



Mr Stephen Crosby
scrosby@internode.on.net
Stephen Crosby & Associates Pty Ltd
PO Box 204
CHURCH POINT NSW 2105

Dear Mr Crosby,

Consent of Owner for lodgement of a Development Application:

Reference is made to your application for issue of Owners Consent from Department of Planning, Industry and Environment – Crown lands (the department) to the making of a Development Application with Northern Beaches Council to construct on Crown land below Mean High Water Mark (MHW) as detailed below:

Property Details: Crown land below mean high water mark fronting Lot 6 DP 39111 known as 51a Beaconsfield Street Newport.

Description of Application: Removal of: sea steps. Installation of: step 1.5m x 1.3m, timber ramp 12.5m x 1.5m, pontoon 3.6m x 3.0m, 2 x stabilising piles as shown on attached plan “Y” and “Z”.

After consideration of your application, consent is granted to the lodgement of a Development application under the *Environmental Planning and Assessment Act 1979*, and other associated applications required under other legislation, for the proposal described above.

This consent is provided subject to the following:

1. This consent is given without prejudice so that consideration of the proposal may proceed under the *Environmental Planning and Assessment Act 1979*, and any other relevant legislation;
2. This consent does not imply the concurrence of the Minister, or the issue of any necessary lease, licence or other required approval under the *Crown Land Management Act 2016*; and does not prevent the department from making any submission;
3. This consent will expire after a period of 12 months from the date of this letter if not acted;
4. The Minister reserves the right to issue landowner's consent for the lodgement of applications for any other development proposals on the subject land concurrent with this landowner's consent;



Our reference: MN81H1615#02
LOC No: 619136

5. Irrespective of any development consent or any approval given by other public authorities, any work or occupation of Crown land cannot commence without a current tenure from the department authorising such work or occupation.

This letter should be submitted to the relevant consent or approval authority in conjunction with this application and/or any other application.

If any modifications are made to the application (whether in the course of assessment, by conditions of consent, or otherwise), it is your responsibility to ensure the modification remains consistent with this landowner's consent.

You are required to forward to the department a copy of any consent or other approval as soon as practical after that consent or approval is received.

This letter does not form part of the Owner's Consent but it must be submitted to Council with the stamped and approved plans marked "Y" and "Z" along with the original Development Application form as it contains the requirements of the Department.

If plans marked "Y" and "Z" are not lodged with this letter, consent to the proposal is deemed invalid.

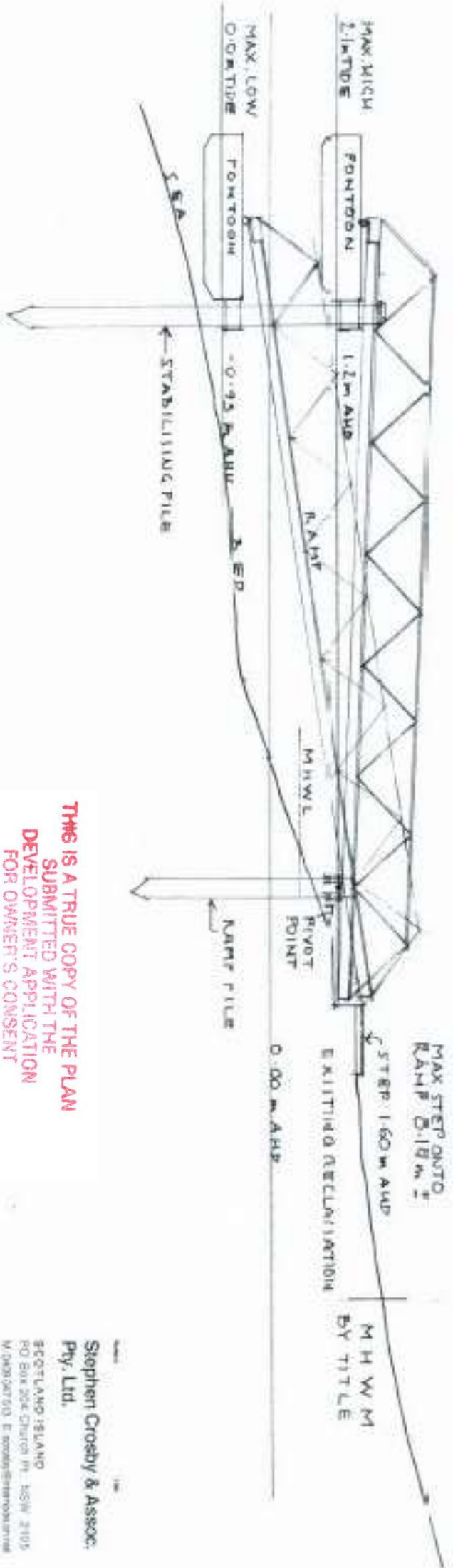
If you require any further information please contact the writer on 1300 886 235 or via email laura.banks@crowland.nsw.gov.au.

