



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="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 - Environmental Impact 4.55(2)	
<input type="checkbox"/>	Modification - of Consent granted by the Court 4.56	
<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	85-87	Street	BLACKBUTTS ROAD
Suburb	FRENCHS FOREST			Postcode	2086
Legal Property Description <i>This information must be supplied</i>	Lot	2413		DP/SP	752038

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	Khosrow Ataii				
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 SINGLE STOREY DWELLING, MINOR EXCAVATION AND CONSTRUCTION OF 3 SENIORS DWELL					
WITH ASSOCIATED PARKING, LANDSCAPING AND OSD WORKS					
Number of new dwellings	3	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	\$ 1050000
Please tick the appropriate cost of work threshold for the proposed development:	
<input type="checkbox"/>	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="checkbox"/>	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="checkbox"/>		No									
If yes, please provide the application number								P	L	M	2	0	1	9	/	0	3	0	1

2.3 CRITICAL HABITAT		
Does the site contain land that is Critical Habitat?	Yes	No <input checked="" type="checkbox"/>
Is the proposed development likely to have a significant impact on Threatened Species, populations or ecological communities, or their habitats?	Yes	No <input checked="" type="checkbox"/>

2.4 STAGED DEVELOPMENT		
Are you applying for a staged development?	Yes	No <input checked="" type="checkbox"/>
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 1993To 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: <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
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CERTIFIER'S DETAILS

Title	✓ Mr	Mrs	Miss	Ms	Other:	
Given Names	SCOTT		Family Name		WALSH	
Company	WALSH ² ARCHITECTS					
Qualification (i.e Architect, Planner, Consultant, Surveyor)	ARCHITECT NSW 10366 & ACT 2624					

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 <input checked="" type="checkbox"/>
<p>If yes, complete the Political Donation Declaration and lodge it with this application.</p> <p>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.</p>		
b) Conflict of interest		
I am an employee / Councillor or a relative of an employee / Councillor	Yes	No <input checked="" type="checkbox"/>
If yes, state relationship:		
<i>Relative as defined in the Local Government Act 1993.</i>		

2.10 CHECKLIST
<p>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.</p> <p>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.</p>

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	