



northern  
beaches  
council

# Application for Development Consent, Modification or Review of Determination

18/19

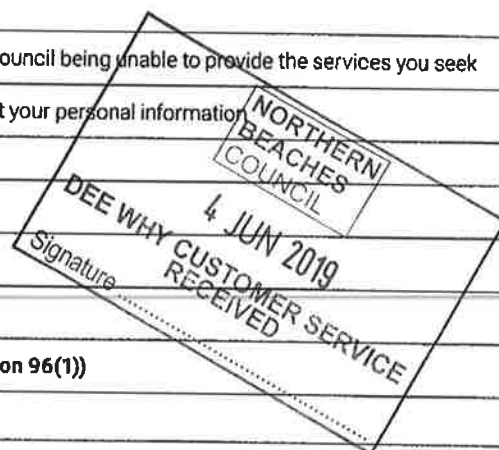
Environmental Planning and Assessment Act 1979

|                                                |                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| If you need help lodging your form, contact us |                                                                                                                                                                                                                                                                                                                                                             |
| Email                                          | council@northernbeaches.nsw.gov.au                                                                                                                                                                                                                                                                                                                          |
| Phone                                          | 1300 434 434                                                                                                                                                                                                                                                                                                                                                |
| Customer Service Centres                       | <div> <b>Manly</b><br/>Town Hall, 1 Belgrave Street<br/>Manly NSW 2095         </div> <div> <b>Dee Why</b><br/>Civic Centre, 725 Pittwater Road<br/>Dee Why NSW 2099         </div> <div> <b>Mona Vale</b><br/>1 Park Street<br/>Mona Vale NSW 2103         </div> <div> <b>Avalon</b><br/>59A Old Barrenjoey Road<br/>Avalon Beach NSW 2107         </div> |

|                 |                        |
|-----------------|------------------------|
| Office use only |                        |
| Form ID         | 2060                   |
| TRIM Ref        |                        |
| Last Updated    | July 2018              |
| Business Unit   | Development Assessment |
| Application No. | DA2019/0571            |
| Receipt No.     | 100399520              |

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



For applicable fees and charges, please refer to Council's website: [northernbeaches.nsw.gov.au](http://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 | 34        |
| Street                                                                                                                   | Orlando Road |              |           |
| Suburb                                                                                                                   | Cromer       |              | Postcode  |
|                                                                                                                          |              |              | 2099      |
| Legal Property Description<br><i>This information must be supplied</i>                                                   | Lot          | 1            | DP/SP     |
|                                                                                                                          |              |              | DP 407210 |

|                                                      |
|------------------------------------------------------|
| Northern Beaches Council<br>Customer Service<br>Sent |
| Signature .....                                      |

## Part 1: Summary Application Details Cont

|                                                                                                            |                         |
|------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>1.2 APPLICANT(S) DETAILS</b> (Full applicant details to be completed in Part 3 of the application form) |                         |
| Applicant(s) name                                                                                          | Symons Goodyer Pty Ltd  |
| Owner(s) name                                                                                              | Robin Max Molen-Grigull |

|                                                                                                                                                        |   |                              |   |                                      |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------|---|--------------------------------------|---|
| <b>1.3 DESCRIPTION OF WORK</b>                                                                                                                         |   |                              |   |                                      |   |
| Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc        |   |                              |   |                                      |   |
| Demolition of existing buildings and construction of a new industrial / warehouse building with ancillary office, car parking and caretaker's dwelling |   |                              |   |                                      |   |
|                                                                                                                                                        |   |                              |   |                                      |   |
|                                                                                                                                                        |   |                              |   |                                      |   |
| Number of new dwellings                                                                                                                                | 1 | Number of existing dwellings | 0 | Number of dwellings to be demolished | 0 |

## Part 2: Summary Application Details

|                                                                                                                                                                               |                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>2.1 ESTIMATED COST OF WORK</b>                                                                                                                                             |                                  |
| 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)                                                                                                                                            | \$ 836,363.64                    |
| 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                                                                                                                        | See attached Cost Summary Report |
| 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.                                  |                                  |

|                                                                                |  |  |  |  |  |  |  |  |  |  |     |   |    |   |   |   |   |   |   |   |   |   |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|-----|---|----|---|---|---|---|---|---|---|---|---|
| <b>2.2 PRE-LODGEEMENT MEETING</b>                                              |  |  |  |  |  |  |  |  |  |  |     |   |    |   |   |   |   |   |   |   |   |   |
| Has this development been the subject of a pre-lodgement meeting with Council? |  |  |  |  |  |  |  |  |  |  | Yes |   | No |   |   |   |   |   |   |   |   |   |
| If you answered Yes to this question, please attach details.                   |  |  |  |  |  |  |  |  |  |  | P   | L | M  | 2 | 0 | 1 | 7 | / | 0 | 0 | 9 | 0 |

|                                                                                                                                                  |     |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| <b>2.3 CRITICAL HABITAT</b>                                                                                                                      |     |    |
| 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 |

|                                                                                                                 |     |    |
|-----------------------------------------------------------------------------------------------------------------|-----|----|
| <b>2.4 STAGED DEVELOPMENT</b>                                                                                   |     |    |
| 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](http://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 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:

## 2.9 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 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                                  | ✓        |              |
| Owner(s) Consent                                | 1                                  | ✓        |              |
| Statement of Environmental Effects              | 1                                  | ✓        |              |
| Request to vary a development standard (CL 4.6) | 1                                  | ✓        |              |
| Cost of works estimate/ Quote                   | 1                                  | ✓        |              |
| Site Plan                                       | 1                                  | ✓        |              |
| Floor Plan                                      | 1                                  | ✓        |              |
| Elevations and sections                         | 1                                  | ✓        |              |
| A4 Notification Plans                           | 1                                  | ✓        |              |
| Survey Plan                                     | 1                                  | ✓        |              |
| Site Analysis Plan                              | 1                                  |          | X            |
| Demolition Plan                                 | 1                                  |          | X            |
| Excavation and fill Plan                        | 1                                  |          | X            |
| Waste Management Plan Construction & Demolition | 1                                  | ✓        |              |
| Waste Management Plan Ongoing                   | 1                                  | ✓        |              |
| Certified Shadow Diagrams                       | 1                                  | ✓        |              |
| BASIX Certificate                               | 1                                  |          | X            |
| Energy Performance Report                       | 1                                  |          | X            |
| Schedule of colours and materials               | 1                                  |          | X            |
| Landscape Plan and Landscape Design Statement   | 1                                  | ✓        |              |
| Arbicultural Impact Assessment Report           | 1                                  |          | X            |
| Swimming Pool Plan                              | 1                                  |          | X            |
| Photo Montage                                   | 1                                  |          | X            |
| Model                                           | 1                                  |          | X            |
| Statement of Heritage Impact                    | 1                                  |          | X            |
| Subdivision Plan                                | 1                                  |          | X            |
| Road design Plan                                | 1                                  |          | X            |
| Advertising Structure / Sign Plan               | 1                                  |          | X            |

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