



northern
beaches
council

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	Form ID	2060
Phone	1300 434 434	TRIM Ref	
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095 Mona Vale 1 Park Street Mona Vale NSW 2103	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099 Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	Last Updated 08 February 2018 Business Unit Development Assessment Application No. 7002018/0087 Receipt No. 100338287

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)		Northern Beaches Council Customer Service Sent 23 FEB 2018 Signature .C.N.G..... TO: PLANNING
☐	Development Application	
Application Number to be modified		
☐	Section 96(1) Modification involving minor error, misdescription or miscalculation	
☐	Section 96(1A) Modification - Minimal environmental impact	
☐	Section 96(2) Modification - Other	
☒	Section 96AA Modification - of Consent granted by the Court	
☐	Section 96AB Modification - Review where Modification Refused or Conditions imposed	
Application Number to be reviewed		
☐	Section 82A Review of Determination	
☐	Section 82B Review of where Development Application not accepted	

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, property title etc.)			
Unit Number		House Number	8
Street	Lady Penrhyn Drive		
Suburb	Beacon Hill	Postcode	2100
Legal Property Description This information must be supplied.	Lot	806	DP/SP 752038

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	Vigor Master Pty Ltd
Owner(s) name	Junkan Niu

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 additions to community centre, extension of internal access way to provide vehicular access to community centre.			
Number of new dwellings	0	Number of existing dwellings	1 plus retirement village
Number of dwellings to be demolished	0		

Part 2: Summary Application Details

2.1 ESTIMATED COST OF WORK	
This section must be completed and the relevant requirements supplied at lodgement as per Development Application & S96 Lodgement Requirements. Note, S96 Modification Applications do not require a new cost of works.	
Estimated Cost	\$ THE SAME AS DA LODGEMENT
I have had a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works	Builder
Signature of qualified person certifying value of work	
Print name and qualifications / builder's licence number	PL Wu Builder/129127C
In addition to fulfilling one of the above requirements, for works of \$100,000 or greater the 'Cost Summary Report' form must be completed. For further information visit Council's website at northernbeaches.nsw.gov.au and search for: Cost Summary Report - Greater Than \$100,000.	

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?		
section 100B Bush Fire Safety Authority		

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 is exempt and approval can also be issued via a Development 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 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.

Please ensure that the information provided is in accordance with the attached DA & S96 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

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 <i>(Section J)</i>	1	☒	☐
Schedule of colours and materials	1	☒	☐
Landscape Plan and Landscape Design Statement	1	☒	☐
Arboricultural Impact Assessment Report	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	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	☐	☐