



northern  
beaches  
council

# Development Application

Environmental Planning and Assessment Act 1979

If you need help lodging your form, contact us on 1300 434 434

<b>Email</b>	council@northernbeaches.nsw.gov.au
<b>Phone</b>	1300 434 434
<b>Customer Service Centres</b>	<p><b>Manly</b> Townhall 1 Belgrave Street Manly NSW 2095</p> <p><b>Mona Vale</b> 1 Park Street Mona Vale NSW 2103</p> <p><b>Dee Why</b> Civic Centre 725 Pittwater Road Dee Why NSW 2099</p> <p><b>Avalon</b> 59A Old Barrenjoey Road Avalon Beach NSW 2107</p>

*Handwritten notes: Northern Beaches Council, Customer Service, Sent, 16 JAN 2018, Signature*

<b>Office use only</b>	
<b>Form ID</b>	2060
<b>TRIM Ref</b>	
<b>Last Updated</b>	28 August 2017
<b>Business Unit</b>	Development Assessment
<b>Application No</b>	MAJ 2018 4021
<b>Receipt No</b>	

<b>Application Type</b>			
<b>Development Application</b>			<input type="radio"/>
Section 96(1) Modification - Correct minor error in determination	<input type="radio"/>	Section 82A Review of Determination	<input type="radio"/>
Section 96(1A) Modification - Minimal environmental impact	<input checked="" type="radio"/>	Section 82B Review of where Development Application not accepted	<input type="radio"/>
Section 96(2) Modification - Other	<input type="radio"/>		
Section 96AA Modification - of Consent granted by the Court	<input type="radio"/>		
Section 96AB Modification - Review where Modification Refused or Conditions imposed	<input type="radio"/>		

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

<b>Privacy Protection Notice</b>	
<b>Purpose of collection</b>	For Council to provide services to the community
<b>Intended recipients</b>	Northern Beaches Council staff
<b>Supply</b>	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
<b>Access/Correction</b>	Please contact Customer Service on 1300 434 434 to access or correct your personal information

**Note** Completed checklist must be provided with the Development Consent form

## Part 1 Summary Application Details

1.1 APPLICANT(S) DETAILS (Full applicant details to be completed in Part 3 of the application form)	
Applicant(s) name	MICHAEL CULJAK
Owner(s) name	PRIMEWEST FUNDS LTD

1.2 LOCATION OF THE PROPERTY (We need this to correctly identify the land. These details are shown on your rates notice, property title etc.)					
Unit Number		House Number	114-120		
Street	OLD PITTWATER ROAD				
Suburb	BROOKVALE	Postcode	2100		
Legal Property Description <small>This information must be supplied</small>	Lot	LOT 1 LOT 3	Sect	DP/SP	868761

1.3 DESCRIPTION OF WORK

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

MODIFICATION OF DAZ016/11081  
 1X PYLON SIGN NEEDS NEW LOCATION  
 DUE TO SERVICES & TREE ROOTS PREVENTING  
 INSTALLATION OF SECURE FOOTINGS

Number of new dwellings		Number of existing dwellings	
Number of dwellings to be demolished			

Part 2 Summary Application Details

2.1 ESTIMATED COST OF WORK

This section must be completed and the relevant requirements supplied at lodgement as per Development Consent Lodgement Requirement

Estimated Cost	\$ 45,000
I have a suitably qualified person (estimator quantity surveyor etc ) sign the form to certify the estimated cost of works	
Signature of qualified person certifying value of work	Maryak
Print name and qualifications / builder's licence number	SIGNARAMA ABN - 99 097 413 235

In addition to fulfilling one of the above requirements, for works of \$100 000 or greater the Cost Summary Report form must be completed  
 For further information visit Council's website at northernbeaches.nsw.gov.au and search for Cost Summary Report - Greater Than \$100 000

2.2 CRITICAL HABITAT

Does the site contain of land that is Critical Habitat?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Does the proposed development likely to have as significant impact on Threatened Species, populations or ecological communities or their habitats?	<input type="radio"/> Yes <input checked="" type="radio"/> No

2.3 STAGED DEVELOPMENT

Are you applying for a staged development?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered Yes to this question please attach details	

2.4 INTEGRATED DEVELOPMENT / CONCURRENCE

Please refer to Lodgement Requirements for further information

Is this application for integrated development or require concurrence?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Which Act/s do you seek general terms of approval for or require concurrence?	
Which section of the Act/s?	

2.5 PRE-LODGEEMENT MEETING

Has this development been the subject of a pre-lodgement meeting with Council?	Yes <input type="radio"/> No <input checked="" type="radio"/>
If you answered Yes to this question please attach details	P L M /

2 6 APPROVAL UNDER S68 LOCAL GOVERNMENT ACT 1993

To view section 68 of the Local Government Act 1993 go to [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) or contact Council on 1300 434 434

Does this application seek approval for one or more of the matters listed below?