Yours sincerely

Laura Banks

Property Management Officer

27 November 2020



**THIS IS A TRUE COPY OF THE PLAN
SUBMITTED WITH THE
DEVELOPMENT APPLICATION
FOR OWNER'S CONSENT
TO LODGEMENT**

Signed by the
Delegate of the Minister Administering
the Crown Lands Acts
30/11/2020
Date:

[Signature]

Stephen Crosby & Assoc.
Pty. Ltd.

SCOTLAND ISLAND
PO Box 206 Church Pt. NSW 2105
M: 0439477610 E: scot@scotlandisland.com.au

**RAMP &
PONTON**

51A
BEACONSFIELD ST.
NEWPORT, NSW
Lot 6 DP 39111

By L. & R. Miles

SECTION

Scale	1:100 AT ALL
Date	APRIL 2020
Drawn by	SL
Checked by	

2010 - DA 02

Y



If you need help lodging your form, contact us		Office use only		
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	Form ID	2060
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	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="checkbox"/>	Development Application	Specify Original DA Number to be modified/reviewed:
<input type="checkbox"/>	Modification involving minor error, misdescription or miscalculation 4.55(1)	
<input type="checkbox"/>	Modification - Minimal environmental impact 4.55(1A)	
<input type="checkbox"/>	Modification - Environmental Impact 4.55(2)	
<input type="checkbox"/>	Modification - of Consent granted by the Court 4.56	
<input type="checkbox"/>	Review of Determination 8.2(1A)	
<input type="checkbox"/>	Review of where Development Application not accepted 8.2(1C)	
<input type="checkbox"/>	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	51A	Street	BEACONSFIELD ST
Suburb	NEWPORT			Postcode	2106
Legal Property Description <i>This information must be supplied</i>	Lot	6		DP/SP	39111

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		STEPHEN CROSBY & ASSOC. PTY. LTD.			
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					
RAMP AND PONTOON WITH 2 PILES					
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	\$
Please tick the appropriate cost of work threshold for the proposed development:	
<input checked="" 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 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

☐

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 1993To 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

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 <input type="radio"/>	No <input checked="" type="radio"/>
<p>If yes, complete the Political Donation Declaration and lodge it with this application.</p> <p>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.</p>		
b) Conflict of interest		
I am an employee / Councillor or a relative of an employee / Councillor	Yes <input type="radio"/>	No <input checked="" type="radio"/>
If yes, state relationship:		
<i>Relative as defined in the Local Government Act 1993.</i>		

2.10 CHECKLIST
<p>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.</p> <p>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.</p>

Part 3: Full Applicant Details

3.1 APPLICANT(S)

The applicant is the person lodging the form and the person Council will communicate with.

Please note: The applicant(s) will own the consent. Information provided will be public information.

Title	<input type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms Other:			
Given Names			Family Name	
Company/Organisation (if applicable)	STEPHEN CROSBY & ASSOC. PTY. LTD.			
Postal Address	PO Box 204			
Suburb	CHURCH POINT	Postcode	2105	
Phone Number		Mobile Number	0409 047 513	
Email Address (Mandatory)				

3.2 NOTIFICATION SIGN

It is a requirement for a notification sign to be displayed on site for the duration of the notification period. If the notification sign is not displayed for the full notification period, the application will need to be renotified and additional fees may be applicable. Please advise the address the sign is to be posted below.

