



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 |  | Office use only  |                        |
| Email  | council@northernbeaches.nsw.gov.au                             |  |                        |
| Phone  | 1300 434 434   |  |                        |
| Customer Service Centres                       | <b>Manly</b><br>Town Hall, 1 Belgrave Street<br>Manly NSW 2095 | <b>Dee Why</b><br>Civic Centre, 725 Pittwater Road<br>Dee Why NSW 2099 | Form ID                |
|  | <b>Mona Vale</b><br>1 Park Street<br>Mona Vale NSW 2103        | <b>Avalon</b><br>59A Old Barrenjoey Road<br>Avalon Beach NSW 2107      | 2060                   |
|  |  |  | TRIM Ref               |
|  |  |  | Last Updated           |
|  |  |  | January 2020           |
|  |  |  | Business Unit          |
|  |  |  | Development Assessment |

|                           |   |
|---------------------------|---|
| 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 - Environmental impact 4.55(2)                                  |   |
| <input type="checkbox"/>                      | Modification - of Consent granted by the Court 4.56                          |   |
| <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         | 87-89 | Street   | Ivis Street |
| Suburb   | Beacon Hill |                      |       | Postcode | 2100        |
| Legal Property Description<br><small>This information must be supplied</small>   | Lot         | 87-Lot A<br>89-Lot B |       | DP/SP    | DP 415 552  |

## Part 1: Summary Application Details Cont

|  |                          |                              |   |                                      |
|--|--------------------------|------------------------------|---|--------------------------------------|
| <b>1.2 APPLICANT(S) DETAILS</b> (Full applicant details to be completed in Part 3 of the application form)   |                          |                              |   |                                      |
| Applicant(s) name/s  | Chapman Planning Pty Ltd |                              |   |                                      |
| <b>1.3 DESCRIPTION OF WORK</b>   |                          |                              |   |                                      |
| Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc  |                          |                              |   |                                      |
| Demolition of the existing dwelling houses and structures on each property and construction of a seniors living development including 10 x self-contained dwellings with basement parking. |                          |                              |   |                                      |
| Number of new dwellings  | 10                       | Number of existing dwellings | 1 | Number of dwellings to be demolished |
| ↓ self-contained dwellings   |                          |                              |   |                                      |

## Part 2: Summary Application Details

|   |  |
|---|--|
| <b>2.1 ESTIMATED COST OF WORK</b>   |  |
| 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   | \$ 5,867,000.00  |
| 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.   |  |

|  |  |  |  |  |   |   |   |   |   |                                      |   |                          |   |   |   |   |
|--|--|--|--|--|---|---|---|---|---|--------------------------------------|---|--------------------------|---|---|---|---|
| <b>2.2 PRE-LODGE MEETING</b>   |  |  |  |  |   |   |   |   |   |                                      |   |                          |   |   |   |   |
| Has this development been the subject of a pre-lodgement meeting with Council? |  |  |  |  |   |   |   |   |   | Yes <input checked="" type="radio"/> |   | No <input type="radio"/> |   |   |   |   |
| If yes, please provide the application number                                  |  |  |  |  | P | L | M | 2 | 0 | 1                                    | 9 | /                        | 0 | 1 | 8 | 8 |

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| <b>2.3 CRITICAL HABITAT</b>  |                           |                                     |
| 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"/> |

|   |                           |                                     |
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| <b>2.4 STAGED DEVELOPMENT</b>   |                           |                                     |
| 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 |                           |                                     |

|  |                           |                                     |
|--|---------------------------|-------------------------------------|
| <b>2.5 INTEGRATED DEVELOPMENT / CONCURRENCE</b>  |                           |                                     |
| 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? |                           |                                     |
|  |                           |                                     |
|  |                           |                                     |

|   |                           |                                     |
|---|---------------------------|-------------------------------------|
| <b>2.6 APPROVAL UNDER S68 LOCAL GOVERNMENT ACT 1993</b>   |                           |                                     |
| To view Section 68 of the Local Government Act 1993 go to <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a> , 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. |                           |                                     |

|   |                           |                                     |
|---|---------------------------|-------------------------------------|
| <b>2.7 HERITAGE AND CONSERVATION</b>  |                           |                                     |
| 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 <b>Heritage Building</b> ?   | Yes <input type="radio"/> | No <input checked="" type="radio"/> |
| Are you altering or adding to any part of the <b>Heritage Building</b> ?  | 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. |                           |                                     |

|   |   |                           |                            |                          |        |
|---|---|---------------------------|----------------------------|--------------------------|--------|
| <b>2.8 CERTIFICATION OF SHADOW DIAGRAMS</b>                     |   |                           |                            |                          |        |
| <input checked="" type="checkbox"/>                             | I/We hereby certify that the shadow diagrams submitted with this proposal are: <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 proposal;</li> <li>drawn to true - north</li> <li>to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June</li> <li>to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area</li> </ul> |                           |                            |                          |        |
| <b>CERTIFIER'S DETAILS</b>                                      |   |                           |                            |                          |        |
| Title   | <input checked="" type="radio"/> Mr   | <input type="radio"/> Mrs | <input type="radio"/> Miss | <input type="radio"/> Ms | Other: |
| Given Names   | Caneron   |                           | Family Name                | McFadden                 |        |
| Company   | AB Stephens and Assoc, Ref  |                           |                            |                          |        |
| Qualification<br>(i.e Architect, Planner, Consultant, Surveyor) | Registered Architect  |                           |                            |                          |        |

