

MODIFICATION APPLICATION

Under section 96 of the Environmental Planning and Assessment Act 1979

NORTHERN BEACHES
COUNCIL

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MOD No.: NO250/16/596/1Date Received: 24/11/16Scanned: 24/11/16

ADDRESS OF PROPOSAL

Address:

31A QUEENS AVENUE,AUHLON BRACH NSW.Title Details :
(Lot/DP etc)LOT 31 DP 789083

DETAILED DESCRIPTION OF PROPOSED MODIFICATION

Development Application to be modified?

NO 250/16.

Has the consent been modified previously?

☐ YES☒ NO

MODIFICATION TYPE

☒ S96 (1) - Modifications involving minor error, misdescription or miscalculation☒ S96 (1A) - Modifications involving minimal environmental impact.☐ S96 (2)* - Modifications intended to have some other effect, as specified in the statement☐ S96 (AA)* - Modifications by consent authorities of consents granted by the Court

REMOVAL CONSENT BY. THE PROPERTY OWNER WISHES
TO RETAIN THE EXISTING CAR PARKING SPACE ON SITE WHICH
IS ACCESSIBLE VIA EXISTING HARD STAND (CONCRETE) AREA
AS PER ENCLOSED ARCHITECTURAL PLANS.
WITH THE EXCLUSION OF THIS HARD STAND AREA THE PROPOSAL
WILL STILL BE COMPLIANT WITH THE PITTWATER LCP & LEP.

NOTE: *Council must be satisfied that the request to modify the consent is substantially the same development as originally granted.
See s96 (2) of the EP&A Act.

STATUTORY REFERRAL REQUIREMENTS

The questions under the headings *INTEGRATED DEVELOPMENT*, *DEVELOPMENT REQUIRING CONCURRENCE* and *DESIGNATED DEVELOPMENT* will only apply to a small number of development applications.

The information in the Statement of Environmental Effects guide will assist in determining if any of the following apply to your application.

INTEGRATED DEVELOPMENT

Was the original application for Integrated development?

☐ YES

☒ NO

Please tick appropriate boxes.

Fisheries Management Act 1994

☐ s144

☐ s201

☐ s205

☐ s219

Heritage Act 1997

☐ s57

☐ s58

National Parks and Wildlife Act 1974

☐ s90

Protection of the Environment Operations Act 1997

☐ s43(a),47&55

☐ s43(b),48&55

☐ s43(d),55&122

Rural Fires Act 1997

☐ s100B

Water Management Act 2000

☐ s89

☐ s90

☐ s91

DEVELOPMENT REQUIRING CONCURRENCE

Did the original application require concurrence of Government Authorities

☐ YES

☒ NO

Please tick appropriate boxes

Environmental Planning and Assessment Act 1979 No 203 s79B(3)

☐ YES

☒ NO

SEPP Infrastructure s100

☐ YES

☒ NO

Roads Act 1993 s138

☐ YES

☒ NO

SEPP 64 s18

☐ YES

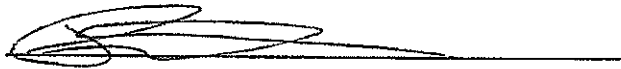
☒ NO

APPLICANT DETAILSName: IAN CURTIS'S CLASSIC HOME IMPROVEMENTSCompany: JYE SALIBA.Postal Address: 152 RUSSELL STREETEMU PLAINS NSW 2750E-Mail Address: jye@classichomeimprovements.com.auContact Number: 4728 - 7922Secondary Number: —**APPLICANT DECLARATION**

I declare that:

- all of the particulars and information supplied in connection with this application are correct and recognise that the application together with all supporting documents and plans will be made available to the public including availability through Council's internet site.
- the electronic data provided is a true copy of all plans and documents submitted with this application.
- the estimate of cost of the project is the commercial value of the proposed works and is based on a properly prepared cost estimate or actual quote or contract competition price for the work.
- the requirements of all relevant Acts, Regulations and environmental planning instruments have been considered and addressed in the preparation of this application.

I understand that a false declaration may result in the refusal of this application.

Signature: Print Name: JYE SALIBADate: 09/10/16PROJECT CO-ORDINATOR
IAN CURTIS'S CLASSIC HOME IMPROVEMENTS**ALL DOCUMENTS IN DIGITAL FORMAT**

Have all plans and documents (including the application form and reports) been supplied in PDF format on a USB device. (see "Important information for applicants and Owners" in this form for requirements)

☒ YES☐ NO – your application may be rejected

IMPORTANT INFORMATION FOR APPLICANTS AND OWNERS

Documents and Plans accompanying this application

Documentation will vary depending on the nature of the modification sought.

