



northern
beaches
council

Application for Development Consent, Modification or Review of Determination 18/19

Environmental Planning and Assessment Act 1979

If you need help lodging your form, contact us		Office use only		
Email	council@northernbeaches.nsw.gov.au	Form ID	2060	
Phone	1300 434 434	TRIM Ref		
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099	Last Updated	Feb 2019
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	Business Unit	Development Assessment
		Application No.	DA2019/0409	
		Receipt No.	100393941	

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)		Specify Original DA Number to be modified/reviewed
☒	Development Application	
☐	Modification involving minor error, misdescription or miscalculation 4.55(1)	
☐	Modification - Minimal environmental impact 4.55(1A)	
☐	Modification - Other 4.55(2)	
☐	Modification - of Consent granted by the Court 4.55(8)	
☐	Review of Determination 8.2(1A)	
☐	Review of where Development Application not accepted 8.2(1C)	
☐	Review where Modification Refused or Conditions imposed 8.2(1B)	

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	1113	Street	OXFORD FALLS ROAD
Suburb	FRENCHS FOREST			Postcode	2086
Legal Property Description <i>This information must be supplied</i>	Lot	1113		DP/SP	752083

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		DUKOR 24 PTY LIMITED			
Owner(s) name		ANITA SPALIVIERO			

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					
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 41 SELF CARE DWELLINGS					
WITH ASSOCIATED FACILITIES, SITE WORKS AND LANDSCAPING, ASSET PROTECTION ZONE WORKS					
IN BARNES ROAD RESERVE AND THE SITE, ENVIRONMENTAL AND RIPARIAN REHABILITATION WORKS.					
Number of new dwellings	41	Number of existing dwellings	1	Number of dwellings to be demolished	1

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	\$ 22,870,089
Please tick the appropriate cost of work threshold for the proposed development:	
☐	Between \$0 and \$100,000 - The Applicant or qualified person must complete a Cost Summary Report Form and submit with this application
☐	Between \$100,001 and \$1million - A signed cost estimate must be prepared by a suitably qualified person (ie Builder, Architect, Town Planner, Engineer, Building Consultant)
☒	Over \$1million - A detailed cost report must be prepared by a registered Quantity Surveyor
Note: Where the Sydney North Planning Panel is the consent authority, 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 ☒		No ☐									
If yes, please provide the application number										P	L	M	2	0	1	8	/	0	2	7	5

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?

RURAL FIRES ACT 1997, WATER MANAGEMENT ACT

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 v 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 / Councilor or relative of a Councillor

Yes



No



If yes, state relationship:

2.9 CHECKLIST

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.

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.

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	☒	☐
Owner(s) Consent	1	☒	☐
Statement of Environmental Effects	1	☒	☐
Request to vary a development standard (CL 4.6)	1	☐	☒
Cost of works estimate/ Quote	1	☒	☐
Site Plan	1	☒	☐
Floor Plan	1	☒	☐
Elevations and sections	1	☒	☐
A4 Notification Plans	1	☒	☐
Survey Plan	1	☒	☐
Site Analysis Plan	1	☒	☐
Demolition Plan	1	☒	☐
Excavation and fill Plan	1	☒	☐
Waste Management Plan Construction & Demolition	1	☒	☐
Waste Management Plan Ongoing	1	☒	☐
Certified Shadow Diagrams	1	☒	☐
BASIX Certificate	1	☒	☐
Energy Performance Report	1	☒	☐
Schedule of colours and materials	1	☒	☐
Landscape Plan and Landscape Design Statement	1	☒	☐
Arboricultural Impact Assessment Report (BOAR)	1	☒	☐
Swimming Pool Plan	1	☒	☐
Photo Montage	1	☒	☐
Model	1	☒	☐
Statement of Heritage Impact	1	☐	☒
Subdivision Plan	1	☐	☒
Road design Plan	1	☐	☒
Advertising Structure / Sign Plan	1	☐	☒

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