



DEVELOPMENT APPLICATION

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

PART A Applicant and owner details

1. Applicant

It is important that we are able to contact you if we need more information.

Please give us as much detail as possible.

Council will deal only with the nominated applicant in the event of any query or communication regarding this application.

Please note the Applicant's details are publicly available.

Mr Mrs Ms Other

Full Family name (no initials) (or Company)

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

Postal address

We will post all letters to this address

Phone () Alternate ()

Mobile () Facsimile ()

Email

Contact Person

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

Qualification of Applicant. Membership registration or accreditation number (if applicable).

2. Owner's consent

Every owner of the land must sign this form.

When works affect a joint wall, consent of both property owners is required (eg semi-attached or terrace dwelling).

If the owner is a company, the form must be signed by an authorised director, and the common seal must be stamped on this form.

If the property is a unit under strata title or a lot in a community title, then in addition to the owners signature the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the chairman or secretary of the Body Corporate or the appointed managing agent.

Owner

Address

Email

Phone

As owner of the land to which this application relates, I consent to this application. I also consent for authorised council officers to enter the land to carry out inspections relating to this application. I accept that all communication regarding this application will be through the nominated applicant.

Signature(s)

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications.

If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc).

3. Applicant Sign-off

I declare that all of the information supplied herein and in connection with this application is true and correct.

I declare that the estimate of costs 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. A Political Donation disclosure form has been completed (if applicable).

I have read and understood the information stated overleaf and I give my consent to Council to make this application, including all supporting documents, plans and specifications for any residential parts of this application, available for public view at Council offices and through Council's Internet site.

A scale of 1:100 is preferred on A3 or A4 paper.

Signature _____ Date _____



INFORMATION REGARDING LODGEMENT OF A DEVELOPMENT APPLICATION

1. Access to information

Council considers that persons inspecting the plans of a proposed development that may impact on their amenity cannot effectively do so without knowledge of the basic internal layout e.g. living rooms, bedrooms etc where privacy from overlooking may be a problem.

Accordingly, applicants will be requested, as part of the application, to give permission for persons, as part of the public exhibition and notification process, to inspect the internal plans accompanying the application.

Schedule 1 of the Government Information (Public Access) Regulation (2009) classifies information relating to development applications as open access information that should be made publicly available by Council.

The information provided by you on this form will be used by Council, or its agents, for administrative and assessment purposes to process this application. Once collected, the information on this form, and on supporting documents, can be accessed by the public in accordance with Council's Access to Information Policy, Publication Guide, and Privacy Management Plan.

For more information please refer to the Council *Access to Information Policy* – available on Council's website.

2. Masterview and Development Application (DA) Tracking

Masterview is a software product that allows customers to view plans, details and to track the progress of a Development Application throughout the assessment process.

It represents key milestones in the Development Application process however, it is not a detailed history. Persons wishing to confirm information in detail should contact Council via either the email facility at the bottom of the Development Application tracking window, or in writing in order to obtain a written response.

The information that can be viewed on Masterview is clearly labelled on this application form. Please refer to the Development Application Checklist at the back of this form. All items labelled 'External Masterview' in red will be publicly accessible through Council's website.

Please also refer to section 16. Declaration and Copyright note.

3. Notification of the Development Application

If the development application is eligible for notification it will be advertised in accordance with Council's Notification of Applications Policy. The policy outlined in Section 4 Part A of North Sydney Development Control Plan 2013 (DCP 2013) and is available on Council's website.

If in the opinion of Council Officers any significant issues of public interest or policy and material impacts are identified, the application will most likely be reported to a Council Meeting, otherwise qualified Planning and Development staff will make a decision.



DEVELOPMENT APPLICATION

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

Please note all documents lodged with this Development Application, including Part B of the Application form, are available for public access at Council's offices and where indicated on this form as "External Masterview" on Council's web site.

OFFICE USE ONLY. Keep this box blank.

Address the application to:

- ◆ The General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2059
- ◆ Customer Service Centre
North Sydney Council
200 Miller St, North Sydney

◆ DX 10587 North Sydney

If you need help lodging your application:

Phone our Customer Service Centre on (02) 9936 8100 or come in and talk to us.

