

17 MAY 2019

MANLY CUSTOMER SERVICE
RECEIVEDNORTHERN
BEACHES
COUNCIL

DEVELOPMENT APPLICATION

MADE UNDER THE WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 OR 2000
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (SECTION 78A), ROADS
ACT 1993 (SECTION 138) AND LOCAL GOVERNMENT ACT 1993 (SECTION 68)

Contact Us

Email council@northernbeaches.nsw.gov.au

If you need help lodging your form, call or drop into Customer Service

Manly Office: 1 Belgrave St,
Manly NSW 2095
tel: 9976 1500**Dee Why Office:** 725 Pittwater Rd,
Dee Why, NSW 2099
tel: 9942 2111**Mona Vale Office:** 1 Park St,
Mona Vale NSW 2103
tel: 9970 1111**Avalon Office:** 58A Old Barronjoey Rd,
Avalon Beach NSW 2107
tel: 9970 1111

Office Use Only

Ref 100396750

WLEP 2000

WLEP 2011

D	A	2	0	1	9	/	0	4	9	1	
Owners Consent			Heritage			Coastal Zone					
Lot and DP			Slip Zone			100m MHW					
40m Buffer			Flood Zone			Vegetation/					
Acid Sulfate			Riparian Zone			Threatened					
Bushfire Zone			Wave Impact								

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

Privacy and Personal Information Protection Notice

Northern Beaches Council collects personal information to enhance our ability to provide services to our community. Your personal information is intended for use by Council staff only and will not be released to anyone other than you, unless your written authorisation has been obtained. If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek. You have the opportunity to access and correct your personal information by submitting this form. If you require any additional information, please read Council's Privacy Statement on the website.

Note: Completed checklist must be provided with the DA form.

Part 1: Summary Application Details

1.1 APPLICANT(S) DETAILS	
Applicant(s) name	Stephen Tedder
Owner(s) name	Stephen Tedder & Siellen Taylor
If any owner/applicant of this development application is a current employee or elected representative of Northern Beaches Council.	Council Employee
	Elected Representative
Full applicant details to be completed in Part 3 of the application form.	

Part 2: Application Details

2.1 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	8	House Number	11-15
Street	Spring Cove Ave	Suburb	Manly
Legal Property Description <i>This information must be supplied.</i>	Lot	8	
	Sect		
	DP/SP	91322	

Part 2: Application Details

2.2 DESCRIPTION OF WORK Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.		
Use of land/building	Erect a building Carrying out of works Other	Subdivision Demolition
Details	Removal of glass panel on front balcony and replace with new glass gate.	
Number of new dwellings		
Number of existing dwellings		
Number of dwellings to be demolished		

2.3 ESTIMATED COST OF WORK This section must be completed and the relevant requirements supplied at lodgement.	
Estimated	\$ 5995 + (GST)
One of the following must be supplied (for calculating development application fees section 94A development contributions and other associated fees).	Provide builder's quote (including builder's licence number). Use average costs and m ² formula below to calculate estimated cost of works.
What is the area of floor space affected by this application?	N/A
What is the area and volume of the swimming pool if one is proposed?	N/A
What is the total estimated cost of the development based upon \$3000/m ² of house construction, \$1800/m ² of swimming pool area and \$1500/m ² of outbuildings, cabana and decks?	N/A.

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.	P. Battaglia trading as Versafix Lic No 295605c

Estimated cost of works \$100,000 or greater (for calculating section 94A development contributions):	
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 Councils website at northernbeaches.nsw.gov.au and go to 'Warringah Residents', Planning and Development, Online Forms, Development Applications, Cost Summary Report - Greater Than \$100,000	N/A