- Waste water system, approval to Install approval to operate domestic heater, solid fuel oil
- Mobile Food Stalls
- Temporary Food Stalls
- Other

Yes  No

If you answered yes to this question, please attach details

Note Approval for matters listed in this section must be obtained from Council prior to any works commencing on site To view section 68 of the Local Environment Act 1993 go to [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au), or contact Council on 1300 434 434

2 7 HERITAGE AND CONSERVATION

If you have answered yes to any of these questions a heritage impact statement will be required Details are outlined in the Development Consent Checklist If you are unsure about the heritage status of the building please contact Council on 1300 434 434

Is the building an item of environmental heritage or in a conservation area?

Yes  No

Are you demolishing all or any part of the building?

Yes  No

Are you altering or adding to any part of the building?

Yes  No

2 8 DECLARATIONS

a) Political donations or gifts

Have you, or any person with a financial interest in this application made a political donation of gift (greater than \$1000) in the previous 2 years?

Yes  No

If yes, complete the Political Donation Declaration and lodge it with this application

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

b) Conflict of interest

I am an employee / Councillor or relative of a Councillor

Yes  No

If yes, state relationship

2 9 CHECKLIST

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

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



Please indicate the information is provided in accordance with the attached DA Lodgement Requirements. Contact Council if you are unsure what details will be required for your application.

Part 1 Development Application Checklist

Lodgement items	Number of physical copies			Provided ✓	Not required	Checked (Office use only)
	PLEP	WLEP	MLEP			
Electronic copies (USB)	1	1	1	✓		
Statement of Environmental Effects	1	1	2		✓	
Request to vary a development standard	1	1	2		✓	
Cost of works estimate/ Quote	1	1	1		✓	
Site Plan	3	1	2		✓	
Floor Plan	4	1	2		✓	
Elevations and sections	4	1	2	✓		
A4 Notification Plans	1	1	1		✓	
Survey Plan	3	1	2		✓	
Site Analysis Plan	4	1	2		✓	
Demolition Plan	4	1	2		✓	
Excavation and fill Plan	4	1	2		✓	
Waste Management Plan Construction & Demolition	2	1	2		✓	
Waste Management Plan Ongoing	2	1	2		✓	
Certified Shadow Diagrams	4	1	2		✓	
BASIX Certificate	2	1	2		✓	
Energy Performance Report	0	0	2		✓	
Schedule of colours and materials	2	1	2		✓	
Landscape Plan and Landscape Design Statement	4	1	2		✓	
Arboricultural Impact Assessment Report	2	1	2		✓	
Swimming Pool Plan	4	1	2		✓	
Photo Montage	1	1	1		✓	
Model	1	1	1		✓	
Statement of Heritage Impact	2	1	2		✓	
Subdivision Plan	4	1	2		✓	
Road design Plan4	4	1	2		✓	
Advertising Structure / Sign Plan	4	1	2		✓	

Part 1 Development Application Checklist

Lodgement items	Number of physical copies						Provided	Not required	Checked (Office use only)
	PLEP	<input type="radio"/>	WLEP	<input type="radio"/>	MLEP	<input type="radio"/>			
Erosion and Sediment Control Plan / Soil and Water Management Plan	4		1		2		✓		
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	4		1		2		✓		
Stormwater Drainage Assets Plan	4		1		2		✓		
Geotechnical Report	2		1		2		✓		
Bushfire Report	2		1		2		✓		
Acid Sulfate Soil Report	2		1		2		✓		
Acoustic Report	2		1		2		✓		
Coastal Assessment Report	2		1		2		✓		
Flood Risk Assessment Report	2		1		2		✓		
Water Table Report	2		1		2		✓		
Overland Flows Study	0		1		2		✓		
Water Sensitive Urban Design Strategy	2		1		2		✓		
Waterway Impact Statement	2		1		2		✓		
Aquatic Ecology Assessment	2		1		2		✓		
Estuarine Hazard Assessment	2		1		2		✓		
Flora and Fauna Assessment	2		1		2		✓		
Species Impact Statement	2		1		2		✓		
Biodiversity Management Plan	2		1		2		✓		
Traffic and Parking Report	2		1		2		✓		
Construction Traffic Management Plan	2		1		2		✓		
Construction Methodology Plan	2		1		2		✓		
Access Report	2		1		2		✓		
Building Code Of Australia (BCA) Report	2		1		2		✓		
Fire Safety Measures Schedule	2		1		2		✓		
Aboriginal Heritage Assessment Report	2		1		2		✓		
SEPP 65 Report	2		1		2		✓		
Integrated Development Fees	1		1		1		✓		
Contaminated Land Report	2		1		2		✓		
Environmental Impact Statement	2		1		5		✓		
Backpackers' Accommodation / Boarding Houses Management Plan	2		1		2		✓		
Social Impact Statement	2		1		2		✓		