



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	January 2020
Business Unit	Development Assessment

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)

<input checked="" type="radio"/>	Development Application	Specify Original DA Number to be modified/reviewed:
<input type="radio"/>	Modification involving minor error, misdescription or miscalculation 4.55(1)	
<input type="radio"/>	Modification - Minimal environmental impact 4.55(1A)	
<input type="radio"/>	Modification - Environmental impact 4.55(2)	
<input type="radio"/>	Modification - of Consent granted by the Court 4.56	
<input type="radio"/>	Review of Determination 8.2(1A)	
<input type="radio"/>	Review of where Development Application not accepted 8.2(1C)	
<input type="radio"/>	Review where Modification Refused or Conditions imposed 8.2(1B)	

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	33	Street	Kirkwood Street
Suburb	Seaforth NSW			Postcode	2092
Legal Property Description <i>This information must be supplied</i>		Lot	318	DP/SP	11162

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 Sandra Daniel

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

Construction of double storey dwelling with double garage with retaining walls and demolition of the existing single storey dwelling.

Number of new dwellings

1

Number of existing dwellings

1

Number of dwellings to be demolished

1

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

\$ 624,576.00

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-LODGE MEETING

Has this development been the subject of a pre-lodgement meeting with Council?

Yes



No



If yes, please provide the application number

P

L

M

7

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

Ms. Bronwyn

Family Name

Smith

Company

Phobos Hera Pty Ltd

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 a relative of an employee / Councillor

Yes

☐

No

☒

If yes, state relationship:

Relative as defined in the Local Government Act 1993.

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 MAY 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 Planning Enquiry Officer if you are unsure what information is required for your application on 1300 434 434.

Part 1: Development Application Checklist - Applicant to complete

Lodgement items	Provided		Provided
Application Form	✓	Construction Traffic Management Plan	nta
Electronic copies (USB)	✓	Construction Methodology Plan	nta
Owner(s) Consent	✓	Backpackers' Accommodation/ Boarding Houses Management Plan	nta
Application fee quote	✓	Geotechnical Report	✓
Statement of Environmental Effects	✓	Bushfire Report	✓
Request to vary a development standard (CL 4.6)	nta	Acid Sulfate Soil Report	nta
Cost of works estimate/ Quote	✓	Acoustic Report	✓
Site Plan	✓	Coastal Assessment Report	nta
Floor Plans	✓	Flood Risk Assessment Report	nta
Elevations and section/plans	✓	Water Table Report	nta
Boundary Identification Survey	✓	Overland Flows Study	nta
Site Analysis Plan	✓	Water Sensitive Urban Design Strategy	nta
Demolition Plan	✓	Waterway Impact Statement	nta
Excavation and/or fill Plan	✓	Aquatic Ecology Assessment	nta
Waste Management Plan Construction, Demolition and/or ongoing	✓	Estuarine Hazard Assessment	nta
Certified Shadow Diagrams	✓	Flora and Fauna Assessment	nta
BASIX Certificate	✓	Species Impact Statement	nta
Landscape Plan and Landscape Design Statement	✓	Traffic and Parking Report	nta
Schedule of colours and materials	✓	Access Report	nta
Arboricultural Impact Assessment Report	nta	Building Code Of Australia (BCA) Report	0
Photo Montage	nta	Fire Safety Measures Schedule	nta
Model	nta	Onsite Wastewater Management System/Septic Report	nta
Subdivision Plan	nta	Statement of Heritage Impact	nta
Road design Plan	nta	Aboriginal Heritage Assessment Report	nta
Advertising Structure / Sign Plan	✓	SEPP 65 Report	nta
Erosion and Sediment Control Plan / Soil and Water Management Plan	✓	Contaminated Land Report	nta
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	✓	Environmental Impact Statement	nta
Stormwater Drainage Assets Plan	✓	Energy Performance Report	nta
Biodiversity Management Plan	nta	Social Impact Statement	nta