

Applicant contact details

Title	Mr
First given name	Brad
Other given name/s	
Family name	Inwood
Contact number	0403874071
Email	brad@biarchitects.com.au
Address	PO Box 442 Petersham NSW 2049
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am NOT one of them
Owner #	1
Title	Mrs
First given name	Louise
Other given name/s	
Family name	Emmett
Contact number	0403874071
Email	emmetthrubby@gmail.com
Address	50 COWAN DRIVE COTTAGE POINT 2084
Owner #	2
Title	Mr
First given name	George
Other given name/s	
Family name	Hruby
Contact number	0403874071
Email	hrubygeorge@gmail.com
Address	50 COWAN DRIVE COTTAGE POINT 2084

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Development details

Application type	Development Application
Site address #	1
Street address	50 COWAN DRIVE COTTAGE POINT 2084
Local government area	NORTHERN BEACHES
Lot / Section Number / Plan	24 / - / DP5204
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Warringah Local Environmental Plan 2011
	Land Zoning	E4: Environmental Living
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	5000 m²
	Heritage	NA
	Acid Sulfate Soils	Class 5
	Landslide Risk Land	Area C - Slopes >25
	Scenic Protection Land	Significance beyond the region
	Bushfire Prone Land	Vegetation Buffer

Proposed development

Proposed type of development	Dwelling
Description of development	New fire windows and kitchen to existing dwelling
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	189
Number of existing site area	1,110
Cost of development	
Please provide the estimated cost of the development	\$100,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A364917_02
Subdivision	
Number of existing lots	1
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	2
Number of loading bays	0
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Is approval under s68 of the Local Government Act 1993 required?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

The Environmental Planning and Assessment Regulation 2000 and council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development. If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the council's adopted fees and charges. If your development needs to be advertised, the council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the council for lodgement, at which time the fees will be calculated. The council will contact you to obtain payment. Note that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	Brad
Other given name(s)	
Family name	Inwood
Contact number	0403874071
Email address	brad@biarchitects.com.au

Billing address	PO Box 442 Petersham NSW 2049
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Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Basix requirements 01 - 50 Cowan Drive Cottage Point Basix requirements 02 - 50 Cowan Drive Cottage Point Basix report - 50 Cowan Drive Cottage Point
Bushfire report	Bushfire report - 50 Cowan Drive Cottage Point
Cost estimate report	Cost guide - 50 Cowan Drive Cottage Point
Elevations and sections	North - 50 Cowan Drive Cottage Point South - 50 Cowan Drive Cottage Point West - 50 Cowan Drive Cottage Point Section - 50 Cowan Drive Cottage Point East - 50 Cowan Drive Cottage Point
Erosion and sediment control plan	Erosion and sediment - 50 Cowan Drive Cottage Point
Floor plans	Ground floor - 50 Cowan Drive Cottage Point Lower ground floor - 50 Cowan Drive Cottage Point Roof plan - 50 Cowan Drive Cottage Point Demolition plan - 50 Cowan Drive Cottage Point
Notification plans	Notification - 50 Cowan Drive Cottage Point
Owner's consent	Application form - 50 Cowan Drive Cottage Point
Schedule of colours, materials and finishes	Colours - 50 Cowan Drive Cottage Point
Site plans	Site analysis - 50 Cowan Drive Cottage Point Site management plan - 50 Cowan Drive Cottage Point Site plan - 50 Cowan Drive Cottage Point
Statement of environmental effects	Cons noise man plan - 50 Cowan Drive Cottage Point Statement of EE - 50 Cowan Drive Cottage Point Con site management plan - 50 Cowan Drive Cottage Point
Stormwater drainage plan	Stormwater concept plan
Survey plan	Survey - 50 Cowan Drive Cottage Point
Waste management plan	Waste management plan - 50 Cowan Drive Cottage Point

Applicant declarations

I declare that all the information in my development application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
If the consent authority is a Council, that Council may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at the Council's Customer Service areas and on the Council's website.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the NSW Planning Portal Privacy Notice.	Yes