PART B Application and site details

1. Applicants name only Name

2. Location of the property Unit No. House No. Street
Suburb

We need this to correctly identify the land.

Real Property Description (eg. Lot/DP, etc)

These details are shown on your rate notices, property deeds, etc.

Building Name

Office Use Only Parcel

3. Description of work Type Use of land/building Erect a building Subdivision
 Carrying out of works Demolition Other

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

Note: Applications for Multiple occupancy or other significant commercial /residential developments will be referred to Council's Urban Design Panel (UDP). Additional submission requirements are outlined in the Development Checklist.

4. Estimated cost of work (must be signed) Estimated cost of work: \$

The estimated cost of the development or contract price is subject to a check by Council before final acceptance.

Council reserves the right to seek justification of the estimated cost from the applicant or by an appropriately qualified person.

NAME (printed), and qualification. Signature of qualified person certifying value of work.

5. Integrated Development Yes No

Is this application for integrated development?

Integrated development is development that requires licences or approvals from other Government Departments. Most forms of development will not be "integrated". Please consult the "Integrated Development List" which is enclosed in Council's Assessment Application Kit.

Please tick appropriate boxes

Water Management Act 2000	<input type="checkbox"/> ss89	<input type="checkbox"/> 90	<input type="checkbox"/> 91
Protection of the Environment Operations Act 1997	<input type="checkbox"/> ss43(d)	<input type="checkbox"/> 47	<input type="checkbox"/> 48
Rural Fires Act 1997	<input type="checkbox"/> s100B		
Fisheries Management Act 1994	<input type="checkbox"/> s144	<input type="checkbox"/> s201	<input type="checkbox"/> s205 <input type="checkbox"/> s219
Heritage Act 1977	<input type="checkbox"/> s58		
National Parks and Wildlife Act 1974	<input type="checkbox"/> s90		

PART B Application and site details (cont'd)

6. Concurrence Development

Yes

No

Is this application for concurrence development?

Concurrence development is development that requires licences or approvals from other Government Departments.

Please tick appropriate boxes

Infrastructure SEPP – Traffic Generating Development cl.104	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Bushfire Prone Land (Minister S117 direction)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 cl.29	<input type="checkbox"/> Yes	<input type="checkbox"/> No
RMS	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	<input type="checkbox"/> Yes	<input type="checkbox"/> No

7. Staged Development

Yes

No

Are you applying for a staged development or deferred commencement consent

If you answered Yes to this question please attach details.

8. Approval under S.68 Local Government Act 1993

Yes

No

Does this application also seek approval for one or more of the matters listed in Council's schedule?

A list of matters requiring approval under S.68 of the Local Government Act are included in Council's Assessment Application Kit. These approvals are not required at this stage and can be made at a later date.

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

9. Approval under S.138 Roads Act 1993

Yes

No

Does this application propose any form of alteration to Council's road reserve, ie. driveway, footpath reconstruction, drainage connection and the like?

Note: Full details of the layout of proposed driveway crossing, drainage connections and the like are required to be provided with the Development Application.

10. Construction Certificate

A construction certificate will be required before any works can commence. This may be applied for at the time of application for Development Consent

See Council's "Guide to Prepare and Submit an Application". A construction certificate can be issued by Council or by an 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 detail design 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 issuance of consent, the construction certificate may be refused.

PART B Development details

11. Building materials

(If applicable)

Tick more than one if necessary.

This information is used by the Australian Bureau of Statistics.

Roof		Walls		Floor	
10	<input type="checkbox"/> Tiles	11	<input type="checkbox"/> Double Brick	10	<input type="checkbox"/> Timber
20	<input type="checkbox"/> Slate/Concrete	12	<input type="checkbox"/> Brick Veneer	20	<input type="checkbox"/> Concrete
30	<input type="checkbox"/> Fibre Cement	20	<input type="checkbox"/> Stone/Concrete	80	<input type="checkbox"/> Other
40	<input type="checkbox"/> Steel	30	<input type="checkbox"/> Fibre Cement		
50	<input type="checkbox"/> Aluminium	40	<input type="checkbox"/> Timber		
60	<input type="checkbox"/> Other	60	<input type="checkbox"/> Steel		
		70	<input type="checkbox"/> Aluminium		
		80	<input type="checkbox"/> Other		

PART B Development details

12. Proposed use of the building if changing use cont.

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

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

13. Number of dwelling units/ gross floor area

Department of Planning (DOP) use this information for statistical purposes.

