Annabelle Kent

northern beaches council

Application for Development Consent, Modification or Review of Determination 19/20

Environmental Planning and Assessment Act 1979

If you need help lodging your form, contact us	
Email	council@northernbeaches.nsw.gov.au
Phone	1300 434 434
Customer Service Centres	**Manly** Town Hall, 1 Belgrave Street Manly NSW 2095 **Dee Why** Civic Centre, 725 Pittwater Road Dee Why NSW 2099 **Mona Vale** 1 Park Street Mona Vale NSW 2103 **Avalon** 59A Old Barrenjoey Road Avalon Beach NSW 2107

Office use only	
Form ID	2060
TRIM Ref	
Last Updated	June 2019
Business Unit	Development Assessment
Application No.	DA2019/1122
Receipt No.	10041712 1

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

Type of Application (Please tick appropriate)		
☑	**Development Application**	Specify Original DA Number to be modified/reviewed:
○	**Modification involving minor error, misdescription or miscalculation 4.55(1)**	
○	**Modification - Minimal environmental impact 4.55(1A)**	
○	**Modification - Other 4.55(2)**	
○	**Modification - of Consent granted by the Court 4.55(8)**	
○	**Review of Determination 8.2(1A)**	
○	**Review of where Development Application not accepted 8.2(1C)**	
○	**Review where Modification Refused or Conditions imposed 8.2(1B)**	

Northern Beaches Council
Customer Service
Sent
8 OCT 2019
Signature Sylvia
TO: PLANNING

For applicable fees and charges, please refer to Council's website to obtain a Development Application fee quote.

Part 1: Summary Application Details

1.1 LOCATION OF THE PROPERTY (We need this to correctly identify the land. These details are shown on your rates notice)

Unit Number		House Number	50	Street	Condover St	
Suburb	North Balgowlah				Postcode	2093
Legal Property Description *This information must be supplied*		Lot	4		DP/SP	DP30205

Part 1: Summary Application Details Cont

1.2 APPLICANT(S) DETAILS (Full applicant details to be completed in Part 3 of the application form)	
Applicant(s) name/s	Mr Charles Rose

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

Dwelling alterations and additions

Number of new dwellings	0	Number of existing dwellings	1	Number of dwellings to be demolished	0

Part 2: Summary Application Details

2.1 ESTIMATED COST OF WORK

This must be completed and the relevant requirements supplied at lodgement as per Lodgement Requirements. Note, Modification Applications do not require a new cost of works.

Estimated Cost of Works	$ 578,500

Please tick the appropriate cost of work threshold for the proposed development:

◯	Between $0 and $100,000 - The Applicant or qualified person must provide a written quote on proposed cost of work and submit with this application
✓	Greater than $100,000 - A signed Cost Summary Report Form must be prepared by a suitably qualified person (i.e. Builder, Architect, Town Planner, Engineer, Building Consultant, registered Quantity Surveyor) and submitted with this application

Note: Where the cost of development is greater than $30 million, the cost estimate is to be quantified using CIV method.

2.2 PRE-LODGEMENT MEETING

Has this development been the subject of a pre-lodgement meeting with Council?	Yes ✓	No ◯

If yes, please provide the application number: PLM 2019/0156

2.3 CRITICAL HABITAT

Does the site contain land that is Critical Habitat?	Yes ◯	No ✓
Is the proposed development likely to have a significant impact on Threatened Species, populations or ecological communities, or their habitats?	Yes ◯	No ◯

2.4 STAGED DEVELOPMENT

Are you applying for a staged development?	Yes ◯	No ✓

If you answered Yes to this question, please attach details separately or in Statement of Environmental Effects

2.5 INTEGRATED DEVELOPMENT / CONCURRENCE **Please refer to Lodgement Requirements for further information**		
Is this application for integrated development or require concurrence?	Yes ◯	No ✓
Is the proposed development Nominated Integrated development?	Yes ◯	No ✓
If yes, which Section/s of the Act/s do you seek general terms of approval for or require concurrence from other Government Authorities?		

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, or contact Council on 1300 434 434.**		
Does this application seek approval for one or more of the matters listed below? (please tick)		
Wastewater system - approval to install, approval to operate	Yes ◯	No ✓
A domestic oil or solid fuel heating appliance, other than a portable appliance approval to install	Yes ◯	No ✓
Mobile Food Stalls	Yes ◯	No ✓
Temporary Food Stall	Yes ◯	No ✓
Other (specify)		
Please note: A domestic oil or solid fuel heating appliance, (other than a portable appliance) requires approval which can be issued via a Development Application or via a Section 68 Domestic Oil or Solid Fuel Heater Application.		

2.7 HERITAGE AND CONSERVATION		
Is the building an item of environmental heritage or in a conservation area?	Yes ◯	No ✓
Are you demolishing all or any part of a **Heritage Building?**	Yes ◯	No ✓
Are you altering or adding to any part of the **Heritage 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 Development Application Checklist. If you are unsure about the heritage status of the building please contact Council's Heritage Officer on 1300 434 434.		

2.8 CERTIFICATION OF SHADOW DIAGRAMS	
✓	I/We hereby certify that the shadow diagrams submitted with this proposal are: • in accordance with the survey (prepared by a registered surveyor) which is required to be submitted with the proposal; • drawn to true north • to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June • to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area

CERTIFIER'S DETAILS				
Title	◯ Mr ✓ Mrs ◯ Miss ◯ Ms	Other:		
Given Names	Natalie	Family Name	Nolan	
Company	Nolan Planning Consultants			
Qualification (i.e Architect, Planner, Consultant, Surveyor)				

2.9 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 should 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, I agree to advise Council in writing.		
b) Conflict of interest		
I am an employee / Councillor or relative of a Councillor	Yes ◯	No ⊘
If yes, state relationship:		

2.10 CHECKLIST
The details sought in the accompanying Checklist and 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 TO AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.**

Please ensure that the information provided is in accordance with the attached Lodgement Requirements.
Contact Council's Duty Officer if you are unsure what details will be required for your application on 1300 434 434.

Part 1: Development Application Checklist - Applicant to complete

Lodgement items	Number of physical copies required	Provided	Not required
Electronic copies (USB)	1	✓	○
Application fee quote	1	✓	○
Owner(s) Consent	1	✓	○
Statement of Environmental Effects	1	✓	○
Request to vary a development standard (CL 4.6)	1	✓	○
Cost of works estimate/ Quote	1	✓	○
Site Plan	1	✓	○
Floor Plan	1	✓	○
Elevations and sections	1	✓	○
A4 Notification Plans	1	✓	○
Survey Plan	1	✓	○
Site Analysis Plan	1	✓	○
Demolition Plan	1	✓	○
Excavation and fill Plan	1	✓	○
Waste Management Plan Construction & Demolition	1	✓	○
Waste Management Plan Ongoing	1	✓	○
Certified Shadow Diagrams	1	✓	○
BASIX Certificate	1	✓	○
Energy Performance Report	1	○	✓
Schedule of colours and materials	1	✓	○
Landscape Plan and Landscape Design Statement	1	○	✓
Arboricultural Impact Assessment Report	1	✓	○
Swimming Pool Plan	1	○	○
Photo Montage	1	○	○
Model	1	○	○
Statement of Heritage Impact	1	○	○
Subdivision Plan	1	○	○
Road design Plan	1	○	○
Advertising Structure / Sign Plan	1	○	○

Part 1: Development Application Checklist

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