



Environmental Planning and Assessment 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	June 2019
Business Unit	Development Assessment
Application No.	DA 2019/1117
Receipt No.	100417386



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	Specify Original DA Number to be modified/reviewed:
<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 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	27-29	Street	North Avalon Road
Suburb	Avalon Beach			Postcode	2107
Legal Property Description <i>This information must be supplied</i>	Lot	Lots 32 & 33		DP/SP	DP 8394

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	Armada Avalon 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 works, site consolidation and construction of ten self-contained "Seniors Living" dwellings			
Number of new dwellings	10	Number of existing dwellings	2
		Number of dwellings to be demolished	2

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	\$ 3,574,441
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-LODGEEMENT 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	1	9	/	0	0	2	1

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	
<input checked="" type="checkbox"/>	I/We hereby certify that the shadow diagrams submitted with this proposal are: <ul style="list-style-type: none"> 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 checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms	Other:	
Given Names	Tone	Family Name	Wheeler
Company	Environa Studio Architects		
Qualification (i.e Architect, Planner, Consultant, Surveyor)	<i>B. Arch, Arch Reg 6239, FRAIA, AAA Principal & Director, Environa Studio</i>		

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 relative of a Councillor

Yes

No

If yes, state relationship:

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 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application fee quote	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owner(s) Consent	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Environmental Effects	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Request to vary a development standard (CL 4.6)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cost of works estimate/ Quote	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plan	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Plan	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevations and sections	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A4 Notification Plans	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Survey Plan	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Analysis Plan	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demolition Plan	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Excavation and fill Plan	1	<input type="checkbox"/>	<input type="checkbox"/>
Waste Management Plan Construction & Demolition	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waste Management Plan Ongoing	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certified Shadow Diagrams	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BASIX Certificate	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy Performance Report	1	<input type="checkbox"/>	<input type="checkbox"/>
Schedule of colours and materials	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Plan and Landscape Design Statement	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arboricultural Impact Assessment Report	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swimming Pool Plan	1	<input type="checkbox"/>	<input type="checkbox"/>
Photo Montage	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Model	1	<input type="checkbox"/>	<input type="checkbox"/>
Statement of Heritage Impact	1	<input type="checkbox"/>	<input type="checkbox"/>
Subdivision Plan	1	<input type="checkbox"/>	<input type="checkbox"/>
Road design Plan	1	<input type="checkbox"/>	<input type="checkbox"/>
Advertising Structure / Sign Plan	1	<input type="checkbox"/>	<input type="checkbox"/>

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