

Application for Development Consent,
Modification or Review of Determination

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	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	
		Form ID	2060
		TRIM Ref	
		Last Updated	1 May 2018
		Business Unit	Development Assessment
		Application No.	
		Receipt No.	

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)	
☐	Development Application
Application Number to be modified	N0272/16
☐	Modification involving minor error, misdescription or miscalculation (formerly Section 96(1))
☒	Modification - Minimal environmental impact (formerly Section 96(1A))
☐	Modification - Other (formerly Section 96(2))
☐	Modification - of Consent granted by the Court (formerly Section 96AA)
Application Number to be reviewed	
☐	Review of Determination (formerly Section 82A)
☐	Review of where Development Application not accepted (formerly Section 82B)
☐	Review where Modification Refused or Conditions imposed (formerly Section 96AB)

For applicable fees and charges, please refer to Council's website: northernbeaches.nsw.gov.au 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	967	Street	Barrenjoey Rd
Suburb		Palm Beach		Postcode	2108
Legal Property Description <i>This information must be supplied</i>		Lot	46	DP/SP	13620

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	Blue Sky Building Designs				
Owner(s) name	Stephen Girdis - director & owner of SMJ Investments Pty Ltd (ASIC attached)				
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					
OFF STREET PARKING, DRIVEWAY, ENTRY, ASSOCIATED RETAINING & LANDSCAPE WORKS					
Number of new dwellings		Number of existing dwellings		Number of dwellings to be demolished	

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 (Excl GST)	\$ 1,103,966 (no change from DA)
I have had 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	Refer to cost estimate of DA
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	☐	No	☒
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 ☐ No ☒
Is the proposed development likely to have a significant impact on Threatened Species, populations or ecological communities, or their habitats?			Yes ☐ No ☒

2.4 STAGED DEVELOPMENT			
Are you applying for a staged development?			Yes ☐ No ☒
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 , 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.