	No. Existing	No. 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"/>

14. Operating details

(If applicable)

(DOP) use this information for statistical purposes.

	Existing	Proposed
Number of staff / employees	<input type="text"/>	<input type="text"/>
Working hours:		
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"/>
Sundays	<input type="text"/> to <input type="text"/>	<input type="text"/> to <input type="text"/>
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"/>

15. Sea level rise

Is any part of the site on which the development is proposed, less than 1.1 metres above the mean high sea water level?

Yes No

16. Heritage and conservation

Information available in LEP 2013 and accompanying heritage map (councils web site).

- Is the building an item of environmental heritage or in a conservation area? Yes No (if no, go to Q17)
- Are you demolishing all or any part of the building? Yes No
- Are you altering or adding to any part of the building? Yes No

If you have answered yes to any of these questions a heritage impact statement will be required. Details are outlined in the application checklist. If you are unsure about the heritage status of the building please contact Council on 9936 8100.

PART B Development details cont.

17. 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.

18. Owners/Applicants Declaration of Political Donations and Affiliations

This disclosure is made under section 147(4) and (5) of the Environmental Planning and Assessment Act 1979.

In order for Council to ensure the highest integrity in the Development Application process, property owners and applicants are required to declare all affiliations or associations they had with Councillors' or Council staff over the past two (2) years.

- A friendship, personal or family relationship; Yes No
- A shared membership in a club, political party or organisation; Yes No
- Business dealings with a Councillor/s or member/s of staff outside their official Council role; or Yes No
- Provided a gift, benefit, loan, payment or hospitality. Yes No
- Does any elected Councillor or Council staff member have an interest in the ownership of the property. Yes No

Name of Councillor or Staff

Nature of Affiliation or Association

Lobbying

If you have business dealings with or if you lobby Council, please abide by Council's Statement of Business Ethics and Code of Conduct for Lobbyists which outline Council's expectations for managing those relationships.

Political Donations or Gifts

If you have made a political donation or a gift within two (2) years of the date of this application, you must comply with Section 147 of the Environmental Planning & Assessment Act 1979. This requires the disclosure of political donations and gifts made by the applicants or persons with a financial interest in this application. The information about political donations that must be disclosed is the same as that required by the Election Funding Authority. You must disclose: the name of the person to whom each donation/gift was made, the date, name, address of the person making the donation/gift; and the amount or value of that donation/gift where accumulative value is \$1000 or more.

The Act requires that this information is posted and publicly available on Council's website.

Indicate donation or gift

Name of Party or Person for whose benefit the Donation Gift was made

Date and Value of Donation/Gift/Hospitality/Benefit

PART B Checklist & Declaration

All the details sought in the accompanying checklist must be provided. If you are planning a major development or developing land that may be environmentally sensitive you will also need to seek advice from Council's staff as additional information may be required. On-site inspections are carried out prior to the assessment of any application. As a result of this inspection further information may sometimes 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.

19. Declaration

If the applicant is a company or strata title body corporate, this declaration must be signed by a director or authorised delegate, under common seal.

- I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.
- I also understand pursuant to clause 51 of the EP and A Regulations 2000 that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void'.
- I accept that Council cannot be held liable for delays in processing arising out of inadequacies in the material submitted in support of this application. I acknowledge that where the applicant is not the owner of the land, the owner will be copied in on all correspondence relating to this application. Where dedicated A4 plans (deleting internal details) are not provided, I agree to the use of A4 plans provided in support of this application for advertising purposes.
- I confirm that any electronic data provided is a true copy of all plans (including drawing scale and version number) and associated documents submitted with the Development Application.

