



northern
beaches
council

Development Application

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	Manly Townhall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107

Office use only

Form ID	2060
TRIM Ref	—
Last Updated	28 August 2017
Business Unit	Development Assessment
Application No.	MDP 2018/0076
Receipt No.	100340118

Application Type

Development Application	<input type="radio"/>		<input type="radio"/>
Section 96(1) Modification - Correct minor error in determination	<input type="radio"/>	Section 82A Review of Determination	<input type="radio"/>
Section 96(1A) Modification - Minimal environmental impact	<input type="radio"/>	Section 82B Review of where Development Application not accepted	<input type="radio"/>
Section 96(2) Modification - Other	<input type="radio"/>		
Section 96AA Modification - of Consent granted by the Court	<input checked="" type="radio"/>		
Section 96AB Modification - Review where Modification Refused or Conditions Imposed	<input type="radio"/>		

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

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

Note: Completed checklist must be provided with the Development Consent form.

Part 1: Summary Application Details

1.1 APPLICANT(S) DETAILS (Full applicant details to be completed in Part 3 of the application form)

Applicant(s) name	Aveo Group C/O KELAN LUCEY
Owner(s) name	AVEO Group

1.2 LOCATION OF THE PROPERTY (We need this to correctly identify the land. These details are shown on your rates notice, property title etc.)

Unit Number		House Number	79
Street	Cabbage Tree Road		
Suburb	Bayview	Postcode	2104
Legal Property Description <small>This information must be supplied.</small>	Lot	20	Sect Null DP/SP DP632081

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			
Section 96(AA) modification for site preparation works, including tree removal and excavation; construction and use of 25 independent living units contained within nine (9) separate buildings to be operated as a retirement village; associated car parking for 25 ⁴⁴ cars; landscaping works, including ground level landscaping and tree replanting; and extension/augmentation of services and utilities to service the development.			
Number of new dwellings	25	Number of existing dwellings	-
Number of dwellings to be demolished			

Part 2: Summary Application Details

2.1 ESTIMATED COST OF WORK	
This section must be completed and the relevant requirements supplied at lodgement as per Development Consent Lodgement Requirement.	
Estimated Cost	\$
I have a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works	
Signature of qualified person certifying value of work	
Print name and qualifications / builder's licence number	
In addition to fulfilling one of the above requirements, for works of \$100,000 or greater the 'Cost Summary Report' form must be completed. For further information visit Council's website at northernbeaches.nsw.gov.au and search for: Cost Summary Report - Greater Than \$100,000.	

2.2 CRITICAL HABITAT	
Does the site contain of land that is Critical Habitat?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Does the proposed development likely to have as significant impact on Threatened Species, populations or ecological communities, or their habitats?	<input type="radio"/> Yes <input checked="" type="radio"/> No

2.3 STAGED DEVELOPMENT	
Are you applying for a staged development?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered Yes to this question, please attach details.	

2.4 INTEGRATED DEVELOPMENT / CONCURRENCE	
Please refer to Lodgement Requirements for further information	
Is this application for integrated development or require concurrence?	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> No <i>TM.</i>
Which Act/s do you seek general terms of approval for or require concurrence?	
<i>Water Management Act + Rural Fire Services</i>	
Which section of the Act/s?	
<i>Section 89 + Section 100B</i>	

2.5 PRE-LODGEEMENT MEETING	
Has this development been the subject of a pre-lodgement meeting with Council?	Yes <input checked="" type="radio"/> No <input type="radio"/>
If you answered Yes to this question, please attach details.	P L M 30 A U G / 2 0 1 7

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? <ul style="list-style-type: none"> • Waste water system, approval to install, approval to operate domestic heater, solid fuel, oil • Mobile Food Stalls • Temporary Food Stalls • Other 	<input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to this question, please attach details Note: Approval for matters listed in this section must be obtained from Council prior to any works commencing on site. To view section 68 of the Local Environment Act 1993 go to www.legislation.nsw.gov.au , or contact Council on 1300 434 434.	