<input checked="" type="radio"/> Applicant Address (as above)		<input type="radio"/> Owner Address (as above)		<input type="radio"/> Other (specify below)	
Postal Address					
Suburb		Postcode			

3.3 OWNER(S) CONSENT - TYPE OF OWNER(S)

For details on what is required for this section please view Lodgement Requirements

<input type="radio"/>	Company/Organisation	<input checked="" type="radio"/>	Land/New Owners
<input type="radio"/>	Joint Wall/Fence (Consent of all owners required)	<input type="radio"/>	Council
<input type="radio"/>	Strata Title/Owner(s) Corporation (Common Seal required)	<input type="radio"/>	Power of Attorney
<input type="radio"/>	Trustee	<input type="radio"/>	Executor
<input type="radio"/>	Legal Authority (specify)		
<input type="radio"/>	Other		

3.4 ACCESS TO YOUR SITE

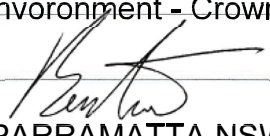
Is there a dog on the premises?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Is access readily available? (i.e. locked gates, vacant locked premises)	Yes <input checked="" type="radio"/>	No <input type="radio"/>
Name		Phone

Part 3: Full Applicant Details (continued)

3.5 OWNER(S) DECLARATION

As owner(s) of the land to which this application relates I/We (please tick)

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Consent to this application |
| <input checked="" type="checkbox"/> | Consent to Authorised Council Officers to enter the land to carry out inspections relating to the application |
| <input checked="" type="checkbox"/> | Accept that all communication regarding this application will be through the applicant |

Name of Property Owner (all owners must sign)	Signature	Date
1. Ben Tax - Area Manager Sydney & South Coast (as delegate of Department of Planning, Industry and Environment - Crown Lands)		30/11/2020
2.		
3.		
4. 4 Parramatta Square, 12 Darcy Street, PARRAMATTA NSW 2150 1300 886 225		
Owner/s address same location as proposed? (please tick)		Yes <input type="radio"/> No <input type="radio"/>
Postal Address		
Email		


3.6 DECLARATION

Refer to DA checklist and Lodgement Requirements

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I/We apply for approval to carry out the development or works described in this application. I/We declare that all the information in the application and checklist is, to the best of my/our knowledge, true and correct. |
| <input checked="" type="checkbox"/> | I/We also understand pursuant to Clause 51 of the Environmental Planning and Assessment Regulation 2000 that if the information is incomplete the application may be delayed, rejected, or refused without notice. I/We acknowledge that if the information provided is misleading any approval granted 'may be void'. |
| <input checked="" type="checkbox"/> | I/We acknowledge and accept that the application will be assessed under Council's Development Assessment Management Policy |
| <input checked="" type="checkbox"/> | I/We agree to the use of the plans provided in support of this application for public exhibition purposes and will be made available to the public on Council's Application Search online. |
| <input checked="" type="checkbox"/> | I/We declare that I/we have read the Development Application Lodgement Requirements and have provided all necessary documentation. |
| <input checked="" type="checkbox"/> | I/We declare that the information submitted on USB is identical to the details submitted on hard copy plans and documents. I/We accept council cannot be held responsible for any discrepancies of information provided on the electronic and hard copy plans and documents. |

The owner's signature/s on the Development Application Form is taken to be acknowledgment and acceptance that all relevant plans, reports and signatures will be released online.

Note: Council does not remove signatures or owner's details from reports, this is the responsibility of the applicant.

Signature		Date	8-05-20
Signature		Date	

3.7 DISCLAIMER

The Government Information (Public Access) Act 2009 (GIPA Act) provides that anyone may inspect, free of charge, certain documents held by a council, including (among others) development applications and associated documents. GIPA provides that a right to inspect a document under the Act includes a right to take away a copy of the document, whether free of charge or subject to reasonable copying charges. It follows that anyone has a statutory right to inspect development application and associated documents, subject to GIPA, and to take away copies. A council complying with its obligation under the GIPA Act does not breach copyright law. However, a person who through this process obtains a copy of survey or other plans subject to copyright would be in breach of copyright law if those plans were later used in a way adverse to the interest of the holder of the copyright. If you do copy, reproduce, republish, upload to a third party, transmit or distribute in any way plans, building specifications or other documents subject to copyright, contrary to the provisions of the Copyright Act 1968 (Cth) you will be taken to have indemnified Northern Beaches Council against any claim or action in respect to breach of copyright.



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