



OWNER'S CONSENT FORM

Section 8.2 reviews of Section 4.55 modifications must be made within 28 days of the relevant date.

Date of Section 4.55 determination:/...../.....

Note: Must be lodged via the Planning Portal with all applications

Property Address (All Lots)

<p>1. Applicant</p> <p><i>It is important that we are able to contact you if we need more information.</i></p> <p><i>Please give us as much detail as possible.</i></p> <p><i>Council will deal only with the nominated applicant in the event of any query or communication regarding this application.</i></p> <p>Please note the Applicant's details are publicly available</p>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other <input type="checkbox"/>			
	Applicant			
	Postal Address			
	Mobile Number		Phone Number.	
	Email			

All owner(s) of the land to be developed must sign the application

Owners' names must match those included in Council's rates system. If the owner is a company or corporation, then a director, secretary or authorised delegate must sign. If the land is Crown land, an authorised officer of the relevant Crown authority must sign the application. For Strata buildings, the consent of the Owners Corporation is needed for development on common property.

Owner's Declaration

As the owner(s) of the above property, I/we consent to the making of this application and authorise and consent to entry of the property site by Council officers for the purpose of processing this application and inspecting the site during development/building works.

I acknowledge that the address below will not be used for the service of rates notices.

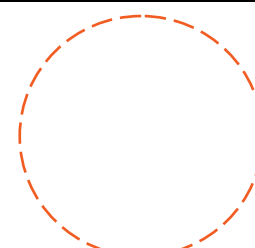
Owner's Consent Signatures

<p>2. Owner's Details</p> <p><i>Third Party Signature: If the proposal involves, or relies on, properties other than the development site (e.g., Party Wall Consent or Easements benefitting other sites) owners of those properties must sign this form.</i></p> <p>1) Name of owner 2) Signature of owner 3) Address of affected property</p> <p>By signing this form, you give consent for the lodgement of the application described below.</p>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other <input type="checkbox"/>			
	Surname/Company Name			
	Full Given Names/ ABN (no initials)			
	Postal Address <i>We will post all letters to this address</i>			
	Phone Number		Mobile Number	
	Email Address			
	Contact Person		<i>Person who may be contacted to discuss the application during business hours.</i>	
1) Name of owner/s		2) Signature of owner/s		3) Address of affected property

If signing on behalf of a company, include signatory's capacity to sign. Please refer to the DA Process for more information about owners' consent.

Privacy Policy

The information you provide in this application will enable your application to be assessed by Council and any relevant state agency. Your application will be advertised to the public for comment if the development is designated development, advertised development or is required to be advertised by Community Engagement Protocol. The application and all plans and supporting documentation will be kept by Council and can be viewed by the public at any time. Please contact Council if the information you have provided in your application is incorrect or changes.



Strata Owner's Corporation Common



MODIFY A CONSENT APPROVAL CHECKLIST

Granted under Section 4.55 of the Environmental Planning & Assessment Act 1979.

What modification are you applying for? (must be completed)

- 4.55 (1) Modification involving minor error, misdescription or miscalculation
- 4.55 (1A) Modification involving minimal environmental impact
- 4.55 (2) Other Modifications (Note - A modification application that does not come under 1, 1A or 4.56, for example including applications seeking modifications due to design changes and external changes that may impact neighbours) (Notification required).
- 4.56 Modification of consent granted by the Land and Environment Court (Note - Notification fee payable with all 4.56 modification applications) (Notification required).

