



northern
beaches
council

Application for Development Consent, Modification or Review of Determination

18/19

Environmental Planning and Assessment Act 1979

If you need help lodging your form, contact us		Office use only	
Email	council@northernbeaches.nsw.gov.au		
Phone	1300 434 434		
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095 Mona Vale 1 Park Street Mona Vale NSW 2103	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099 Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	Form ID 2060 TRIM Ref Last Updated July 2018 Business Unit Development Assessment Application No. DA2018/1453 Receipt No. 100366260

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)		<div style="border: 1px solid black; padding: 5px; text-align: center;"> NORTHERN BEACHES COUNCIL 3 SEP 2018 DEE WHY CUSTOMER SERVICE RECEIVED Signature <u>CN</u> 12.23pm </div>
<input checked="" type="checkbox"/>	Development Application	
Application Number to be modified		
<input type="checkbox"/>	Modification involving minor error, misdescription or miscalculation (formerly Section 96(1))	
<input type="checkbox"/>	Modification - Minimal environmental impact (formerly Section 96(1A))	
<input type="checkbox"/>	Modification - Other (formerly Section 96(2))	
<input type="checkbox"/>	Modification - of Consent granted by the Court (formerly Section 96AA)	
Application Number to be reviewed		
<input type="checkbox"/>	Review of Determination (formerly Section 82A)	
<input type="checkbox"/>	Review of where Development Application not accepted (formerly Section 82B)	
<input type="checkbox"/>	Review where Modification Refused or Conditions imposed (formerly Section 96AB)	

Northern Beaches Council
 Customer Service Sent
 3 SEP 2018
 Signature CN
TO: PLANNING

For applicable fees and charges, please refer to Council's website: northernbeaches.nsw.gov.au or contact our Customer Service Centre.

Part 1: Summary Application Details

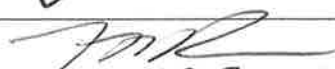
1.1 LOCATION OF THE PROPERTY (We need this to correctly identify the land. These details are shown on your rates notice)					
Unit Number		House Number	92 & 94	Street	ALLAMBIE ROAD
Suburb	ALLAMBIE HEIGHTS			Postcode	2100
Legal Property Description <i>This information must be supplied</i>	Lot	2183 & 2184		DP/SP	DP 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	RAPID PLANS PTY LTD		
Owner(s) name	KAYE COATES, BRIAN MILLS, ELAINE MILLS		

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			
NO. 92 - NEW FRONT ENTRY & REAR ADDITIONS, INTERNAL ACCESS STAIRS, FRONT STORE CONVERSION TO CAT WARD, NEW LAUNDRY/STORE WITH RAMP LINKING TO ADJACENT BUILDING.			
NO. 94 - NEW SOUTHWEST CORNER ADDITION, NEW FRONT ENTRY WITH SHEET METAL ROOF OVER.			
CONSOLIDATION OF BOTH LOTS, REFURBISHMENT OF INTERNAL AREAS TO BOTH LOTS.			
Number of new dwellings	0	Number of existing dwellings	2
Number of dwellings to be demolished		0	

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 (Excl GST)	\$ 304,000.00
I have had a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works	<input checked="" type="checkbox"/>
Signature of qualified person certifying value of work	
Print name and qualifications / builder's licence number	GREGG BARR-JONES DIP ARCHTECH / ADV CERT BUILD LIC # 82661C BNA # 6308
In addition to fulfilling one of the above requirements, for works of \$100,000 or greater the 'Cost Summary Report' form must be completed.	

2.2 PRE-LODGE MEETING											
Has this development been the subject of a pre-lodgement meeting with Council?								Yes		No <input checked="" type="checkbox"/>	
If you answered Yes to this question, please attach details.								P	L	M	/

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 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:

2.9 CHECKLIST

The details sought in the accompanying Development Application Checklist and Development Consent 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	✓	
Owner(s) Consent	1	✓	
Statement of Environmental Effects	1	✓	
Request to vary a development standard (CL 4.6)	1		
Cost of works estimate/ Quote	1	✓	
Site Plan	1	✓	
Floor Plan	1	✓	
Elevations and sections	1	✓	
A4 Notification Plans	1	✓	
Survey Plan	1	✓	
Site Analysis Plan	1	✓	
Demolition Plan	1	✓	
Excavation and fill Plan	1	✓	
Waste Management Plan Construction & Demolition	1	✓	
Waste Management Plan Ongoing	1		✓
Certified Shadow Diagrams	1	✓	
BASIX Certificate	1	✓	
Energy Performance Report	1		✓
Schedule of colours and materials	1	✓	
Landscape Plan and Landscape Design Statement	1	✓	
Arboricultural Impact Assessment Report	1		✓
Swimming Pool Plan	1		✓
Photo Montage	1		✓
Model	1		✓
Statement of Heritage Impact	1		✓
Subdivision Plan	1		✓
Road design Plan	1		✓
Advertising Structure / Sign Plan	1		✓

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