



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
Customer Service Centres	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	1 May 2018
Business Unit	Development Assessment
Application No.	MOD 2018 / 0414
Receipt No.	100360958

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

Northern Beaches Council
Customer Service
Sent
8 AUG 2018
Signature

Type of Application (Please tick appropriate)	
<input type="radio"/>	Development Application
Application Number to be modified	
<input type="radio"/>	Modification involving minor error, misdescription or miscalculation (formerly Section 96(1))
<input checked="" type="radio"/>	Modification - Minimal environmental impact (formerly Section 96(1A)) DA 2017/1343
<input type="radio"/>	Modification - Other (formerly Section 96(2))
<input type="radio"/>	Modification - of Consent granted by the Court (formerly Section 96AA)
Application Number to be reviewed	
<input type="radio"/>	Review of Determination (formerly Section 82A)
<input type="radio"/>	Review of where Development Application not accepted (formerly Section 82B)
<input type="radio"/>	Review where Modification Refused or Conditions imposed (formerly Section 96AB)

RECEIVED
NORTHERN BEACHES
COUNCIL
- 3 AUG 2018
MAIL ROOM

NORTHERN BEACHES COUNCIL
8 - AUG 2018
MANLY CUSTOMER SERVICE RECEIVED
Signature

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

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	9	Street	The Serpentine
Suburb	Bilgola Beach			Postcode	2107
Legal Property Description <i>This information must be supplied</i>	Lot	2	DP/SP	395158	

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	Trace Architects
Owner(s) name	Rowan Hanley

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					
Amended ridge height for new works. Maximum RL +350mm to suit single pitch roof. Minor amendments to windows to suit roof pitch					
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 (Excl GST)	\$ NA
I have had a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works	NA
Signature of qualified person certifying value of work	NA
Print name and qualifications / builder's licence number	NA
In addition to fulfilling one of the above requirements, for works of \$100,000 or greater the 'Cost Summary Report' form must be completed.	

2.2 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			/		

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

2.4 STAGED DEVELOPMENT				
Are you applying for a staged development?	Yes	<input type="radio"/>	No	<input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
Is the proposed development Nominated Integrated development?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
A domestic oil or solid fuel heating appliance, other than a portable appliance approval to install	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Mobile Food Stalls	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Temporary Food Stall	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
Are you demolishing all or any part of a Heritage Building ?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Are you altering or adding to any part of the Heritage Building ?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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 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 <input type="radio"/>	No <input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
If yes, state relationship:		

2.9 CHECKLIST
The details sought in the accompanying Development Application 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 TO AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.



Lodgement item	Lodgement requirements
<p>Electronic copies (USB)</p>	<p>All applications must be accompanied by electronic copies of all plans and documents (via USB). The labelling/ titling of all plans and documents must be in accordance with the following requirements:</p> <ul style="list-style-type: none"> Files must be in PDF format and be able to be opened in Council's digital system. Each of the following (as applicable) is required to be a separate PDF file with the following file names: <p>In reports - Please do not include internal layouts or floor plans</p> <ul style="list-style-type: none"> Report - Access Report - BASIX Certificate and Naters Certificate Report - Bushfire Report - Flora and Fauna Report - Geotechnical Report - Heritage Report - Noise Report - Other (include detail of report provided) Report - Statement of Environmental Effects Report - Traffic and Parking Assessment Report - Waste Management Cost Summary Report and/or Builders Quote <p>Plans</p> <ul style="list-style-type: none"> Plans - Revised (name of plan) Plans - Survey Plan - Notification (Site Plan and Elevation Plans only with no internal layouts or floor plans) Plans - Master Set (all plans including internal and external plans) Plans - Basix Stamped Plans - External (all plans excluding any internal layouts eg: Site Analysis Plan, Site Plan, Roof Plan, Elevation Plans, Landscape Plan, Schedule of External Finishes, Photomontage etc) Stormwater Plans - (Engineering Drawings, Erosion and Sediment Control etc). Engineering Plans (Driveway, Road etc) Plans - Certification of Shadow Diagrams with Plans (no internal layouts or floor plans) <p>Additional fees will apply for applications that do not provide a suitable electronic copy.</p> <p>Disclaimer: Any plans supplied which include internal or floor plans where it clearly states above that they are not to be included, then the signature on the Development Application Form is taken to be an acknowledgment and acceptance that all plans and reports will be released online.</p>
<p>Modification Application - Lodgement Requirements</p>	<p>We recommend that you discuss your proposed modification application with one of our Duty Officers prior to lodging your application to confirm what is required on 1300 434 434.</p> <p>Your modification application must clearly explain the amendments that you wish to make. If the amendments involve changes to the design, the application must include copies of plans that show these changes plus all relevant supporting documentation that justify the change/s.</p> <ul style="list-style-type: none"> A Statement of Modification must be submitted with all modification applications that describes in detail all the proposed modifications that form part of the application and discusses any impacts these changes have on the relevant planning controls and on adjoining or nearby properties. Plans indicating all proposed modifications to the approved development. The modifications must be clearly highlighted and should be in colour. Every plan from the original development consent that needs to be modified by the Modification Application must be provided. Reports - If the original development application is supported by reports (i.e. Bushfire, Geotechnical, Flood Risk Assessment, Statement of Heritage Impact, etc) the reports must be updated so that they are relevant to the development as modified. Alternatively, a letter may be provided from the original author of the report/s stating that the recommendations of the original report, are still current for the proposed modification. BASIX Certificate - An amended BASIX Certificate is required if the original application included one. <p>Fees will be charged in accordance with Council's fees in the Management Plan.</p>