2.7 HERITAGE AND CONSERVATION	
If you have answered yes to any of these questions, a heritage impact statement will be required. Details are outlined in the Development Consent Checklist. If you are unsure about the heritage status of the building please contact Council on 1300 434 434.	
Is the building an item of environmental heritage or in a conservation area?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are you demolishing all or any part of the building?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are you altering or adding to any part of the building?	<input type="radio"/> Yes <input checked="" type="radio"/> No

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?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if 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 of this application and the date of its determination.	
b) Conflict of interest	
I am an employee / Councillor or relative of a Councillor	<input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, state relationship	

2.9 CHECKLIST	
The details sought in the accompanying Development Consent 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 OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.	



Please indicate the information is provided in accordance with the attached DA Lodgement Requirements. Contact Council if you are unsure what details will be required for your application.

Part 1: Development Application Checklist

Lodgement Items	Number of physical copies						Provided	Not required	Checked (Office use only)
	PLEP	<input checked="" type="checkbox"/>	WLEP	<input type="checkbox"/>	MLEP	<input type="checkbox"/>			
Electronic copies (USB)	1		1		1		1		
Statement of Environmental Effects	1		1		2		1		
Request to vary a development standard	1		1		2			X	
Cost of works estimate/ Quote	1		1		1		1		
Site Plan	3		1		2		3		
Floor Plan	4		1		2		4		
Elevations and sections	4		1		2		4		
A4 Notification Plans	1		1		1		1		
Survey Plan	3		1		2		3		
Site Analysis Plan	4		1		2		4		
Demolition Plan	4		1		2		4		
Excavation and fill Plan	4		1		2		4		
Waste Management Plan Construction & Demolition	2		1		2			X	
Waste Management Plan Ongoing	2		1		2			X	
Certified Shadow Diagrams	4		1		2		4		
BASIX Certificate	2		1		2		2		
Energy Performance Report	0		0		2			X	
Schedule of colours and materials	2		1		2		2		
Landscape Plan and Landscape Design Statement	4		1		2		4		
Arboricultural Impact Assessment Report	2		1		2		2		
Swimming Pool Plan	4		1		2			X	
Photo Montage	1		1		1		1		
Model	1		1		1		1		
Statement of Heritage Impact	2		1		2			X	
Subdivision Plan	4		1		2			X	
Road design Plan4	4		1		2			X	
Advertising Structure / Sign Plan	4		1		2			X	

Part 1: Development Application Checklist

Lodgement items	Number of physical copies			Provided	Not required	Checked (Office use only)
	PLEP	WLEP	MLEP			
Erosion and Sediment Control Plan / Soil and Water Management Plan	4	1	2		X	
Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist	4	1	2		X	
Stormwater Drainage Assets Plan	4	1	2		X	
Geotechnical Report	2	1	2	2		
Bushfire Report	2	1	2		X	
Acid Sulfate Soil Report	2	1	2		X	
Acoustic Report	2	1	2		X	
Coastal Assessment Report	2	1	2		X	
Flood Risk Assessment Report	2	1	2		X	
Water Table Report	2	1	2		X	
Overland Flows Study	0	1	2		X	
Water Sensitive Urban Design Strategy	2	1	2		X	
Waterway Impact Statement	2	1	2		X	
Aquatic Ecology Assessment	2	1	2		X	
Estuarine Hazard Assessment	2	1	2		X	
Flora and Fauna Assessment	2	1	2		X	
Species Impact Statement	2	1	2		X	
Biodiversity Management Plan	2	1	2		X	
Traffic and Parking Report	2	1	2	2		
Construction Traffic Management Plan	2	1	2	2		
Construction Methodology Plan	2	1	2		X	
Access Report	2	1	2		X	
Building Code Of Australia (BCA) Report	2	1	2		X	
Fire Safety Measures Schedule	2	1	2		X	
Aboriginal Heritage Assessment Report	2	1	2		X	
SEPP 65 Report	2	1	2	2		
Integrated Development Fee's	1	1	1		X	
Contaminated Land Report	2	1	2		X	
Environmental Impact Statement	2	1	5		X	
Backpackers' Accommodation / Boarding Houses Management Plan	2	1	2		X	
Social Impact Statement	2	1	2		X	