



northern
beaches
council

Application for Development Consent, Modification or Review of Determination

Environmental Planning and Assessment Act 1979

REC: 100350549

If you need help lodging your form, contact us		Office use only		
Email	council@northernbeaches.nsw.gov.au	Form ID	2060	
Phone	1300 434 434	TRIM Ref		
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099	Last Updated	08 February 2018
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	Business Unit	Development Assessment
		Application No.	092018/0865	
		Receipt No.	100350549	

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

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, property title etc.)				
Unit Number		House Number		
Street	Oxford Falls Road West			
Suburb	Oxford Falls	Postcode	2100	
Legal Property Description <small>This information must be supplied.</small>	Lot	1039	DP/SP	752038

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	Adam Loel
Owner(s) name	Russell Loel

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			
Increase in child care numbers plus alterations to the property			
Number of new dwellings	nil	Number of existing dwellings	1
Number of dwellings to be demolished	nil		

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 Application & S96 Lodgement Requirements. Note, S96 Modification Applications do not require a new cost of works.	
Estimated Cost	\$ 90,000.00
I have had 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	
Print name and qualifications / builder's licence number	
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 PRE-LODGEEMENT MEETING																					
Has this development been the subject of a pre-lodgement meeting with Council?										Yes <input checked="" type="radio"/>		No <input type="radio"/>									
If you answered Yes to this question, please attach details.										P	L	M	2	3	/	2	/	2	0	1	7

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 checked="" 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 checked="" type="radio"/>	No <input type="radio"/>
Is the proposed development Nominated Integrated development?	Yes <input checked="" type="radio"/>	No <input 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?		
NSW Rural Fire Service		

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 is exempt and approval can also be issued via a Development 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 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.

Please ensure that the information provided is in accordance with the attached DA & S96 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

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

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	<input type="radio"/>	<input type="radio"/>
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	1	<input type="radio"/>	<input type="radio"/>
Stormwater Drainage Assets Plan	1	<input type="radio"/>	<input type="radio"/>
Geotechnical Report	1	<input type="radio"/>	<input type="radio"/>
Bushfire Report	1	<input checked="" type="radio"/> ✓	<input type="radio"/>
Acid Sulfate Soil Report	1	<input type="radio"/>	<input type="radio"/>
Acoustic Report	1	<input checked="" type="radio"/> ✓	<input type="radio"/>
Coastal Assessment Report	1	<input type="radio"/>	<input type="radio"/>
Flood Risk Assessment Report	1	<input type="radio"/>	<input type="radio"/>
Water Table Report	1	<input type="radio"/>	<input type="radio"/>
Overland Flows Study	1	<input type="radio"/>	<input type="radio"/>
Water Sensitive Urban Design Strategy	1	<input type="radio"/>	<input type="radio"/>
Waterway Impact Statement	1	<input type="radio"/>	<input type="radio"/>
Aquatic Ecology Assessment	1	<input type="radio"/>	<input type="radio"/>
Estuarine Hazard Assessment	1	<input type="radio"/>	<input type="radio"/>
Flora and Fauna Assessment	1	<input type="radio"/>	<input type="radio"/>
Species Impact Statement	1	<input type="radio"/>	<input type="radio"/>
Biodiversity Management Plan	1	<input type="radio"/>	<input type="radio"/>
Traffic and Parking Report	1	<input checked="" type="radio"/> ✓	<input type="radio"/>
Construction Traffic Management Plan	1	<input type="radio"/>	<input type="radio"/>
Construction Methodology Plan	1	<input type="radio"/>	<input type="radio"/>
Access Report	1	<input checked="" type="radio"/> ✓	<input type="radio"/>
Building Code Of Australia (BCA) Report	1	<input checked="" type="radio"/> ✓	<input type="radio"/>
Fire Safety Measures Schedule	1	<input type="radio"/>	<input type="radio"/>
Aboriginal Heritage Assessment Report	1	<input type="radio"/>	<input type="radio"/>
SEPP 65 Report	1	<input type="radio"/>	<input type="radio"/>
Integrated Development Fee's	1	<i>cheque attached</i> <input checked="" type="radio"/> ✓	<input type="radio"/>
Contaminated Land Report	1	<input checked="" type="radio"/> ✓	<input type="radio"/>
Environmental Impact Statement	5	<input type="radio"/>	<input type="radio"/>
Backpackers' Accommodation / Boarding Houses Management Plan	1	<input type="radio"/>	<input type="radio"/>
Social Impact Statement	1	<input type="radio"/>	<input type="radio"/>