Applicant Signature

Date:

Copyright Note

The Applicant is advised that Council may make copies (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 and Notification Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the development application by Council and public participation in the development assessment process. This will include making copies of the advertised plans, supporting documentation and the determination available on Council's website to be viewed or printed out by members of the public. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Office Use Only

Fees and Deposits	\$	Receipt No.	Date	Fees and Deposits	\$	Receipt No.	Date
Assessment (701)				Strata Subdivision (707)			
Construction Certificate (712)				Land Subdivision (707)			
Advertising (710)				Review of Determination (707)			
Inspection Fee (717)				Roads Act			
Designated Development (701)				Local Government Act			
Integrated Development (701)				Plan 1st (731)			
Archiving (722)				Other			

External Masterview



DEVELOPMENT APPLICATION CHECKLIST

REQUIRED	SUPPLIED
YES NO - WHY NOT	
<p>REFER TO SECTION 3 TO PART A OF DCP 2013 FOR DETAILED REQUIREMENTS WHEN LODGING A DA</p> <p>Electronic lodgement of all material on a CD ROM, in PDF format, is encouraged (please ensure that the included files are not password protected). A statutory declaration must be submitted with the CD ROM authenticating hard-copy duplication. This declaration form is available at Councils Customer Service Centre and can be witnessed by Council’s Justice of the Peace officers. Council still requires all information to be submitted in hard copies as per schedule below.</p> <p>PLEASE NOTE:</p> <p>This checklist must be completed. Incomplete or illegible applications will be rejected. All documentation, including plans and shadow diagrams must be prepared to a scale which will enable easy assessment and will be able to be reviewed by the public during the advertising period. A scale of 1:100 is preferred on A3 or A4 paper. A4 sized plans must be provided for advertising. Major applications may be submitted on large format paper subject to agreement.</p>	
<p>COLOURED PLANS/ELEVATIONS/SECTIONS Internal Masterview</p> <p>Brick - Red; Rooftiles - Orange; Concrete - Dark Green; Tile - Purple; Fibre Cement Sheets/Cement Render - Light Green; Glass and Glass Bricks - Light Blue; Sandstone - Light Brown; timber - Yellow; Steel, Galvanised Iron - Dark Blue.</p> <p><i>Note: Only new works need to be coloured on plans</i></p> <p>A List of documents accompanying the application.</p>	
<p>■ A4 PLAN FOR NOTIFICATION PURPOSES (3 copies) External Masterview</p> <p>Must be 1 page only and indicates the height and external configuration of all elevations, as erected, in relation to the site boundaries.</p> <p>These plans need not include interior detail which may effect 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.</p> <p>Note: If you are applying for Integrated Development Consent two additional sets of documentation together with a cheque for \$320 are required for each integrated/concurrent authority.</p> <p>Plans must be drawn to scale (preferably 1:100) in ink and on A4 or A3 size paper. (Larger plans will only be accepted on prior agreement of Council) Free hand, single line or illegible drawings will not be accepted.</p> <p>The following information should be included on all plans and documents:</p> <ul style="list-style-type: none"> • Applicants name, block/house/shop/flat number, street/road name, town or locality • Lot Number, section number, DP number. (Found on rate notice or land title) • Measurements in metric • The position of true north • Building, or parts of building to be demolished to be indicated in outline. • Draftsman/Architect name and date • BASIX undertakings (if applicable) 	<p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/></p>
<p>■ SURVEY PLAN (7 copies + 3 A4 copies) External Masterview</p> <p>Information Should Include:</p> <ul style="list-style-type: none"> • Plan to scale preferably 1:100. • Plan to show all existing structures. • Plan to show all trees greater than 5m in height +/-or 3m in canopy spread. The exact location of any such tree, the RL at their base and their height and canopy spread. 	<p><input type="checkbox"/> <input type="checkbox"/></p>

