> Plans must be drawn to scale (preferably 1:100 or 1:200) and the scale identified on each plan. <input type="checkbox"/> Illegible drawings will not be accepted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The following information should be included on all plans and documents:		
<input type="checkbox"/> Applicants name. <input type="checkbox"/> Property address (block/house/shop/flat number). <input type="checkbox"/> Lot number, Section number and Deposited Plan / Strata Plan number. <input type="checkbox"/> Measurements in metric. <input type="checkbox"/> The position of true north. <input type="checkbox"/> Draftsman/Architect name, date, plan name and number, plan version, and revision.		
<input type="checkbox"/> CD / DISC <input type="checkbox"/> For any document containing 10 or more pages, an electronic copy of that document is 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. <input type="checkbox"/> Sign section [20. Certification of CD / disc] on page 7 of application form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Required	Supplied	
<input type="checkbox"/> A4 PLANS FOR NOTIFICATION PURPOSES Notification plans are to be submitted with all applications. <ul style="list-style-type: none"> <input type="checkbox"/> Provide 7 copies of A4 reductions of site plan and elevations (preferably 1 page), to be double- sided (excluding floorplans) <input type="checkbox"/> 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. 	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> SURVEY PLAN A survey plan is to be submitted with all applications (except where a change of use is proposed without any external works). Information should include: <ul style="list-style-type: none"> <input type="checkbox"/> Plan to scale 1:100 or 1:200. <input type="checkbox"/> Plan to show all existing structures. <input type="checkbox"/> 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. <input type="checkbox"/> Levels <input type="checkbox"/> contour and spot levels (drawn to Australian Height Datum). <input type="checkbox"/> Existing height of buildings relative to a nominated fixed datum (AHD) Australian Height Datum. <input type="checkbox"/> 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. <input type="checkbox"/> Location of all trees greater than 5m in height and/or 3m in canopy spread located on adjoining properties, within 5 metres of the subject property boundary. <input type="checkbox"/> Easements and rights of way including common or party walls. <p>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 RL[3] on section and elevation plans.</p> <p>Please check with planning staff if an assumed datum is appropriate for your Development Application.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 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: <ul style="list-style-type: none"> <input type="checkbox"/> Plan to scale 1:100 or 1:200. <input type="checkbox"/> Dimensions in metric. <input type="checkbox"/> Highlight in colour proposed works. <input type="checkbox"/> Measurements including: Length, width and site area of land, both existing and proposed. <input type="checkbox"/> Location and dimensional distances of the new and existing buildings in relation to site boundaries. <input type="checkbox"/> Location of all buildings/structures on adjoining land (showing street number and street address). <input type="checkbox"/> Location and dimensional distances of all impervious areas (hard surfaces e.g. driveways, paved areas etc.). 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Required	Supplied	
	Yes	No
<ul style="list-style-type: none"> <input type="checkbox"/> Location of any existing and proposed fences and landscaping features such as swimming pools and retaining walls. <input type="checkbox"/> Vegetation and natural features. <input type="checkbox"/> Location and capacity of any existing and proposed rainwater tanks. <input type="checkbox"/> Location of car parking, pedestrian and vehicle access (indicating gradients and extent of cut and fill - engineering details may be required). <input type="checkbox"/> Where driveways or other alterations are proposed to Council 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. <input type="checkbox"/> Location of existing and proposed stormwater drainage details including easements (Council and private). <input type="checkbox"/> Location of any stormwater pits or lintels in the street adjacent to the proposal. <input type="checkbox"/> Utilities including easements services. <input type="checkbox"/> Location of any utility manholes and power poles, street trees, cross overs and bus stops on the adjacent nature strip. <input type="checkbox"/> Erosion controls to be implemented. <input type="checkbox"/> Site safety and security fencing during construction. <input type="checkbox"/> Views to and from the site. <input type="checkbox"/> Views and solar access enjoyed by adjacent residents. <input type="checkbox"/> Location of any adjoining owner windows facing your development, particularly those within 9m of the site abutting secluded private open space. <input type="checkbox"/> Orientation, microclimate and noise sources. <input type="checkbox"/> Soil and geological characteristics. <input type="checkbox"/> Heritage and archaeological features. <input type="checkbox"/> Zone boundaries if multiple zoning applies. <input type="checkbox"/> Contours at 1 metre intervals. <input type="checkbox"/> Width of road reserve. 		
