



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		
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	Form ID
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	2060
			TRIM Ref
			Last Updated
			July 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)	
<input checked="" type="checkbox"/>	Development Application
Application Number to be modified	
<input type="checkbox"/>	Modification involving minor error, misdescription or miscalculation (formerly Section 96(1))
<input type="checkbox"/>	Modification - Minimal environmental impact (formerly Section 96(1A))
<input type="checkbox"/>	Modification - Other (formerly Section 96(2))
<input type="checkbox"/>	Modification - of Consent granted by the Court (formerly Section 96AA)
Application Number to be reviewed	
<input type="checkbox"/>	Review of Determination (formerly Section 82A)
<input type="checkbox"/>	Review of where Development Application not accepted (formerly Section 82B)
<input type="checkbox"/>	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.

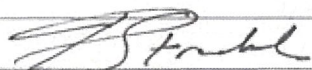
Part 1: Summary Application Details

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	82-84	Street
			BOWER	
Suburb	MANLY	Postcode		2095
Legal Property Description <i>This information must be supplied</i>	Lot	5	DP/SP	8075

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		ANDREW TZANNES			
Owner(s) name		TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY			
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 GARAGE AND CONSTRUCTION OF A NEW GARAGE WITH GYM, BATHROOM AND LAUNDRY BELOW AT NO. 84 BOWER STREET					
CONSTRUCTION OF A NEW GARAGE AT NO. 82 BOWER STREET.					
Number of new dwellings		0	Number of existing dwellings		2
			Number of dwellings to be demolished		0

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	\$ 450,000
I have had a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works	YES
Signature of qualified person certifying value of work	
Print name and qualifications / builder's licence number	PHILIP STRONICK 195011C
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-LODGEEMENT MEETING										
Has this development been the subject of a pre-lodgement meeting with Council?							Yes	<input type="radio"/>	No	<input checked="" type="radio"/>
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	<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"/>

2.4 STAGED DEVELOPMENT				
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				

2.5 INTEGRATED DEVELOPMENT / CONCURRENCE

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?		

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 <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.		

2.7 HERITAGE AND CONSERVATION

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 Heritage Building ?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
Are you altering or adding to any part of the Heritage Building ?	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		

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 <input type="radio"/>	No <input checked="" type="radio"/>
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 <input type="radio"/>	No <input checked="" type="radio"/>
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.

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Part 3: Full Applicant Details

3.1 APPLICANT(S)

The applicant is the person lodging the form and the person Council will communicate with.
Please note: The applicant(s) will own the consent. Information provided will be public information.

Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other	
Company/Organisation (if applicable)	SMITH & TZANNES	
Given Names (if applicable)	ANDREW TZANNES	
Postal Address	M1/147-161 McEVAY STREET	
Suburb	KLEXANDRIA	Postcode 2015
Phone Number	9516 2022	Mobile Number

AGREEMENT TO ACCEPT NOTIFICATION OF DETERMINATION VIA EMAIL

You are advised that by lodging this application, you agree to accept notification of your determination via email.
A valid email address is required to be supplied. Advice of the determination will be provided to one email address only.

Email Address (Mandatory) atzannes@smithtzannes.com.au


3.2 OWNER(S) CONSENT - TYPE OF OWNER(S) - (PLEASE TICK)

For details on what is required for this section please view Lodgement Requirements

<input type="radio"/> Company/Organisation	<input type="radio"/> Land/New Owners
<input type="radio"/> Joint Wall/Fence (Consent of all owners required)	<input type="radio"/> Council
<input type="radio"/> Strata Title/Owner(s) Corporation (Common Seal required)	<input type="radio"/> Power of Attorney
<input checked="" type="radio"/> Trustee	<input type="radio"/> Executor
<input type="radio"/> Legal Authority (specify)	
<input type="radio"/> Other	

3.3 OWNER(S) DECLARATION


As owner(s) of the land to which this application relates I/We (please tick)


<input checked="" type="checkbox"/>	Consent to this application		
<input checked="" type="checkbox"/>	Consent to Authorised Council Officers to enter the land to carry out inspections relating to the application		
<input checked="" type="checkbox"/>	Accept that all communication regarding this application will be through the applicant		
Number of Owners (All owners must sign)	Trustees of the Roman Catholic Church for the Archdiocese of Sydney		
Name of Owner 1	Michel Digges, Business Manager & Attorney to the Trustees		
Signature	 Date 30/1/19		
Name of Owner 2			
Signature			
Names of all other owners			
Signature 1	Date	Signature 2	Date
Postal Address	Level 16, 133 Liverpool Street, Sydney	Postcode	2000
Owner(s) address same as location of proposal?	Yes (proceed to Section 3.3)	<input type="radio"/>	No <input checked="" type="radio"/>
Owner(s) Email	michael.digges@sydneycatholic.org		

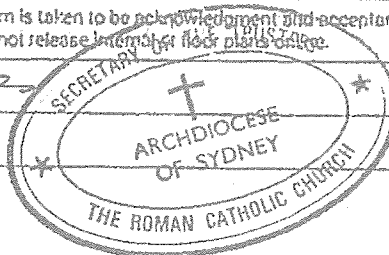
Part 3: Full Applicant Details (continued)

3.4 NOTIFICATION SIGN			
It is a requirement for a notification sign to be displayed on site for the duration of the notification period Please advise the address the sign is to be posted to (tick one)			
<input type="radio"/> Applicant Address (as above)		<input type="radio"/> Owner Address (as above)	
		<input checked="" type="radio"/> Other (specify below)	
Postal Address	84 BOWEN STREET		
Suburb	MANLY	Postcode	2095

3.5 ACCESS TO YOUR SITE			
Is there a dog on the premises?		Yes <input type="radio"/>	No <input checked="" type="radio"/>
Is access readily available? (i.e. locked gates, vacant locked premises)		Yes <input type="radio"/>	No <input checked="" type="radio"/>
Name	NO. 82 ANNA LAKE NO. 84 JENNY BUSHILL	Phone	0426 043 998 0419 617 254

3.6 DECLARATION			
Refer to DA checklist and Lodgement Requirements			
I/We apply for approval to carry out the development or works described in this application. I/We declare that all the information in the application and checklist is, to the best of my/our knowledge, true and correct.			
I/We also understand pursuant to Clause 51 of the Environmental Planning and Assessment Regulation 2000 that if the information is incomplete the application may be delayed, rejected, or refused without notice. I/We acknowledge that if the information provided is misleading any approval granted 'may be void'.			
I/We acknowledge and accept that the application will be assessed under Council's Development Assessment Management Policy.			
I/We agree to the use of the plans provided in support of this application for advertising and notification purposes.			
I/We declare that I/we have read the Development Application Lodgement Requirements and have provided all necessary documentation.			
I/We declare that the information submitted on USB is identical to the details submitted on hard copy plans and documents. I/We accept council cannot be held responsible for any discrepancies of information provided on the electronic and hard copy plans and documents.			
Signature(s)		Date	19/12/18
		Date	

3.7 DISCLAIMER			
The owner's signature/s on the Development Application Form is taken to be acknowledgement and acceptance that all relevant plans, reports and signatures will be released online. Please note, Council does not release information for floor plans online.			
Signature(s)		Date	30/1/19
		Date	



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

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

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**ONLY THE APPLICATION FORM AND
DEVELOPMENT CHECKLIST ARE
REQUIRED TO BE SUBMITTED TO COUNCIL.**