



northern
beaches
council

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)

<input checked="" type="radio"/>	Development Application	Specify Original DA Number to be modified/reviewed:
<input type="radio"/>	Modification involving minor error, misdescription or miscalculation 4.55(1)	
<input type="radio"/>	Modification - Minimal environmental impact 4.55(1A)	
<input type="radio"/>	Modification - Environmental Impact 4.55(2)	
<input type="radio"/>	Modification - of Consent granted by the Court 4.56	
<input type="radio"/>	Review of Determination 8.2(1A)	
<input type="radio"/>	Review of where Development Application not accepted 8.2(1C)	
<input type="radio"/>	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	50-52	Street	Golf Avenue
Suburb	Mona Vale			Postcode	2103
Legal Property Description <i>This information must be supplied</i>	Lot	Lot 1 and Lot 2; Lot 1		DP/SP	DP 133456; DP963829

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		Golf Avenue 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					
Demolition of existing nursing home building and associated structures, and construction of a two-storey and one three-storey residential flat buildings comprising 14 apartments plus infrastructure and landscaping					
Number of new dwellings		14	Number of existing dwellings		n/a
			Number of dwellings to be demolished		one

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	\$ 9,574,594
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 provide a written quote on proposed cost of work and submit with this application
<input checked="" 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 checked="" type="radio"/>		No <input type="radio"/>									
If yes, please provide the application number										P	L	M	2	0	2	0	/	0	0	3	2

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 <input type="radio"/>	No <input checked="" type="radio"/>
Is the proposed development Nominated Integrated development?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
A domestic oil or solid fuel heating appliance, other than a portable appliance approval to install	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Mobile Food Stalls	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Temporary Food Stall	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
Are you demolishing all or any part of a Heritage Building ?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Are you altering or adding to any part of the Heritage Building ?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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



/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	<input type="radio"/> Mr	<input type="radio"/> Mrs	<input type="radio"/> Miss	<input type="radio"/> Ms	Other
Given Names					Family Name
Company	PBD Architects				
Qualification (i.e. Architect, Planner, Consultant, Surveyor)	Registered Architects				

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.

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 checked="" 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 type="checkbox"/>	Geotechnical Report	<input checked="" 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 checked="" type="checkbox"/>	Acid Sulfate Soil Report	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Water Sensitive Urban Design Strategy	<input type="checkbox"/>
Demolition Plan	<input checked="" type="checkbox"/>	Waterway Impact Statement	<input type="checkbox"/>
Excavation and/or fill Plan	<input checked="" type="checkbox"/>	Aquatic Ecology Assessment	<input type="checkbox"/>
Waste Management Plan Construction, Demolition and/or ongoing	<input checked="" type="checkbox"/>	Estuarine Hazard Assessment	<input type="checkbox"/>
Certified Shadow Diagrams	<input checked="" type="checkbox"/>	Flora and Fauna Assessment	<input type="checkbox"/>
BASIX Certificate	<input checked="" type="checkbox"/>	Species Impact Statement	<input type="checkbox"/>
Landscape Plan and Landscape Design Statement	<input checked="" type="checkbox"/>	Traffic and Parking Report	<input checked="" type="checkbox"/>
Schedule of colours and materials	<input checked="" type="checkbox"/>	Access Report	<input checked="" type="checkbox"/>
Arboricultural Impact Assessment Report	<input type="checkbox"/>	Building Code Of Australia (BCA) Report	<input checked="" type="checkbox"/>
Photo Montage	<input checked="" type="checkbox"/>	Fire Safety Measures Schedule	<input checked="" type="checkbox"/>
Model	<input type="checkbox"/>	Onsite Wastewater Management System/Septic Report	<input checked="" 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 checked="" type="checkbox"/>
Erosion and Sediment Control Plan / Soil and Water Management Plan	<input type="checkbox"/>	Contaminated Land Report	<input checked="" type="checkbox"/>
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	<input checked="" type="checkbox"/>	Environmental Impact Statement	<input type="checkbox"/>
Stormwater Drainage Assets Plan	<input checked="" type="checkbox"/>	Energy Performance Report	<input type="checkbox"/>
Biodiversity Management Plan	<input type="checkbox"/>	Social Impact Statement	<input type="checkbox"/>