<p><input type="checkbox"/> FLOOR PLAN</p> <p>A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development.</p> <p>Floor plans should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plan to scale 1:100 or 1:200. <input type="checkbox"/> Dimensions in metric. <input type="checkbox"/> Floor levels and steps in floor levels. (reduced levels). <input type="checkbox"/> Proposed room names, areas and dimensions. <input type="checkbox"/> Locations and sizes of windows and doors. <input type="checkbox"/> Wall structure type and thickness. <input type="checkbox"/> Location of plumbing fixtures (where possible). <input type="checkbox"/> Access and facilities for persons with a disability. <input type="checkbox"/> Existing floor plan, room names and use (if relevant). 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> ELEVATION PLAN</p> <p>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.</p> <p>Elevation plans should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plan to scale 1:100 or 1:200. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Required	Supplied	
	Yes	No
<ul style="list-style-type: none"> <input type="checkbox"/> Dimensions in metric. <input type="checkbox"/> Reduced Levels (AHD) for ridge, ceiling, floor and ground as a minimum. <input type="checkbox"/> Indicate height limit as defined in locality statement. <input type="checkbox"/> Indication of natural ground level. <input type="checkbox"/> Outline of existing buildings/development on site (shown dotted). <input type="checkbox"/> Window sizes and locations. <input type="checkbox"/> Chimneys, flue exhaust vents, duct inlet or outlet. <input type="checkbox"/> Rain water tanks. <input type="checkbox"/> Stormwater drainage pipes (downpipes and guttering). <input type="checkbox"/> Location of all buildings/structures on adjoining land (showing street number and street address). 		
<p><input type="checkbox"/> SECTION PLAN</p> <p>A section is a plan showing a cut through the development at the most typical point.</p> <p>Sections should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plan to scale 1:100 or 1:200. <input type="checkbox"/> Dimensions in metric. <input type="checkbox"/> Outline of existing buildings/development on site (shown dotted). <input type="checkbox"/> Section names and where they are shown on plan (i.e. A/A B/B etc.) <input type="checkbox"/> Room names. <input type="checkbox"/> Window sizes and locations. <input type="checkbox"/> Details of chimneys, fire places and stoves. <input type="checkbox"/> Roof pitch and coverings. <input type="checkbox"/> Site works, finished and proposed floor and ground levels at reduced levels (indicate cut, fill and access grades). <input type="checkbox"/> Indication of natural ground level to AHD (Australian Height Datum). 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> DEMOLITION PLAN (if applicable)</p> <ul style="list-style-type: none"> <input type="checkbox"/> To scale. <input type="checkbox"/> Clearly identify structures to be demolished. <input type="checkbox"/> Areas for storage of demolition materials prior to removal from site. <input type="checkbox"/> Site security methods. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><input type="checkbox"/> SIDE BOUNDARY ENVELOPE</p> <p>The side boundary envelope is to be shown on elevations/sections where a second story is proposed (or alteration to second storey). Information should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Side boundaries and relevant side boundary envelope under WLEP 2000 i.e. most cases 4m and 45 degrees (some cases 5m - check locality statement). 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> SHADOW DIAGRAMS</p> <p>Shadow diagrams must be submitted for proposals that will result in an increase in height (storey or change of roof line).</p> <ul style="list-style-type: none"> <input type="checkbox"/> Shadows cast on 21 June at 9am, 12noon and 3pm in plan form. <input type="checkbox"/> All shadow diagrams must be accompanied by the Certification of Shadow Diagrams form. www.warringah.nsw.gov.au, Planning and Development, Online Forms, Development Applications. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Required	Supplied	
