



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	council@northernbeaches.nsw.gov.au	
Phone	1300 434 434	
Customer Service Centres	Manly Town Hall, 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	June 2019
Business Unit	Development Assessment
Application No.	DA 2019/11348
Receipt No.	100424726

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	63	Street	THE CORSO
Suburb	MANLY			Postcode	2095
Legal Property Description <i>This information must be supplied</i>	Lot	3	DP/SP	SP 67337 DP 101343	

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		SANGROW PTY LTD			
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					
ALTERATIONS AND CHANGE OF USE TO SHOP-TOP HOUSING					
Number of new dwellings	12	Number of existing dwellings	0	Number of dwellings to be demolished	0

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	\$ 1,889,061 (Excl. GST)
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 provide a written quote on proposed cost of work and submit with this application
<input checked="" type="radio"/>	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-LODGEEMENT MEETING										
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		/	

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 checked="" 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 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

☐

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 CERTIFICATION OF SHADOW DIAGRAMS

I/We hereby certify that the shadow diagrams submitted with this proposal are:

- 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

CERTIFIER'S DETAILS

Title

☐

Mr

☒

Mrs

☐

Miss

☐

Ms

Other:

Given Names

BRIDIE

Family Name GOUGH

Company

PLATFORM ARCHITECTS

Qualification
(i.e Architect, Planner, Consultant,
Surveyor)

ARCHITECT

ARB NO. 8280

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 <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 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 <input type="radio"/> No <input checked="" type="radio"/>
If yes, state relationship:	

2.10 CHECKLIST
<p>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.</p> <p>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.</p>



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