



Application for Development Consent, Modification or Review of Determination 19/20

Environmental Planning and Assessment Act 1979

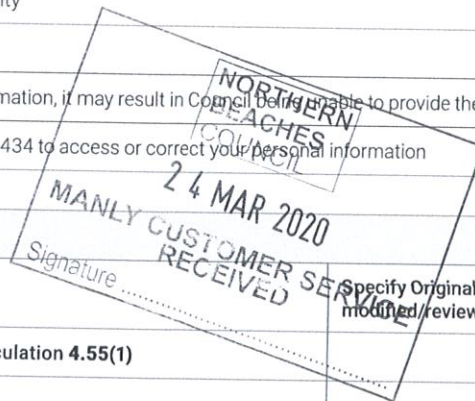
If you need help lodging your form, contact us	
Email	council@northernbeaches.nsw.gov.au
Phone	1300 434 434
Customer Service Centres	<div> Manly Town Hall, 1 Belgrave Street Manly NSW 2095 </div> <div> Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099 </div> <div> Mona Vale 1 Park Street Mona Vale NSW 2103 </div> <div> Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107 </div>

Office use only	
Form ID	2060
TRIM Ref	DA 2020 / 0302
Last Updated	January 2020
Business Unit	Development Assessment

100435203

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
<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)



Specify Original DA Number to be modified/reviewed:

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	41	Street	upper clifford ave
Suburb	fairlight			Postcode	2094
Legal Property Description <i>This information must be supplied</i>	Lot	6 section H		DP/SP	DP 3742

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

HPG Fairlight Project Pty Ltd ACN 639 291 302 and Carl O. Peterson

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 detached dwelling and construction of three strata apartments including a common basement

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

\$ 3800000

Please tick the appropriate cost of work threshold for the proposed development:



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



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



No



If yes, please provide the application number

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2.3 CRITICAL HABITAT

Does the site contain land that is Critical Habitat?

Yes



No



Is the proposed development likely to have a significant impact on Threatened Species, populations or ecological communities, or their habitats?

Yes



No



2.4 STAGED DEVELOPMENT

Are you applying for a staged development?

Yes



No



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 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



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:

- 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

☐ Mr☐ Mrs☐ Miss☒ Ms

Other:

Given Names

Bridie

Family Name

Gough

Company

Platform Architects Pty Ltd

Qualification
(i.e. Architect, Planner, Consultant,
Surveyor)

Architect, arb no 8280

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="radio"/>	Construction Traffic Management Plan	<input checked="" type="radio"/>
Electronic copies (USB)	<input checked="" type="radio"/>	Construction Methodology Plan	<input checked="" type="radio"/>
Owner(s) Consent	<input checked="" type="radio"/>	Backpackers' Accommodation/ Boarding Houses Management Plan	<input checked="" type="radio"/>
Application fee quote	<input checked="" type="radio"/>	Geotechnical Report	<input checked="" type="radio"/>
Statement of Environmental Effects	<input checked="" type="radio"/>	Bushfire Report	<input checked="" type="radio"/>
Request to vary a development standard (CL 4.6)	<input checked="" type="radio"/>	Acid Sulfate Soil Report	<input checked="" type="radio"/>
Cost of works estimate/ Quote	<input checked="" type="radio"/>	Acoustic Report	<input checked="" type="radio"/>
Site Plan	<input checked="" type="radio"/>	Coastal Assessment Report	<input checked="" type="radio"/>
Floor Plans	<input checked="" type="radio"/>	Flood Risk Assessment Report	<input checked="" type="radio"/>
Elevations and section/plans	<input checked="" type="radio"/>	Water Table Report	<input checked="" type="radio"/>
Boundary Identification Survey	<input checked="" type="radio"/>	Overland Flows Study	<input checked="" type="radio"/>
Site Analysis Plan	<input checked="" type="radio"/>	Water Sensitive Urban Design Strategy	<input checked="" type="radio"/>
Demolition Plan	<input checked="" type="radio"/>	Waterway Impact Statement	<input checked="" type="radio"/>
Excavation and/or fill Plan	<input checked="" type="radio"/>	Aquatic Ecology Assessment	<input checked="" type="radio"/>
Waste Management Plan Construction, Demolition and/or ongoing	<input checked="" type="radio"/>	Estuarine Hazard Assessment	<input checked="" type="radio"/>
Certified Shadow Diagrams	<input checked="" type="radio"/>	Flora and Fauna Assessment	<input checked="" type="radio"/>
BASIX Certificate	<input checked="" type="radio"/>	Species Impact Statement	<input checked="" type="radio"/>
Landscape Plan and Landscape Design Statement	<input checked="" type="radio"/>	Traffic and Parking Report	<input checked="" type="radio"/>
Schedule of colours and materials	<input checked="" type="radio"/>	Access Report	<input checked="" type="radio"/>
Arboricultural Impact Assessment Report	<input checked="" type="radio"/>	Building Code Of Australia (BCA) Report	<input checked="" type="radio"/>
Photo Montage	<input checked="" type="radio"/>	Fire Safety Measures Schedule	<input checked="" type="radio"/>
Model	<input checked="" type="radio"/>	Onsite Wastewater Management System/Septic Report	<input checked="" type="radio"/>
Subdivision Plan	<input checked="" type="radio"/>	Statement of Heritage Impact	<input checked="" type="radio"/>
Road design Plan	<input checked="" type="radio"/>	Aboriginal Heritage Assessment Report	<input checked="" type="radio"/>
Advertising Structure / Sign Plan	<input checked="" type="radio"/>	SEPP 65 Report	<input checked="" type="radio"/>
Erosion and Sediment Control Plan / Soil and Water Management Plan	<input checked="" type="radio"/>	Contaminated Land Report	<input checked="" type="radio"/>
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	<input checked="" type="radio"/>	Environmental Impact Statement	<input checked="" type="radio"/>
Stormwater Drainage Assets Plan	<input checked="" type="radio"/>	Energy Performance Report	<input checked="" type="radio"/>
Biodiversity Management Plan	<input checked="" type="radio"/>	Social Impact Statement	<input checked="" type="radio"/>