|   |                           |                                     |
|---|---------------------------|-------------------------------------|
| <b>2.9 DECLARATIONS</b>   |                           |                                     |
| <b>a) Political donations or gifts</b>  |                           |                                     |
| 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.<br>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>b) Conflict of interest</b>  |                           |                                     |
| I am an employee / Councillor or a relative of an employee / Councillor   | Yes <input type="radio"/> | No <input checked="" type="radio"/> |
| If yes, state relationship:   |                           |                                     |
| <i>Relative as defined in the Local Government Act 1993.</i>  |                           |                                     |

|  |
|--|
| <b>2.10 CHECKLIST</b>  |
| <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><b>A COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE ALL REQUIRED DOCUMENTATION TO AN ACCEPTABLE STANDARD MAY RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.</b></p> |

Please ensure that the information provided is in accordance with the attached Lodgement Requirements.  
Contact Council's Planning Enquiry Officer if you are unsure what information is required for your application on 1300 434 434.

## Part 1: Development Application Checklist - Applicant to complete

| Lodgement items  | Provided                            |   | Provided                            |
|--|-------------------------------------|---|-------------------------------------|
| Application Form   | <input checked="" type="checkbox"/> | Construction Traffic Management Plan                        | <input type="checkbox"/>            |
| Electronic copies (USB)  | <input checked="" type="checkbox"/> | Construction Methodology Plan                               | <input type="checkbox"/>            |
| Owner(s) Consent   | <input checked="" type="checkbox"/> | Backpackers' Accommodation/ Boarding Houses Management Plan | <input type="checkbox"/>            |
| Application fee quote  | <input checked="" type="checkbox"/> | Geotechnical Report   | <input checked="" type="checkbox"/> |
| Statement of Environmental Effects   | <input checked="" type="checkbox"/> | Bushfire Report   | <input type="checkbox"/>            |
| Request to vary a development standard (CL 4.6)  | <input type="checkbox"/>            | Acid Sulfate Soil Report                                    | <input type="checkbox"/>            |
| Cost of works estimate/ Quote  | <input checked="" type="checkbox"/> | Acoustic Report   | <input type="checkbox"/>            |
| Site Plan  | <input checked="" type="checkbox"/> | Coastal Assessment Report                                   | <input type="checkbox"/>            |
| Floor Plans  | <input checked="" type="checkbox"/> | Flood Risk Assessment Report                                | <input type="checkbox"/>            |
| Elevations and section/plans   | <input checked="" type="checkbox"/> | Water Table Report  | <input type="checkbox"/>            |
| Boundary Identification Survey   | <input checked="" type="checkbox"/> | Overland Flows Study  | <input type="checkbox"/>            |
| Site Analysis Plan   | <input checked="" type="checkbox"/> | Water Sensitive Urban Design Strategy                       | <input type="checkbox"/>            |
| Demolition Plan  | <input type="checkbox"/>            | Waterway Impact Statement                                   | <input type="checkbox"/>            |
| Excavation and/or fill Plan  | <input type="checkbox"/>            | Aquatic Ecology Assessment                                  | <input type="checkbox"/>            |
| Waste Management Plan Construction, Demolition and/or ongoing                                  | <input checked="" type="checkbox"/> | Estuarine Hazard Assessment                                 | <input type="checkbox"/>            |
| Certified Shadow Diagrams  | <input checked="" type="checkbox"/> | Flora and Fauna Assessment                                  | <input type="checkbox"/>            |
| BASIX Certificate  | <input checked="" type="checkbox"/> | Species Impact Statement                                    | <input type="checkbox"/>            |
| Landscape Plan and Landscape Design Statement  | <input checked="" type="checkbox"/> | Traffic and Parking Report                                  | <input checked="" type="checkbox"/> |
| Schedule of colours and materials  | <input checked="" type="checkbox"/> | Access Report   | <input checked="" type="checkbox"/> |
| Arboricultural Impact Assessment Report  | <input checked="" type="checkbox"/> | Building Code Of Australia (BCA) Report                     | <input checked="" type="checkbox"/> |
| Photo Montage  | <input checked="" type="checkbox"/> | Fire Safety Measures Schedule                               | <input type="checkbox"/>            |
| Model  | <input checked="" type="checkbox"/> | Onsite Wastewater Management System/Septic Report           | <input type="checkbox"/>            |
| Subdivision Plan   | <input type="checkbox"/>            | Statement of Heritage Impact                                | <input type="checkbox"/>            |
| Road design Plan   | <input type="checkbox"/>            | Aboriginal Heritage Assessment Report                       | <input type="checkbox"/>            |
| Advertising Structure / Sign Plan  | <input type="checkbox"/>            | SEPP 65 Report  | <input checked="" type="checkbox"/> |
| Erosion and Sediment Control Plan / Soil and Water Management Plan                             | <input checked="" type="checkbox"/> | Contaminated Land Report                                    | <input type="checkbox"/>            |
| Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist | <input checked="" type="checkbox"/> | Environmental Impact Statement                              | <input type="checkbox"/>            |
| Stormwater Drainage Assets Plan  | <input type="checkbox"/>            | Energy Performance Report                                   | <input type="checkbox"/>            |
| Biodiversity Management Plan   | <input type="checkbox"/>            | Social Impact Statement                                     | <input type="checkbox"/>            |