	Yes	No
<p>Information should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of proposed development. <input type="checkbox"/> Position and relationship to adjoining buildings and land (showing street number and street address). <input type="checkbox"/> Shadow diagrams must show existing and proposed shadows. <input type="checkbox"/> Drawn to True North. <p>Note:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Additional shadow diagrams may be requested should this issue be given determinate weight during the assessment process. <input type="checkbox"/> Elevated shadow diagrams may be required if shadows fall upon neighbouring dwellings. Details provided in elevated shadow diagrams must include any window openings. <input type="checkbox"/> Hourly shadow diagrams may be required for 21 June between 9am and 3pm. 		
<p><input type="checkbox"/> LANDSCAPE OPEN SPACE PLAN AND CALCULATIONS</p> <p>Landscape Open Space plan and calculations must be supplied with all applications.</p> <p>Information should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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). <input type="checkbox"/> Show associated area calculations and Landscaped Open Space percentage. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> LANDSCAPE PLAN</p> <p>Landscape plan to be submitted for <u>new multi-unit residential, commercial and industrial developments, new residential dwellings and swimming pool applications</u>. A landscape plan may also be requested for other types of development.</p> <p>Information should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location and type of any trees to be removed or retained. <input type="checkbox"/> Schedule of plantings cross-referenced to site plan indicating species, massing and mature height. <input type="checkbox"/> Description of ground preparation, arrangement and nomination of plantings, procedures for ongoing maintenance. <input type="checkbox"/> Details of restoration and treatment of any cuts, fills, mounds, retaining walls, fencing and screen walls. <input type="checkbox"/> Rock outcrops and soil depth above bedrock. <input type="checkbox"/> Reduced levels for both the subject land and adjacent streets/footpaths. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><input type="checkbox"/> SWIMMING POOL</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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). <input type="checkbox"/> 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. <input type="checkbox"/> Pool fencing to comply with the Swimming Pools Act 1992. <input type="checkbox"/> Sections along and across the pool are to be provided clearly identifying existing and proposed levels. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Required	Supplied	
	Yes	No
<input type="checkbox"/> LAND SUBDIVISION REQUIREMENTS If you are planning to subdivide either residential or commercial land, you will need to supply (where appropriate): <ul style="list-style-type: none"> <input type="checkbox"/> A plan showing proposed subdivision with land title details (including number of lots). <input type="checkbox"/> Location and width of nearby roads <input type="checkbox"/> Subdivision pattern with dimensions and area and all proposed and existing land uses. <input type="checkbox"/> Location of water, sewerage, electricity and telephone. <input type="checkbox"/> Proposed points of entry and exit for each proposed lot. <input type="checkbox"/> Proposed new roads (if any) including long section, cross section drawings (to AHD). <input type="checkbox"/> Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only). <input type="checkbox"/> Indicative Plan of proposed development on new lot(s). <input type="checkbox"/> Existing and proposed levels to AHD for both the subject land and adjacent streets/footpaths. <input type="checkbox"/> Engineering drawings indicating proposed infrastructure including roads, drainage, sewer and earthworks. <input type="checkbox"/> Proposed method of stormwater disposal including hydrological and hydraulic calculations. <input type="checkbox"/> Details of on site stormwater detention, water quality control structures and cross pollutant traps. Water and soil management plan. <input type="checkbox"/> Construction works and traffic management plan (large lot subdivisions). <input type="checkbox"/> Traffic study (for large lot subdivisions only). <input type="checkbox"/> Details of consultation with public service authorities responsible for provision or amplification of utility services required by the proposed subdivision. <input type="checkbox"/> 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. <input type="checkbox"/> Design certification reports completed as required by AUSPEC 1 (for large lot subdivisions only). 