



northern
beaches
council

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	NorthernBeachesCouncil@northernbeaches.nsw.gov.au
Phone	Customer Service 1300 434 434
Customer Service Centres	Manly 140/142 Belgrave Street Manly NSW 2095 Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099 Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107
Signature	Mona Vale 1 Park Street Mona Vale NSW 2103 TO: PLANNING

Office use only	
Form ID	2060
TRIM Ref	
Last Updated	June 2019
Business Unit	Development Assessment
Application No.	DA 2019/10823
Receipt No.	100406186

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	14.	Street	Creeper Place.
Suburb	Marraween			Postcode	2101
Legal Property Description <small>This information must be supplied</small>	Lot	8.	DP/SP	214226	

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

Robert Winter.
Qian Qin.

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

Reuse of existing garage into a 2 Bedroom
Granny flat.

Number of new dwellings

1

Number of existing dwellings

1

Number of dwellings to be demolished

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

\$

80,000.

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-LODGE MEETING

Has this development been the subject of a pre-lodgement meeting with Council?

Yes



No



If yes, please provide the application number

P

L

M

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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 <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 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 <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 type="radio"/>	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	<input type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms Other:	
Given Names		Family Name
Company		
Qualification (i.e Architect, Planner, Consultant, Surveyor)		

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.

THIS PAGE NOT MADE AVAILABLE ON COUNCIL'S WEBSITE

Part 3: Full Applicant Details

3.1 APPLICANT(S)

The applicant is the person lodging the form and the person Council will communicate with.
Please note: The applicant(s) will own the consent. Information provided will be public information.

Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms	Other:	
Company/Organisation (if applicable)			
Given Names (if applicable)	Robert Winter		
Postal Address	1/7 Wakefield Close		
Suburb	Raworth	Postcode	2321
Phone Number	0426 379991	Mobile Number	

AGREEMENT TO ACCEPT NOTIFICATION OF DETERMINATION VIA EMAIL

You are advised that by lodging this application, you agree to accept notification of your determination via email.
A valid email address is required to be supplied. Advice of the determination will be provided to one email address only.

Email Address (Mandatory)	wintergroup107@gmail.com
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3.2 OWNER(S) CONSENT - TYPE OF OWNER(S) - (PLEASE TICK)

For details on what is required for this section please view Lodgement Requirements

<input type="radio"/> Company/Organisation	<input type="radio"/> Land/New Owners
<input type="radio"/> Joint Wall/Fence (Consent of all owners required)	<input type="radio"/> Council
<input type="radio"/> Strata Title/Owner(s) Corporation (Common Seal required)	<input type="radio"/> Power of Attorney
<input type="radio"/> Trustee	<input type="radio"/> Executor
<input type="radio"/> Legal Authority (specify)	
<input type="radio"/> Other	

3.3 OWNER(S) DECLARATION

As owner(s) of the land to which this application relates I/We (please tick)

<input checked="" type="checkbox"/>	Consent to this application				
<input checked="" type="checkbox"/>	Consent to Authorised Council Officers to enter the land to carry out inspections relating to the application				
<input checked="" type="checkbox"/>	Accept that all communication regarding this application will be through the applicant				
Number of Owners (All owners must sign)	1				
Name of Owner 1	QIAN QIN.				
Signature	Date				
Name of Owner 2					
Signature	Date				
Names of all other owners					
Signature 1	Date	27.06.19	Signature 2	Date	
Postal Address	14 Creeer Pl Narraweena.		Postcode	2101	
Owner(s) address same as location of proposal?	Yes (proceed to Section 3.3)		<input checked="" type="radio"/>	No	<input type="radio"/>
Owner(s) Email	emilyqin027@gmail.com				

Part 3: Full Applicant Details (continued)

3.4 NOTIFICATION SIGN			
It is a requirement for a notification sign to be displayed on site for the duration of the notification period. Please advise the address the sign is to be posted to (tick one).			
<input type="radio"/> Applicant Address (as above)		<input checked="" type="radio"/> Owner Address (as above)	
<input type="radio"/> Other (specify below)			
Postal Address	14 Creer PL		
Suburb	Narraween	Postcode	2101