REQUIRED	SUPPLIED
<p>ELEVATION PLAN (7 copies + 3 A4 copies) External Masterview</p> <p>Elevation plans are a side on view of your proposal. Drawings of all effected elevations (north, south, east and west facing) of your development need to be included in your application.</p> <p>Elevation plans should include:</p> <ul style="list-style-type: none"> • All new work to be coloured (according to colour schedule specified at beginning of checklist) • Drawings to scale preferably 1:100. • Outline of existing building/development on site (shown dotted). • Location/position of all buildings/structures on adjoining land (showing street number and street address). • Exterior cladding type and roofing material/colour. • Window sizes and location. • Stormwater drainage pipes (downpipes and gutter). • Chimneys, flue exhaust vents, duct inlet or outlet. • RL's for ridge, floor and ground level as a minimum. 	<p>YES NO - WHY NOT</p> <p><input type="checkbox"/> <input type="checkbox"/></p>
<p>SECTION PLAN (7 copies + 3 A4 copies) External/Internal Masterview</p> <p>A section(s) is a diagram showing a cut through the development at the most typical point.</p> <p>Sections should include:</p> <ul style="list-style-type: none"> • All new work to be coloured (according to colour schedule specified at beginning of checklist) • Drawings to scale preferably 1:100. • Outline of existing building/development on site (shown dotted). • Section names and where they are shown on plan (ie A/A B/B etc). • Room names. • Room and window heights. • Details of chimneys, fire places and stoves. • Roof pitch and covering. • Site works, finished and proposed floor & ground levels in RL's (indicate cut, fill and access grades). 	<p><input type="checkbox"/> <input type="checkbox"/></p>
<p>SHADOW DIAGRAMS (7 copies + 3 A4 copies) External Masterview</p> <p>(For proposal which will result in an increase in shadowing or any breach of the building height plane)</p> <ol style="list-style-type: none"> 1) Shadows cast at the equinoxes (21 March and 21 September) and midwinter (21 June) at 9am, 12noon and 3pm in plan form; and, if applicable; 2) elevation shadows if shadows fall upon neighbouring dwellings. Details provided in elevated shadow diagrams must include any window openings. The survey information on which the shadow diagrams are based must be provided to Council with this application. <p>Information should include:</p> <ul style="list-style-type: none"> • Location of proposed development. • Position and relationship to adjoining buildings and land (showing street number and street address). • Shadow diagrams must show existing shadows in plan and elevation. • Shadow diagrams to be certified by either surveyor, architect, planner, computer modeler at the time of submission (form available from Council). • Must be drawn to true north. • Scale for all plans must be at 1:100 • Alternative forms of shadow diagrams may be presented, but Council reserves the right to call for the plans in simple elevation and plan form. <p>NOTE: Additional shadow diagrams will be requested should this issue be given determinative weight during the assessment process. Applications for development within the North Sydney CBD are covered by special LEP requirements and hourly shadow diagrams may be required for the equinoxes and solstices between 9am and 3pm.</p>	<p><input type="checkbox"/> <input type="checkbox"/></p>