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 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: <ul style="list-style-type: none"> <input type="checkbox"/> Details of hours of operation and staff numbers. <input type="checkbox"/> Plant and machinery to be installed, including hours of plant operation. <input type="checkbox"/> Type, size and quantity of goods to be made, stored or transported. <input type="checkbox"/> Carparking, loading and unloading facilities. <input type="checkbox"/> Fire safety schedule, and report addressing c193/94 of the EP&A Regulations. <input type="checkbox"/> Disabled access details. <input type="checkbox"/> Waste management and storage area. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> ADVERTISING STRUCTURE / SIGN <ul style="list-style-type: none"> <input type="checkbox"/> Details of the advertising structure / sign, materials to be used and how it will be fixed to the building. Include dimensions of building. <input type="checkbox"/> Dimensions (including width, height and depth), colours, lettering and overall design. <input type="checkbox"/> The proposed location shown on the site plan (show distances to boundaries). <input type="checkbox"/> Details of any existing signage on the property, including dimensions, and details if proposed to be removed. <input type="checkbox"/> Illuminated signage <input type="checkbox"/> 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). 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Required	Supplied																																																													
	Yes	No																																																												
<input type="checkbox"/> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																												
<input type="checkbox"/> BASIX & NATHERS CERTIFICATE <input type="checkbox"/> Applicants can generate the BASIX Certificate only on the NSW Department of Planning BASIX website: www.basix.nsw.gov.au. For more information, phone the BASIX Help Line on 1300 650 908.	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																												
<input type="checkbox"/> MODEL (Must submitted at time of development application lodgement.) <input type="checkbox"/> A model is required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m ² in floor area. The model is to be to scale, and to indicate the relationship of the proposal to adjoining development and topographical features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																												
<input type="checkbox"/> STATEMENT OF ENVIRONMENTAL EFFECTS <p>A Statement of Environmental Effects must be submitted with all applications.</p> <p>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.</p> <p>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.</p> <p>Note: Author's name is to be detailed on the Statement.</p> <p>Example checklist of information to be included for buildings Class 1 and 10</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Site information and building controls:</th> <th style="width: 10%;">Proposed</th> <th style="width: 10%;">Compliance with controls? Y/N</th> <th style="width: 40%;">Additional comments</th> </tr> </thead> <tbody> <tr><td>Site area m²</td><td></td><td></td><td></td></tr> <tr><td>Housing density (dwelling/m²)</td><td></td><td></td><td></td></tr> <tr><td>Max ceiling height above natural ground level</td><td></td><td></td><td></td></tr> <tr><td>Maximum building height m</td><td></td><td></td><td></td></tr> <tr><td>Front building setback m</td><td></td><td></td><td></td></tr> <tr><td>Rear building setback m</td><td></td><td></td><td></td></tr> <tr><td>Minimum side boundary setback</td><td></td><td></td><td></td></tr> <tr><td>Building envelope</td><td></td><td></td><td></td></tr> <tr><td>Private open space m²</td><td></td><td></td><td></td></tr> <tr><td>% of landscape open space</td><td></td><td></td><td></td></tr> <tr><td>Impervious area m²</td><td></td><td></td><td></td></tr> <tr><td>Maximum cut into ground m</td><td></td><td></td><td></td></tr> <tr><td>Maximum depth of fill m</td><td></td><td></td><td></td></tr> <tr><td>Number of car spaces provided</td><td></td><td></td><td></td></tr> </tbody> </table> <p>The Statement in appraising the suitability of the land for development should address, where applicable:</p> <input type="checkbox"/> Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks.	Site information and building controls:	Proposed	Compliance with controls? Y/N	Additional comments	Site area m ²				Housing density (dwelling/m ²)				Max 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				% of landscape open space				Impervious area m ²				Maximum cut into ground m				Maximum depth of fill m				Number of car spaces provided				<input checked="" type="checkbox"/>	<input type="checkbox"/>
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TAX INVOICE RECEIPT