Part 2: Application Details

2.4 INTEGRATED DEVELOPMENT Please tick appropriate boxes.	
Is this application for integrated development?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Integrated development is development that requires licences or approvals from other consent authorities. Most forms of development will not be 'integrated'. See Part 4, Division 5, section 91 of the Environmental Planning and Assessment Act 1979 - www.legislation.nsw.gov.au .	
Fisheries Management Act 1994	s144 <input type="checkbox"/> s201 <input type="checkbox"/> s205 <input type="checkbox"/> s219 <input type="checkbox"/>
Aquaculture Does your proposal involve the cultivation of fish, shellfish, crustaceans, seaweeds, or other aquatic organisms for commercial purposes (but not including a pet shop or aquarium)?	No <input type="checkbox"/> Yes - You will need a permit under section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries. <input type="checkbox"/>
Excavation or Filling of a Waterway Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewage treatment ponds etc.	No <input type="checkbox"/> Yes - You will need a permit under section 201 of the Fisheries Management Act 1994 from NSW Department of Primary Industries. <input type="checkbox"/>
Harm to Marine Vegetation Does your proposal involve any disturbance, damage or harm to marine vegetation including seagrasses, mangroves and seaweeds) on public water land or private land which is adjacent to public water land, including by shading them with an overhead structure (eg jetty or pontoon)?	No <input type="checkbox"/> Yes - You will need a permit under section 205 of the Fisheries Management Act 1994 from NSW Department of Primary Industries. <input type="checkbox"/>
Obstruct Fish Passage Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?	No <input type="checkbox"/> Yes - You will need a permit under section 201 or 219 of the Fisheries Management Act 1994 from NSW Department of Primary Industries. <input type="checkbox"/>
Heritage Act 1977	s58 <input type="checkbox"/> <i>Exemption obtained s57(2)</i>
Mine Subsidence Compensation Act 1961	s15 <input type="checkbox"/>
Mining Act 1992	s63 <input type="checkbox"/> s64 <input type="checkbox"/>
National Parks and Wildlife Act 1974	s90 <input type="checkbox"/>
Petroleum (Onshore) Act 1991	s9 <input type="checkbox"/>
Protection of the Environment Operations Act 1997	s43(a),(b),(d) <input type="checkbox"/> s47 <input type="checkbox"/> s48 <input type="checkbox"/> s55 <input type="checkbox"/> s122 <input type="checkbox"/>
Roads Act 1993	s138 <input type="checkbox"/>
Rural Fires Act 1997	s100B <input type="checkbox"/>
Water Management Act 2000	s89 <input type="checkbox"/> s90 <input type="checkbox"/> s91 <input type="checkbox"/>

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

2.6 PRE-LODGEEMENT MEETING	
Has this development been the subject of a pre-lodgement meeting with Council	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Pre-Lodgement Meeting (PLM) Number	P L M <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Part 2: Application Details

2.7 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 9942 2111.

Does this application seek approval for one or more of the matters listed below?

Waste Water System

- Approval to Install
- Approval to Operate

Domestic Heater

- Solid Fuel
- Oil
- Is the Heater Installed - Yes

No Mobile Food Stalls

Temporary Food Stalls

Other _____

Yes

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 9942 2111

2.8 APPROVAL UNDER S138 ROADS ACT 1993

To view section 138 of the Roads Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 138 of the Roads Act 1993?

Is there any form of alteration to Council's road reserve proposed?
E.g. driveway, footpath reconstruction, drainage connection.

Yes

No

Note: Full details of any roadworks, proposed driveway crossings, drainage connections and the like are to be provided with the development application.

2.9 COMBINED DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE

A construction certificate will be required before any works can commence.

A construction certificate can be issued by Council or by a private accredited certifier. If you would like Council to issue this certificate, additional fees and documentation are required. It is not necessary to apply for a construction certificate now; however a certificate will be required prior to any works commencing.

Yes

No

Note: Council does not recommend submission of joint applications. Development consent may change the design detail of your proposal. If this development application is refused the construction certificate, will likewise be refused. Development consents may be subject to conditions which modify the plans. A construction certificate cannot be issued until it is in accordance with the development consent.

Should there be an unreasonable delay in submitting updated plans following issue of consent, the construction certificate may be refused.

2.10 NUMBER OF DWELLING UNITS/GROSS FLOOR AREA

Medium Density/Multi-Unit Development	Existing	Proposed
Bed-sitter units, attached dwellings, etc		
1 bedroom units, attached dwellings, etc		
2 bedroom units, attached dwellings, etc		
3 bedroom units, attached dwellings, etc		
4 or more bedroom units, attached dwellings,		
Total gross floor area (commercial/retail/residential)		
Number of storeys		

Part 2: Application Details

2.11 BUILDING MATERIALS (If applicable)			
Tick more than one if necessary.	Roof	Walls	Floor
	10 Tiles	11 Double Brick	40 Timber
	20 Slate/Concrete	12 Brick Veneer	20 Concrete
	30 Fibre Cement	20 Stone/Concrete	90 Other Tiles
	60 Steel	30 Fibre Cement	
	60 Aluminium	40 Timber	
	90 Other	60 Steel	
		60 Aluminium	
		90 Other	Glass

2.12 CURRENT USE	
This information is imperative for a development application. If you do not know the answers, state so clearly.	
Current or last known use	Residential Unit
Is this use still operating?	Yes No
If the premises are currently vacant, when did the last use cease?	
If you are relying on existing use rights for your approval, the onus is on you to prove that the use was lawful, and that it is still current.	N/A