REQUIRED		SUPPLIED		
		YES	NO	WHY NOT
<p>SUBDIVISION PLAN (Land or Strata) (7 copies + 3 A4 copies) External Masterview</p> <p>If you are planning to subdivide either residential or commercial land you will need to supply (where appropriate):</p> <hr/> <ul style="list-style-type: none"> • A plan showing proposed subdivision with land title details (including number of lots). • Location and width of nearby roads. • Subdivision pattern with dimensions and area and all proposed and existing land uses. • Location of water, sewerage, electricity and telephone. • Proposed points of entry and exit for each proposed lot. • Proposed method of stormwater disposal. • Proposed new roads (if any) including long section, cross section drawings. • Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only). • Indicative Plan of proposed development on new lot(s). • Relative levels for both the subject land and adjacent streets/footpaths. • Party walls, if relevant 		<input type="checkbox"/>	<input type="checkbox"/>	
<p>LANDSCAPING PLAN (7 copies + 3 A4 copies) (For new buildings & redevelopment) Internal/External Masterview</p> <p>Information should include:</p> <hr/> <ul style="list-style-type: none"> • All new work to be coloured (according to colour schedule specified at beginning of checklist) • Description of ground preparation, arrangement and nomination of plantings, procedures and ongoing maintenance. • Location and type of any trees to be removed. • Schedule of plantings cross-referenced to site plan indicating species, massing and mature height. • Details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls. • Erosion and sedimentation control measures to be undertaken during and after construction. • Relative levels for both the subject land and adjacent streets/footpaths. • Rock outcrops and soil depth above bedrock. <p>Note: Additional information is required if the site is identified on the Bushland Buffer Map contained within DCP2013.</p>		<input type="checkbox"/>	<input type="checkbox"/>	
<p>MODEL (Must be lodged with application)</p> <p>A model is required for proposed residential development containing 4 or more dwellings, or for non-residential development with a floor area of 500m² or more. The model is to be to scale, preferably 1:100 and to indicate the relationship of the proposal to adjoining development and topographical features. A model may be submitted for other development types if desired and is of assistance to Council.</p>		<input type="checkbox"/>	<input type="checkbox"/>	
<p>COMPUTER MODEL (Must be lodged with application)</p> <p>A computer model may be required for developments exceeding 500m² in floor area in the B3 - <i>Commercial Core</i> or B4 - <i>Mixed Use</i> zones. Format .pdf accepted by Council.</p>		<input type="checkbox"/>	<input type="checkbox"/>	
<p>EFFICIENT USE OF RESOURCES COMMITMENT TABLE (7 copies) External Masterview</p> <p>An efficient use of resources commitment table is to be completed for all applications for non-residential development with a proposed or additional floor area of less than 5,000m²</p>		<input type="checkbox"/>	<input type="checkbox"/>	
<p>GREEN STAR RATING</p> <p>All applications for non-residential development with greater than 5000m² gross floor area must submit evidence that the building design has been awarded a 5 star Green Star rating. Refer to DCP 2013 for details.</p>		<input type="checkbox"/>	<input type="checkbox"/>	

REQUIRED	SUPPLIED
<p>■ BASIX CERTIFICATE (New dwellings, multi occupancy dwellings, duplexes, alterations and additions and new swimming pools) (2 copies)</p> <p>New dwellings, multi occupancy dwellings, duplexes, alterations and additions and new swimming pools must be accompanied by a BASIX certificate. This certificate can only be obtained through the BASIX website www.basix.nsw.gov.au or</p> <p>For more information, including a fact sheet and independent cost estimate, visit: www.basix.nsw.gov.au</p> <p>Projects for alterations and additions with a value of more than \$50,000 or swimming pools with a capacity of 40,000 litres or more are required to submit a basix certificate on lodgement of the application.</p> <p>Council cannot accept these applications without this certificate. All nominated BASIX commitments must be shown and clearly marked on all submitted plans to Council.</p>	<p>YES NO - WHY NOT</p> <p><input type="checkbox"/> <input type="checkbox"/></p>
<p>■ DESIGN EXCELLENCE PANEL (DEP)</p> <p>If your application is referred to the Design Excellence Panel an additional eight (8) copies of documentation will be required. Council will inform you by letter fourteen (14) working days prior to the meeting so that documentation can be provided and forwarded to panel members for review prior to the meeting.</p>	<p><input type="checkbox"/> <input type="checkbox"/></p>
<p>■ EXCEPTIONS TO DEVELOPMENT STANDARDS (if applicable – 7 copies of each) External Masterview</p> <p>Applicable development standards for variation under clause 4.6 to LEP 2013.</p> <p><input type="checkbox"/> LEP2013 – Cls 4.1 – Minimum subdivision lot size</p> <p><input type="checkbox"/> LEP2013 – Cls 4.3 – Height of Buildings</p> <p><input type="checkbox"/> LEP2013 – Cls 4.4 – Floor space ratio</p> <p><input type="checkbox"/> LEP2013 – Cls 4.4A – Non-residential floor space ratio ranges</p> <p><input type="checkbox"/> LEP2013 – Cls 6.3(2)(c) – Building heights & massing (North Sydney Centre)</p> <p><input type="checkbox"/> LEP2013 – Cls 6.4 – Miller Street setback (North Sydney Centre)</p> <p><input type="checkbox"/> LEP2013 – Cls 6.6(1) – Dual occupancies (lot size & common walls)</p> <p><input type="checkbox"/> LEP2013 – Cls 6.8(3) – Development of land in Zone IN4 (outdoor seating)</p> <p>Note: Clause 4.6 to LEP 2013 provides flexibility in the application of certain planning controls where strict compliance with those development standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objectives specified for each development standard.</p> <p>Your application cannot be processed favourably without a submission made in accordance with clause 4.6 to LEP 2013.</p>	<p><input type="checkbox"/> <input type="checkbox"/></p> <p>(if yes please tick specific objections listed)</p>
<p>■ STATEMENT OF ENVIRONMENTAL EFFECTS (7 copies, including 1 unbound copy) (For all applications) External Masterview</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 method of mitigating any adverse effects. The statement of environmental effects must address the relevant development controls and standards under the provisions of the North Sydney LEP 2013 and DCP 2013 which relate to the development proposal.</p> <p>The statement, in appraising the suitability of land for development, should detail (where applicable):</p> <ul style="list-style-type: none"> • Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks. • Effect on the landscape, streetscape, national park or scenic quality of the locality. • Impact on existing and future amenity of the locality. • Amount of traffic generated, particularly in relation to the adequacy of existing roads and present volumes of traffic carried. Car access, parking and availability of public transport. 	<p><input type="checkbox"/> <input type="checkbox"/></p>

