



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	
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
	<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	July 2018
Business Unit	Development Assessment
Application No.	DA2019/0019
Receipt No.	100382218

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)		<b>NORTHERN BEACHES COUNCIL</b> 11 JAN 2019 <b>MANLY CUSTOMER SERVICE RECEIVED</b> Signature ...CN...
<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))	<b>Northern Beaches Council</b> <b>Customer Service Sent</b> 11 JAN 2019 Signature ...CN... <b>TO: PLANNING</b>
<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)	
For applicable fees and charges, please refer to Council's website: <a href="http://northernbeaches.nsw.gov.au">northernbeaches.nsw.gov.au</a> 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	7	Street	Carlton St
Suburb	Manly			Postcode	2095
Legal Property Description <i>This information must be supplied</i>	Lot	2	DP/SP	583113	

## 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	Bradley Dorn
Owner(s) name	Andrew James Formica

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					
Partial demolition of rear of building. Demolition of front fence and minor features of front house.					
Construction of new rear addition & upper level addition with associated landscaping. New front fence.					
Number of new dwellings	nil	Number of existing dwellings	1	Number of dwellings to be demolished	nil

## 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	\$ 496,500
I have had a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works	yes
Signature of qualified person certifying value of work	
Print name and qualifications / builder's licence number	Robert McDonald / Builders License No: 197436C
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 <input type="radio"/>		No <input checked="" type="radio"/>										
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 <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 type="radio"/>

2.4 STAGED DEVELOPMENT				
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				

## 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](http://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	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>
Geotechnical Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acid Sulfate Soil Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acoustic Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Assessment Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Risk Assessment Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Table Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overland Flows Study	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Sensitive Urban Design Strategy	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waterway Impact Statement	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aquatic Ecology Assessment	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estuarine Hazard Assessment	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flora and Fauna Assessment	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Species Impact Statement	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Biodiversity Management Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic and Parking Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction Traffic Management Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction Methodology Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Access Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building Code Of Australia (BCA) Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Safety Measures Schedule	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aboriginal Heritage Assessment Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEPP 65 Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated Development Fee's	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Contaminated Land Report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Impact Statement	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Backpackers' Accommodation / Boarding Houses Management Plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Social Impact Statement	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Contact Us</b>	
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Northern Beaches Council DX9118 Dee Why	
<b>Email</b>	council@warringah.nsw.gov.au
<b>Fax</b>	9942 2606
If you need help lodging your application call Customer Service on (02) 9942 2111 or come in and talk to us at the Civic Centre, Dee Why.	

<b>Office Use Only</b>											


**Part 1: Declaration**

<b>1. DECLARATION</b>	
I hereby certify that the shadow diagrams submitted with the proposal at	
<b>Address</b>	7 CARLTON ST
<b>For the erection of Description of development</b>	MANN ALTERATIONS + ADDITIONS INCLUDING UPPER LEVEL ADDITION & REAR DEMOLITION PLUS EXTENSION
<ul style="list-style-type: none"> <li>In accordance with the survey (prepared by a registered surveyor) which is required to be submitted with the application ✓</li> <li>Drawn to true north ✓</li> <li>Indicate shadow cast by the proposal at 9am, noon, 3pm, 21 June ✓</li> <li>To indicate the shadow cast by existing buildings and structures on the site and in the surrounding area ✓</li> </ul>	

**Part 2: Certification**

<b>2. CERTIFIER</b>			
<b>Title</b>	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other		
<b>Full family name (no initials) (or Company)</b>	DORN		
<b>Full given names (no initials) (or A.C.N)</b>	BRADLEY DAVID		
<b>Phone</b>		<b>Alternate</b>	
<b>Mobile</b>	0422986372	<b>Fax</b>	
<b>Qualification (i.e. Architect, Planner, Computer Technician, Surveyor)</b>	ARCHITECT		

**Part 3: Signature**

<b>3. APPLICANT(S) SIGNATURE</b>	
<b>Signature</b>	
<b>Date</b>	08.01.19

**Note: This form only applies to proposed developments under the Warringah Local Environmental Plan 2000 or 2011**

If you need help lodging your form, contact us		Office use only	
Email	council@northernbeaches.nsw.gov.au	Form ID	2080
Phone	1300 434 434	TRIM Ref	
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	<b>Last Updated</b> 08 January 2018
	<b>Mona Vale</b> 1 Park Street Mona Vale NSW 2103	<b>Avalon</b> 59A Old Barrenjoey Road Avalon Beach NSW 2107	<b>Business Unit</b> Development Assessment
		Application No.	

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## Part 1: Applicant Details

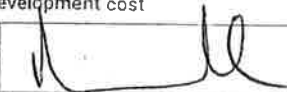
Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other:		
First Name	Bradley		
Last Name	Dorn		
Company Name	Dorn		
Address	84 Waratah Parade		
	Narraweena	Postcode	2099
Phone		Mobile	0422986372
Email	brad_dorn@hotmail.com		



## Part 2: Development Analysis

Development Analysis	Cost	Development Analysis	Cost
1. Demolition and Alterations	\$ 43,000	10. Mechanical services	\$ N/A
2. Structure	\$ 65,000	11. Fire services	\$ N/A
3. External walls, windows and doors	\$ 52,000	12. Lift services	\$ N/A
4. Internal walls, screens and doors	\$ 48,000	13. External works	\$ 25,000
5. Wall finishes	\$ 44,500	14. External services	\$ N/A
6. Floor finishes	\$ 28,000	15. Other related work	\$ N/A
7. Ceiling finishes	\$ 20,000	16. Preliminaries and margin	\$ 105,000
8. Fittings and Equipment	\$ 50,000	17. Consultant Fees	\$ N/A
9. Hydraulic services	\$ 16,000	18. Other related development costs	\$ N/A
		Subtotal	\$
		Total Development Cost	\$ 496,500

## Part 3: Declaration

I certify that I have:			
Inspected the plans, subject of the application for development consent or construction certificate			<input checked="" type="checkbox"/>
Calculated the development costs in accordance with the definition of development costs in Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.			<input checked="" type="checkbox"/>
Included GST in the calculation of development cost			<input checked="" type="checkbox"/>
Signature of Qualified Person Certifying the Value of Work		Date	06-01-19
Print Name	ROBERT McDONALD		
Qualification/Builder's Licence No.	197436C		



## W & N McPherson

9 Carlton St Manly

2095

0410627340

no\_reply@example.comwezzmc@gmail.com

To whom it may concern

Niamh and Wesley McPherson have reviewed the plans produced by Brad Dorn

For 7 Carlton St Manly.

We see no reason for the development to proceed and give our approval

Yours sincerely,

Wesley McPherson

Niamh McPherson