2.13 PROPOSED USE OF THE BUILDING IF CHANGING USE	
What will be the principal use of the building if this application is approved.	
Tick more than one if necessary.	Single dwelling
	Outbuildings, garages, pergolas, pools, signs
	Residential flats, serviced apartments, attached dwellings - Residential flat
	Hotel, motel, boarding house, hostel
	Offices (commercial)
	Retail factory, service station
	Warehouse, showroom
	Public buildings, halls, educational, laboratories
	Other (please describe)

Part 2: Application Details

2.14 OPERATING DETAILS			
Note: Not applicable for residential use.			
Number of staff/employees	Existing		Proposed
Operating hours	Existing		Proposed
Mondays	to		to
Tuesdays	to		to
Wednesdays	to		to
Thursdays	to		to
Fridays	to		to
Saturdays	to		to
Sundays	to		to
Parking and loading facilities	Existing		Proposed
Number of parking spaces			
Number of loading spaces			

2.15 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 application checklist. If you are unsure about the heritage status of the building please contact Council on 9942 2111.	
Is the building an item of environmental heritage or in a conservation area? (if the answer is No, skip to part 2.16 Trees)	<input checked="" type="radio"/> Yes <input type="radio"/> No <i>Exemption under</i>
Are you demolishing all or any part of the building?	<input checked="" type="radio"/> Yes <input type="radio"/> No <i>S57 (2) obtained.</i>
Are you altering or adding to any part of the building?	<input checked="" type="radio"/> Yes <input type="radio"/> No

2.16 TREES	
Drip line is the outermost edge of the canopy of the tree.	
Does the proposed development involve works within the drip line of a tree? (either on your property or an adjoining site)	Yes <input type="radio"/> No <input checked="" type="radio"/>
Does this proposal involve removal of tree(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>

2.17 DISCLOSURE OF POLITICAL DONATIONS AND GIFTS	
Note: gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981. Failure to disclose relevant information is considered an offence under Part 6 Section 96H of the Election Funding and Disclosures Act 1981.	
Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Northern Beaches Council (Mayor or Councillor) and/or any gift to an elected representative or Northern Beaches Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.	
Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years?	Yes <input type="radio"/> No <input checked="" type="radio"/>

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.

For further information visit Councils website at warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx

Part 2: Application Details

2.18 CHECKLIST

The details sought in the accompanying checklist 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.

2.19 DIGITAL REQUIREMENTS FOR PLANS, REPORTS AND OTHER DA DOCUMENTS

All applications must be accompanied by a digital data disc (CD or USB), containing all plans, reports and other documentation lodged with the application, in accordance with the following requirements:

- Files must be in PDF format and be able to be opened in Council's digital system.
- Each of the following (as applicable) is required to be a separate PDF file with the following file names:
 - Plans - Survey
 - Plan - Notification (Site Plan and Elevation Plans only with no internal layouts or floor plans)
 - Plans - Master Set (all plans including internal and external plans)
 - Plans - Internal (all plans showing any internal layouts and/or floor plans and sections only)
 - Plans - External (all plans excluding any internal layouts eg: Site Analysis Plan, Site Plan, Roof Plan, Elevation Plans, Landscape Plan, Schedule of External Finishes, Photomontage etc)
 - Stormwater Plans - (Engineering Drawings, Erosion and Sediment Control etc).
 - Engineering Plans (Driveway, Road etc)
 - Plans - Certification of Shadow Diagrams with Plans (no internal layouts or floor plans)
 - Report - Statement of Environmental Effects
 - Report - BASIX Certificate and/or Plans - Basix and Naters Plans (no internal layouts or floor plans)
 - Report - Bushfire
 - Report - Geotechnical
 - Report - Traffic and Parking Assessment
 - Report - Flora and Fauna
 - Report - Waste Management
 - Report - Access
 - Report - Noise
 - Report - Other (include detail of report provided)
 - Report - Heritage
 - Cost Summary Report Quote and/or Quantity Surveyors

(Please do not include internal layouts or floor plans in Reports)

- Plans - Revised (name of plan)
- Reports - Revised (name of report)

Applications without a correctly formatted digital data disc (CD or USB) will not be accepted.

I confirm that the attached Disc/USB contains file names that match the hard copies submitted with this application.

Disclaimer: Any plans supplied which include internal or floor plans where it clearly states above that they are not to be included, then the signature on the Development Application Form is taken to be an acknowledgment and acceptance that all relevant plans and reports will be released online.

Yes