REQUIRED	SUPPLIED
<ul style="list-style-type: none"> • Waste disposal arrangements. Location of garbage and storage areas. • Methods of sewerage effluent and stormwater disposal. • Availability of utility services, power, telephone, water/sewer. • Social effects and economic effects. • Anticipated impact of noise levels to the site locality. • Effect on historical and archeological aspects. • Effect on flora and fauna. • Design and external appearance in relation to the site and locality indicating how the design is appropriate to the site, including a specification of the external materials to be used. • How the privacy, daylight and views of other dwellings will be affected, ie do they overlook or overshadow each other. • Access for the disabled. • Any special circumstances. <p>Note: other matters may be relevant depending upon the nature of the development proposal. In the case of a “designated” development, an environmental impact statement is required to be submitted in the manner outlined by Environmental Planning and Assessment Act.</p>	<p>YES NO - WHY NOT</p>
<p>RESIDENTIAL FLAT DEVELOPMENT</p> <p>If the development application relates to residential flat development to which State Environmental Planning Policy No 65—Design Quality of Residential Flat Development applies (SEPP 65), the following information must be submitted with the statement of environmental effects:</p> <ul style="list-style-type: none"> (a) an explanation and design verification statement from a Registered Architect of the design in terms of the design quality principles set out in Part 2 of SEPP 65 (b) drawings of the proposed development in the context of surrounding development, including the streetscape, (c) development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations (d) drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context (e) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts, (f) photomontages of the proposed development in the context of surrounding development (g) a sample board of the proposed materials and colours of the facade (h) detailed sections of proposed facades (i) a model that includes the context 	<p><input type="checkbox"/> <input type="checkbox"/></p>
<p>ADVERTISING STRUCTURE/SIGN (7 copies) External Masterview (Advertising applications only)</p> <p>If you are planning on erecting an advertising structure or sign you will need to supply the following:</p> <hr/> <ul style="list-style-type: none"> • Details of the structure, materials to be used and how it will be fixed to the building. • Its size, colours, lettering and overall design. • The proposed location shown on a scale plan and building elevation. • The amount and extent of light spill. 	<p><input type="checkbox"/> <input type="checkbox"/></p>

