



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    | Feb 2019               |
| Business Unit   | Development Assessment |
| Application No. | DA2019/0498            |
| Receipt No.     | 100327087              |

|                           |   |
|---------------------------|---|
| 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                                |

NORTHERN BEACHES COUNCIL

21 MAY 2019

MONA VALE CUSTOMER SERVICE

RECEIVED

Signature: [Signature]

|   |  |   |
|---|--|---|
| Type of Application (Please tick appropriate) |  |   |
| <input checked="" type="checkbox"/>           | Development Application  | Specify Original DA Number to be modified/reviewd |
| <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 - Other 4.55(2)   |   |
| <input type="checkbox"/>                      | Modification - of Consent granted by the Court 4.55(8)                       |   |
| <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: [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 | 21 | Street   | RUSKIN ROWE |
| Suburb   | Avalon |              |    | Postcode | 2107        |
| Legal Property Description<br><small>This information must be supplied</small>   | Lot    | 34           |    | DP/SP    | 22361       |

## 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  |  | DR. STEPHEN LESIUK |  |  |  |
| Owner(s) name  |  | ANDREW WALSH       |  |  |  |

  

|   |  |                              |  |                                      |  |
|---|--|------------------------------|--|--------------------------------------|--|
| <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 |  |                              |  |                                      |  |
| MINOR WORKS - NEW CARPORT   |  |                              |  |                                      |  |
| - LANDSCAPE GLAZED LINK   |  |                              |  |                                      |  |
|   |  |                              |  |                                      |  |
|   |  |                              |  |                                      |  |
| Number of new dwellings   |  | Number of existing dwellings |  | Number of dwellings to be demolished |  |

## 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   | \$ 150,000.00/   |
| 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 complete a Cost Summary Report Form and submit with this application  |
| <input checked="" type="radio"/>  | Between \$100,001 and \$1million - A signed cost estimate must be prepared by a suitably qualified person (ie Builder, Architect, Town Planner, Engineer, Building Consultant) |
| <input type="radio"/>   | Over \$1million - A detailed cost report must be prepared by a registered Quantity Surveyor  |
| Note: Where the Sydney North Planning Panel is the consent authority, the cost estimate is to be quantified using CIV method.   |  |

|  |  |  |  |  |  |   |   |                           |  |                                     |  |
|--|--|--|--|--|--|---|---|---------------------------|--|-------------------------------------|--|
| <b>2.2 PRE-LODGEEMENT MEETING</b>  |  |  |  |  |  |   |   |                           |  |                                     |  |
| 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                         |  | /                                   |  |

|  |                           |                                     |
|--|---------------------------|-------------------------------------|
| <b>2.3 CRITICAL HABITAT</b>  |                           |                                     |
| 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 type="radio"/>            |

|   |                           |                                     |
|---|---------------------------|-------------------------------------|
| <b>2.4 STAGED DEVELOPMENT</b>   |                           |                                     |
| 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 |                           |                                     |



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"/> |
| 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"/> |