3.5 ACCESS TO YOUR SITE			
Is there a dog on the premises?		Yes <input type="radio"/>	No <input checked="" type="radio"/>
Is access readily available? (i.e. locked gates, vacant locked premises)		Yes <input checked="" type="radio"/>	No <input type="radio"/>
Name	QIAN QIN	Phone	0404 079695

3.6 DECLARATION			
Refer to DA checklist and Lodgement Requirements			
I/We apply for approval to carry out the development or works described in this application. I/We declare that all the information in the application and checklist is, to the best of my/our knowledge, true and correct.			
I/We also understand pursuant to Clause 51 of the Environmental Planning and Assessment Regulation 2000 that if the information is incomplete the application may be delayed, rejected, or refused without notice. I/We acknowledge that if the information provided is misleading any approval granted 'may be void'.			
I/We acknowledge and accept that the application will be assessed under Council's Development Assessment Management Policy			
I/We agree to the use of the plans provided in support of this application for advertising and notification purposes.			
I/We declare that I/we have read the Development Application Lodgement Requirements and have provided all necessary documentation.			
I/We declare that the information submitted on USB is identical to the details submitted on hard copy plans and documents. I/We accept council cannot be held responsible for any discrepancies of information provided on the electronic and hard copy plans and documents.			
Signature(s)		Date	24/6/2019
		Date	
3.7 DISCLAIMER			
The owner's signature/s on the Development Application Form is taken to be acknowledgment and acceptance that all relevant plans, reports and signatures will be released online. Please note, Council does not release internal or floor plans online.			
Signature(s)	X 	Date	27.6.19
		Date	



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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Excavation and fill Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Management Plan Construction & Demolition	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waste Management Plan Ongoing	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Certified Shadow Diagrams	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BASIX Certificate	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy Performance Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schedule of colours and materials	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan and Landscape Design Statement	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arboricultural Impact Assessment Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swimming Pool Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photo Montage	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Model	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Statement of Heritage Impact	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subdivision Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Road design Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Advertising Structure / Sign Plan	1	<input type="checkbox"/>	<input checked="" 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 type="radio"/>	<input checked="" type="radio"/>
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	1	<input type="radio"/>	<input type="radio"/>
Stormwater Drainage Assets Plan	1	<input type="radio"/>	<input checked="" type="radio"/>
Geotechnical Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Bushfire Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Acid Sulfate Soil Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Acoustic Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Coastal Assessment Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Flood Risk Assessment Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Water Table Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Overland Flows Study	1	<input type="radio"/>	<input checked="" type="radio"/>
Water Sensitive Urban Design Strategy	1	<input type="radio"/>	<input checked="" type="radio"/>
Waterway Impact Statement	1	<input type="radio"/>	<input checked="" type="radio"/>
Aquatic Ecology Assessment	1	<input type="radio"/>	<input checked="" type="radio"/>
Estuarine Hazard Assessment	1	<input type="radio"/>	<input checked="" type="radio"/>
Flora and Fauna Assessment	1	<input type="radio"/>	<input checked="" type="radio"/>
Species Impact Statement	1	<input type="radio"/>	<input checked="" type="radio"/>
Biodiversity Management Plan	1	<input type="radio"/>	<input checked="" type="radio"/>
Traffic and Parking Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Construction Traffic Management Plan	1	<input type="radio"/>	<input checked="" type="radio"/>
Construction Methodology Plan	1	<input type="radio"/>	<input checked="" type="radio"/>
Access Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Building Code Of Australia (BCA) Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Fire Safety Measures Schedule	1	<input type="radio"/>	<input checked="" type="radio"/>
Aboriginal Heritage Assessment Report	1	<input type="radio"/>	<input checked="" type="radio"/>
SEPP 65 Report	1	<input type="radio"/>	<input checked="" type="radio"/>
Integrated Development Fee's	1	<input type="radio"/>	<input type="radio"/>
Contaminated Land Report	5	<input checked="" type="radio"/>	<input type="radio"/>
Environmental Impact Statement	1	<input type="radio"/>	<input checked="" type="radio"/>
Backpackers' Accommodation / Boarding Houses Management Plan	1	<input type="radio"/>	<input checked="" type="radio"/>
Social Impact Statement	1		