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	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)		
☑	**Development Application**	**Specify Original DA Number to be modified/reviewed:**
☐	**Modification involving minor error, misdescription or miscalculation 4.55(1)**	
☐	**Modification - Minimal environmental impact 4.55(1A)**	
☐	**Modification - Environmental Impact 4.55(2)**	
☐	**Modification - of Consent granted by the Court 4.56**	
☐	**Review of Determination 8.2(1A)**	
☐	**Review of where Development Application not accepted 8.2(1C)**	
☐	**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	50	Street	Minkara Road		
Suburb	Bayview				Postcode	2104	
Legal Property Description *This information must be supplied*		Lot	9		DP/SP	DP 28908	

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	Harrison Architecture

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
Demolition of existing dwelling. Construction of new dwelling with attached secondary dwelling.
Associated works including garage, pool, deck, paving, adjustments to driveway, front gate and landscaping.
Removal of 3 trees.

Number of new dwellings	2	Number of existing dwellings	1	Number of dwellings to be demolished	1

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	$ 1,852,000
Please tick the appropriate cost of work threshold for the proposed development:	
◯	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
✓	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-LODGEMENT MEETING													
Has this development been the subject of a pre-lodgement meeting with Council?					Yes ◯					No ✓			
If yes, please provide the application number	P	L	M					/					

2.3 CRITICAL HABITAT		
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 ✓

2.4 STAGED DEVELOPMENT		
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, 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	Robert	Family Name		Harrison
Company	Harrison Architecture			
Qualification (i.e Architect, Planner, Consultant, Surveyor)	Architect			

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 a relative of an employee / Councillor	Yes ◯	No ✓
If yes, state relationship:		

Relative as defined in the Local Government Act 1993.

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 MAY RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.

northern beaches council

Development Application Checklist

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