



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	<b>Manly</b> Town Hall, 1 Belgrave Street Manly NSW 2095
	<b>Dee Why</b> Civic Centre, 725 Pittwater Road Dee Why NSW 2099
Customer Service Centres	<b>Mona Vale</b> 1 Park Street Mona Vale NSW 2103
	<b>Avalon</b> 59A Old Barrenjoey Road Avalon Beach NSW 2107

Office use only	
Form ID	2060
TRIM Ref	
Last Updated	Feb 2019
Business Unit	Development Assessment
Application No.	DA 2018/0995
Receipt No.	2019/0014

100391916

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

Northern Beaches Council  
Customer Service  
Sent  
7.9. MAR 2019  
Signature *[Signature]*  
TO: PLANNING

Type of Application (Please tick appropriate)		Specify Original DA Number to be modified/reviewd
<input type="radio"/>	Development Application	
<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 - Other 4.55(2)	
<input type="radio"/>	Modification - of Consent granted by the Court 4.55(8)	
<input checked="" type="radio"/>	Review of Determination 8.2(1A)	DA 2018/0995
<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: [northernbeaches.nsw.gov.au](http://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	5	Street	Skyline Place
Suburb	Frenchs Forest			Postcode	2086
Legal Property Description <i>This information must be supplied</i>	Lot	1, 2, 3, 4 & 5		DP/SP	SP49558

## Part 1: Summary Application Details Cont

<b>1.2 APPLICANT(S) DETAILS (Full applicant details to be completed in Part 3 of the application form)</b>					
Applicant(s) name	Platino Properties Pty Ltd				
Owner(s) name	Skyline Five Pty Ltd , George Andrew REYAY, Ross Munro and Graeme WATMAN				
<b>1.3 DESCRIPTION OF WORK</b>					
Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc					
Subdivision of land into two Torrens Title lots, demolition of existing building and construction of a part 5 / part 6 storey mixed use development containing 2219m2 non-residential floorspace and 49 seniors living units with associated landscaped areas, car parking and signage.					
Number of new dwellings	49	Number of existing dwellings	0	Number of dwellings to be demolished	0

## Part 2: Summary Application Details

<b>ESTIMATED COST OF WORK</b>	
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	\$ 34,268,720
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 complete a Cost Summary Report Form and submit with this application
<input type="radio"/>	Between \$100,001 and \$1million - A signed cost estimate must be prepared by a suitably qualified person (ie Builder, Architect, Town Planner, Engineer, Building Consultant)
<input checked="" type="radio"/>	Over \$1million - A detailed cost report must be prepared by a registered Quantity Surveyor
Note: Where the Sydney North Planning Panel is the consent authority, the cost estimate is to be quantified using CIV method.	

<b>2.2 PRE-LODGEEMENT MEETING</b>													
Has this development been the subject of a pre-lodgement meeting with Council?										Yes	<input type="radio"/>	No	<input checked="" type="radio"/>
If yes, please provide the application number										P	L	M	/

<b>2.3 CRITICAL HABITAT</b>				
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"/>

<b>2.4 STAGED DEVELOPMENT</b>				
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				

<b>2.5 INTEGRATED DEVELOPMENT / CONCURRENCE</b> Please refer to Lodgement Requirements for further information		
Is this application for integrated development or require concurrence?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the proposed development Nominated Integrated development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, which Section/s of the Act/s do you seek general terms of approval for or require concurrence from other Government Authorities?		
Section 4.46 of the EP&A Act 1979 with Section 100B of the Rural Fires Act 1997		

<b>2.6 APPROVAL UNDER S68 LOCAL GOVERNMENT ACT 1993</b> To view Section 68 of the Local Government Act 1993 go to <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a> , 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="checkbox"/>	No <input checked="" type="checkbox"/>
A domestic oil or solid fuel heating appliance, other than a portable appliance approval to install	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Mobile Food Stalls	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Temporary Food Stall	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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.		

<b>2.7 HERITAGE AND CONSERVATION</b>		
Is the building an item of environmental heritage or in a conservation area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are you demolishing all or any part of a <b>Heritage Building</b> ?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are you altering or adding to any part of the <b>Heritage Building</b> ?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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.		

<b>2.8 DECLARATIONS</b>		
<b>a) Political donations or gifts</b>		
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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>b) Conflict of interest</b>		
I am an employee / Councillor or relative of a Councillor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, state relationship:		

<b>2.9 CHECKLIST</b>		
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.		
<b>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.</b>		



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"/>
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 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 checked="" 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"/>
ASIX 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire Report	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acid Sulfate Soil Report	1	<input type="checkbox"/>	<input type="checkbox"/>
Acoustic Report	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coastal Assessment Report	1	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment Report	1	<input 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 checked="" 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 checked="" type="checkbox"/>
Traffic and Parking Report	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction Traffic Management Plan	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction Methodology Plan	1	<input checked="" 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 checked="" type="checkbox"/>
SEPP 65 Report	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Integrated Development Fee's	1	<input type="checkbox"/>	<input type="checkbox"/>
Contaminated Land Report	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Impact Statement	5	<input checked="" type="checkbox"/>	<input checked="" 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"/>