Receipt Date: **29/04/2008**
 Receipt No.: **100015095**
 Cashier Id: **MIGLIJ**

Philip Johnston
 c/-po box 612
 NEUTRAL BAY NSW 2089

TE

Please recycle your waste

Description	Property	Application	Reference	Amount
Receipt	132464	Rams	DA2008/0624	-\$215.00
Receipt	132464	Rams	DA2008/0624	-\$1,168.00

5 Ronald Avenue
 FRESHWATER NSW 2096

Total Paid: -\$1,383.00
 Total Paid includes GST of: \$0.00

Amounts Tendered

Cash	Cheque	Db/Cr Card	Money Order	Agency Rec	Total
\$0.00	\$1,383.00	\$0.00	\$0.00	\$0.00	\$1,383.00

TE

PrintMessage

Rounding:	\$0.00
Change:	\$0.00
Nett:	\$1,383.00

Cheques Accepted Subject to Clearance
 Credit Card Payments attract a Surcharge of 1%
 Printed 29/04/2008 9:44:03 AM



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 Warringah Council's Customer Service Centre on (02) 9942 2111.

June 07

Address of proposed development

Address of proposed development

Lot

8

DP (if applicable)

14564

No.

5

Street

RONALD AVENUE

Suburb

HARBORD 2096

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

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

Indicate type of development

yes go to Part 4

Parts 4 and 5 on reverse side of form

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

yes go to Part 5

PART 4 Determination of OSD requirements

FOR A NEW BUILDING

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.
2. Calculations
Fill out either part 4 or part 5
Please view below example
- (a) Site area ~~476.9~~ m² x 0.35 = ~~166.91~~ m² + 50m² = ~~216.91~~ m²
(b) Proposed impervious area ~~220.00 (40%)~~ m² (see note 2, over page)
- OSD will not be required when (a) is greater than (b)**
- Is OSD required for this Development (tick one only) yes no
(if yes see note 4, over page)
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

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.
2. Calculations
Fill out either part 4 or part 5
Please view below example
- (a) Existing impervious area 221.13 m²
(b) Post development impervious area 228.00 m²
(c) Site area 476.9 m² x 0.35 = 166.91 m² + 50m² = 216.91 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
(if yes see note 4, over page)
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 & outbuildings.

Proposed impervious area: This refers to all new driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings etc. 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.



Warringah Council

Cost Summary Report Greater than \$100,000 but less than \$500,000

Address the report to:

- The General Manager
Warringah Council
DX 9118 Dee Why
- Customer Service Centre
Warringah Council
Civic Centre, 725 Pittwater Road
Dee Why NSW 2099

If you need help lodging your report:

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

Office Use Only

Part 1 Applicant Details

1. Applicant Details

Mr Mrs Ms Other

Full Family name
(no initials) (or company)

RED ROCK DESIGN

Full Given names (no initials)
(or A.C.N)

Postal address

We will post all letters to this address

P.O. BOX 612
NEUTRAL BAY 2089

Phone (02) 9460 7532

Alternate ()

Mobile ()

Facsimile (02) 9460 7532

Contact Person

RICHARD MONCKTON

Person who may be contacted to discuss the application during business hours

Part 2 Development Analysis

2. Development Analysis

Development Analysis

Cost

1. Demolition and alterations	1. \$ 40
2. Structure	2. \$ 25
3. External walls, windows and doors	3. \$ 15
4. Internal walls, screens and doors	4. \$ 3
5. Wall finishes	5. \$ 15
6. Floor finishes	6. \$ 10
7. Ceiling finishes	7. \$ 5
8. Fittings and equipment	8. \$ 20
9. Hydraulic services	9. \$ 5
10. Mechanical services	10. \$
11. Fire services	11. \$
12. Lift services	12. \$
13. External works	13. \$ 52
14. External services	14. \$
15. Other related work	15. \$ 10

Sub-total \$ 200 K

Part 2 Development Analysis con't

2. Development Analysis	Development Analysis Con't	Cost
	16. Preliminaries and margin	16. \$ 220 K
		Sub-total \$ 220
	17. Consultant Fees	17. \$ 7 K
	18. Other related development costs	18. \$ 3 K
		Sub-total \$ 230
	19. Goods and Services Tax	19. \$ 23
		Total Development Cost \$ 253 K

Part 3 Applicant Declaration

3. Applicant Declaration

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- included GST in the calculation of development cost.

Applicant Signature



Date 28/4/08