



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.	DA2019/1384
Receipt No.	100424587.

Privacy Protection Notice		<div style="border: 1px solid black; padding: 5px; text-align: center;"> NORTHERN BEACHES COUNCIL 05 DEC 2019 MONA VALE CUSTOMER SERVICE RECEIVED Signature <i>VC</i> </div>
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)	Text	Specify Original DA Number to be modified/reviewed:
<input checked="" type="radio"/> Development Application		
<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 - Other 4.55(2)		
<input type="radio"/> Modification - of Consent granted by the Court 4.55(8)		
<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	1130	Street	Barrenjoey Rd
Suburb		Palm Beach		Postcode	2108
Legal Property Description <i>This information must be supplied</i>	Lot	4B		DP/SP	DP 13374

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	John Taubman Messenger			

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				
Ground Floor-convert Garage to Entry/Foyer W/ internal staircase				
First Floor -enclosing part of the balcony to the West & a small part to the East & internal alterations				
The Second Floor- New Balcony to the West, an additional 9m of floor area to the East & internal works				
All new glazing & cladding is proposed				
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	\$ 790,000
Please tick the appropriate cost of work threshold for the proposed development:	
<input type="radio"/>	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
<input checked="" type="radio"/>	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 <input type="radio"/>		No <input checked="" type="radio"/>		
If yes, please provide the application number					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 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 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 CERTIFICATION OF SHADOW DIAGRAMS

<input type="radio"/>	I/We hereby certify that the shadow diagrams submitted with this proposal are: <ul style="list-style-type: none">• 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
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CERTIFIER'S DETAILS

Title	<input type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms	Other:	
Given Names		Family Name	
Company			
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	<input type="radio"/>	<input type="radio"/>
Application fee quote	1	<input type="radio"/>	<input type="radio"/>
Owner(s) Consent	1	<input type="radio"/>	<input type="radio"/>
Statement of Environmental Effects	1	<input type="radio"/>	<input type="radio"/>
Request to vary a development standard (CL 4.6)	1	<input type="radio"/>	<input type="radio"/>
Cost of works estimate/ Quote	1	<input type="radio"/>	<input type="radio"/>
Site Plan	1	<input type="radio"/>	<input type="radio"/>
Floor Plan	1	<input type="radio"/>	<input type="radio"/>
Elevations and sections	1	<input type="radio"/>	<input type="radio"/>
A4 Notification Plans	1	<input type="radio"/>	<input type="radio"/>
Survey Plan	1	<input type="radio"/>	<input type="radio"/>
Site Analysis Plan	1	<input type="radio"/>	<input type="radio"/>
Demolition Plan	1	<input type="radio"/>	<input type="radio"/>
Excavation and fill Plan	1	<input type="radio"/>	<input type="radio"/>
Waste Management Plan Construction & Demolition	1	<input type="radio"/>	<input type="radio"/>
Waste Management Plan Ongoing	1	<input type="radio"/>	<input type="radio"/>
Certified Shadow Diagrams	1	<input type="radio"/>	<input type="radio"/>
BASIX Certificate	1	<input type="radio"/>	<input type="radio"/>
Energy Performance Report	1	<input type="radio"/>	<input type="radio"/>
Schedule of colours and materials	1	<input type="radio"/>	<input type="radio"/>
Landscape Plan and Landscape Design Statement	1	<input type="radio"/>	<input type="radio"/>
Arboricultural Impact Assessment Report	1	<input type="radio"/>	<input type="radio"/>
Swimming Pool Plan	1	<input type="radio"/>	<input type="radio"/>
Photo Montage	1	<input type="radio"/>	<input type="radio"/>
Model	1	<input type="radio"/>	<input type="radio"/>
Statement of Heritage Impact	1	<input type="radio"/>	<input type="radio"/>
Subdivision Plan	1	<input type="radio"/>	<input type="radio"/>
Road design Plan	1	<input type="radio"/>	<input type="radio"/>
Advertising Structure / Sign Plan	1	<input type="radio"/>	<input type="radio"/>

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 type="radio"/>	<input type="radio"/>
Acid Sulfate Soil Report	1	<input type="radio"/>	<input type="radio"/>
Acoustic Report	1	<input 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 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 type="radio"/>	<input type="radio"/>
Building Code Of Australia (BCA) Report	1	<input 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	<input type="radio"/>	<input type="radio"/>
Contaminated Land Report	1	<input 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"/>