In all cases a detailed Schedule of Modifications Sought is to be provided clearly outlining all proposed modifications sought.. A revised Statement of Environmental Effects which demonstrates the applicant has considered the impact of the proposed modification and that demonstrates the development to which the modification application relates is substantially the same as that for which the consent was originally granted is to be provided.. Proposed modifications must be clearly highlighted or otherwise identified on any amended plans.

Council requires all plans and documents (including the Application form, any reports etc) to be provided in digital format (PDF) on a USB device. Plans, drawings, documents & reports each require a separate PDF file. See Council's Electronic Lodgement Guidelines for more details and file naming conventions.

In addition to the digital version, as an example, the following numbers of hard copy/printed documents and plans are to be provided where relevant. Any modification to drawings or plans must clearly indicate the proposed changes in colour or clouding.

- One (1) copy of the Modification form
- One (1) copy of the Statement of Modification / schedule of changes sought
- One (1) copy of the amended BASIX certificate
- Amended schedule of finishes
- Four (4) sets of amended drawings, e.g. elevations and sections; floor plans; landscape plans, site plan etc
- Twelve (12) sets of amended notification plans (A4 or A3 only)
- Two (2) copies of all amended supporting reports (eg Bushfire, Geotechnical, Flood) where relevant . A letter signed by the original author of any report may be provided indicating they have reviewed the proposed changes and are of the opinion an amended report is not required.

Major Developments

Additional types or copies of plans/documents may be required for major developments. Please Contact Councils Assistant Planner team on 9970 1674 to confirm documentation required.

Fees for Modification

Section 258 of the Environmental Planning and Assessment Regulation 2000 sets out the fees payable for applications for modification of consent for local development.

Standard Notification

In accordance with Council's Pittwater 21 Development Control Plan, most s96 applications are publicly notified to adjoining neighbours and interested community groups.

Fee \$270

Advertising

In accordance with clause 252 of the Environmental Planning and Assessment Regulation 2000, advertising fees may also apply

- | | |
|---------------------------------------|------------|
| • Designated Development | Fee \$2220 |
| • Integrated Development under the : | Fee \$665 |
| • Development requiring concurrence : | Fee \$665 |
| • Development requiring advertising: | Fee \$665 |

Prior to Lodgement

- Use Council's ePlanning – Planning Enquiry tool to obtain a site specific customised set of controls, checklist and guides
- Talk to your neighbours about your development
- Review the checklist derived from the Planning Enquiry tool to ensure you have all documents required for lodgement
- If you have any questions, please call 9970 1674 and speak to an Assistant Planner.

Lodgement of an Application

- Contact Councils Customer Service on 9970 1111 to make an appointment with the Assistant Planner
- Fees are required upon acceptance of an application
- Incomplete applications or illegible information will not be accepted by Council

IAN CUBITT'S CLASSIC HOME IMPROVEMENTS PTY LTD

152 Russell Street EMU PLAINS NSW 2750

Tel: 4728 7900 Fax: 4735 2988 Web: www.classichomeimprovements.com.au
www.grannyflatsandstudios.com.au



Statement of Consent to lodge Development Applications,
Complying Development Applications, Construction Certificate Applications
and Nominate Principle Certifying Authority

I/we BORIS PANO hereby certify that I/we are the owners of the land known as 21A QUEENS AV, AVALON and I/we consent to Ian Cubitt's Classic Home Improvements P/L submitting a Development Application to PITNATER Council or a Construction Certificate Application or Complying Development Application to MB Certifications for the proposed SECONDARY DWELLING on my/our property.

Signed: [Signature]

Date: 27/02/15

Signed: —

Date: —

Statement of Consent for Council Officers
waiver of requirements of Section 93 – Local Government Act 1993

I/we BORIS PANO hereby certify that I/we are the owners of the land known as 21A QUEENS AV, AVALON and waive the requirements of Section 93 of the Local Government Act 1993 regarding the notice of entry by Council's and instead consent to the Council of SECONDARY DWELLING and by its authorised agent, without first having given notice, for the purpose of carrying out all or any inspections which it may deem appropriate in conjunction with the proceeding of the Development Application for the property and in conjunction with any inspections during and at the completion of the building.

I/we BORIS PANO hereby give my/our consent for the relevant approved plans and Development Consent to be collected on our behalf by Ian Cubitt's Classic Home Improvements P/L from PITNATER Council.

Signed: [Signature]

Date: 27/02/15

Signed: —

Date: —

AWARD WINNING BUILDERS

extensions glass rooms conservatories granny flats and studios
ABN: 29 068 798 158 Builders Lic: 66902C