REQUIRED	SUPPLIED
	YES NO - WHY NOT
<p>HERITAGE IMPACT STATEMENT (7 copies, including 1 unbound copy) (For all applications involving heritage items or works to buildings in conservation areas). External Masterview</p> <p>The Statement of Heritage Impact (SHI) should be prepared by a relevantly qualified person, listed with the NSW Heritage Office as a Consultant, or be to the satisfaction of Council's Conservation Planner. The Statement of Heritage Impact should be concise and must adhere to the model format. Generally,</p> <ul style="list-style-type: none"> • For major partial demolition, complete demolition, additions or change in use to, of a heritage item, a heritage consultant and/or a structural engineer experienced in heritage issues should prepare the SHI. • For major works to heritage items and works to a state significant item the SHI should follow the standard recommended by the NSW Heritage Office guidelines. • A heritage consultant must prepare the Statement of Heritage Impact if the heritage item is of state significance. <p>Further information regarding the required content of a SHI is available on Council's website in the publication 'Fact Sheet: Statements of Heritage Impact'.</p>	<input type="checkbox"/> <input type="checkbox"/>
<p>EROSION AND SEDIMENT CONTROL PLAN (7 copies) (For all works that require excavation). Internal/External Masterview</p> <p>An Erosion and Sediment Control Plan must be submitted in accordance with Part B: Section 17 - <i>Erosion and Sediment Control</i> of DCP 2013. Plan of controls to be installed on site and should cover; site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles and dust control.</p>	<input type="checkbox"/> <input type="checkbox"/>
<p>STORMWATER MANAGEMENT PLAN (7 copies) External Masterview</p> <p>A Stormwater Management Plan must be submitted in accordance with Part B: Section 18 - <i>Stormwater Management</i> of DCP2013.</p>	<input type="checkbox"/> <input type="checkbox"/>
<p>WASTE MANAGEMENT PLAN (7 copies, including 1 unbound copy) (For new residential or commercial developments). External Masterview</p> <p>A Waste Management Plan must be submitted in accordance with Part B: Section 19 - <i>Waste Management</i> of DCP 2013. Details of waste storage and disposal and should cover; location of waste storage area (garbage and recycling), location of collection area, construction of storage room, number of bins (garbage and recycling) and hours of collection</p>	<input type="checkbox"/> <input type="checkbox"/>
<p>CONTAMINATED LAND MANAGEMENT External Masterview</p> <p>Contamination is a concentration of any substance that presents a risk to human health or the environment.</p> <p>a) Are you aware of any contamination of the site, or land near the site, no matter when and no matter who caused that contamination?; or</p> <p>b) Has the site ever been used for any activity which may have resulted in the contamination of the site, or land near the site?</p> <p>c) Do you know if the site or land near to a site has been used for any of the following activities at any time?</p> <ul style="list-style-type: none"> • Acid/alkali plant and formulation • Agricultural/horticultural activities • Airports • Asbestos production and disposal • Boatyards • Chemical manufacture and formulation • Council works depot • Defence works • Drum re-conditioning works • Dry cleaning establishments • Electrical manufacturing (transformers) • Electroplating and heat treatment premises • Engine works • Explosives industry • Funeral Parlours • Landfill sites • Metal treatment • Mining and extractive industries • Oil production and storage • Paint formulation and manufacture • Panel beating • Pesticide manufacture and formulation • Power stations • Railway yards • Scrap yards • Service stations • Sheep and cattle dips • Smelting and refining • Spray painting substations (electrical) • Tanning and associated trades • Waste storage and treatment 	<input type="checkbox"/> <input type="checkbox"/>

REQUIRED	SUPPLIED
<ul style="list-style-type: none"> • Gas works • Iron and steel works <p>d) Do you know if the site or land near the site has ever been remediated or investigated for contamination?</p> <p>The applicant must submit a preliminary investigation report if the answer to any of these questions is 'yes'. Refer to Section 14 to Part B of DCP 2013 for details of preliminary investigation and possible subsequent steps.</p> <p>■ FIRE SAFETY MEASURES SCHEDULE (7 copies) External Masterview</p> <p>a) Proposed alterations to existing building (BCA Class 2 to 9) are to be accompanied by a fire safety measures schedule listing all existing and proposed fire safety measures (including the standards of performance) to be installed within the building as a result of the proposed works.</p> <p>b) In addition to the above; If the development involves a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house):</p> <p>(i) a list of Category 1 fire safety provisions (as defined in the EP and A Regulations) that currently apply to the existing building, and</p> <p>(ii) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.</p>	<p>YES NO - WHY NOT</p> <input type="checkbox"/> <input type="checkbox"/>

Confirmation of submission of all required documentation

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SIGNATURE OF ARCHITECT/PERSON PREPARING PLANS, (Confirming submission of all required documentation)

Council Use Only

Customer Service Officer:	<input type="checkbox"/> Mail Application	<input type="checkbox"/> Counter Application
Comments:		
Checked by <u>Customer Service Officer Signature:</u>		