Part A - Application and Site Details

1. Applicant (name only)	Name/s		
2. Location of the property <small>Please complete each field.</small>	Unit No.	House No.	Street
	Suburb		
	Real Property Description (i.e., Lot / DP, etc.)		
Office Use Only	Parcel No. <input style="width: 150px;" type="text"/>		

INFORMATION REGARDING LODGEMENT OF A MODIFY A CONSENT/APPROVAL CHECKLIST

3. Details of Original Consent sought to be modified <small>Please give details.</small>	DA No.	Approval Date
4. Details of Modification <small>Give details of manner and extent of the modification sought (provide evidence that the modification does not substantially alter the development and that no prejudice would be caused to any person who previously objected). Use separate sheet if necessary. Please note any changes not highlighted may not be approved. Identify all conditions required to be modified.</small>		
5. BASIX Statement	The proposed amendments will/will not impact on the undertakings made in the grant of the original consent. Note: Where changes are made which effect the BASIX undertakings a new BASIX certificate is required.	

INFORMATION REGARDING LODGEMENT OF A MODIFY A CONSENT/APPROVAL CHECKLIST (Cont'd)

6. Heritage and Conservation Is the building an item of environmental heritage or in a conservation area? Yes No

If you have answered Yes, a Heritage Impact Statement is required.

7. Integrated Development Yes No
 Is the approved development integrated development? Integrated Development is development that requires licences or approvals from other Government Departments. Most forms of development will not be "integrated". Please tick the appropriate boxes.

Water Management Act 2000	<input type="checkbox"/> ss89	<input type="checkbox"/> 90	<input type="checkbox"/> 91
Protection of the Environment Operations Act 1997	<input type="checkbox"/> ss43(d)	<input type="checkbox"/> 47	<input type="checkbox"/> 48
Rural Fires Act 1997	<input type="checkbox"/> s100B		
Fisheries Management Act 1994	<input type="checkbox"/> s144	<input type="checkbox"/> s201	<input type="checkbox"/> s205 <input type="checkbox"/> s219
Heritage Act 1977	<input type="checkbox"/> s58		
National Parks and Wildlife Act 1974	<input type="checkbox"/> s90		

8. Concurrence Development Yes No

Is the approved development concurrence development? Concurrence Development is development that requires licences or approvals from other Government Departments. Please tick the appropriate boxes.

Infrastructure SEPP - Traffic Generating Development cl.104	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Bushfire Prone Land (Minister s117 direction)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sydney Regional Environmental Plan (Sydney Harbour Catchment 2005 cl.29)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
RMS	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Part B - Development Details

9. Number of dwellings / gross floor area <i>(Complete only if there are proposed changes from original consent)</i>		No. Approved	No. Proposed
Bedsitter units, attached dwellings, etc.			
1-bedroom units, attached dwellings, etc.			
2-bedroom units, attached dwellings, etc.			
3-bedroom units, attached dwellings, etc.			
4 or more bedroom units, attached dwellings, etc.			
Total gross floor area (commercial/retail/residential)			

Department of Planning, Industry and Environment (DPIE) use this information for statistical purposes and Council use the GFA information provided for Section 7.11 calculations.

10. Operating details <i>(Complete only if there are proposed changes from original consent)</i>	Staffing:		Approved		Proposed	
	Number of staff / employees					
<i>Department of Planning, Industry and Environment (DPIE) use this information for statistical purposes.</i>	Working Hours:		Approved		Proposed	
	Mondays		to			to
	Tuesdays		to			to
	Wednesdays		to			to
	Thursdays		to			to

Part B - Development Details (Cont'd)

Fraturdays		to			to	
Saturdays		to			to	
Sundays		to			to	
Parking and loading facilities:		Approved		Proposed		
Number of parking spaces						
Number of loading spaces						

Declaration

If the applicant is a company or strata title body, this declaration must be signed by a director or authorised delegate, under common seal.

- I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.
- I also understand pursuant to clause 51 of the EP&A Regulations 2000 that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void'.
- I accept that Council cannot be liable for delays in processing arising out of inadequacies in the material submitted in support of this application. I acknowledge that where the applicant is not the owner of the land, the owner may be copied in on correspondence relating to this application.
- I confirm that any electronic data provided is a true copy of all plans (including drawing scale and version number) and associated documents submitted with the Development Application.

I have read and understood the information stated and I give my consent to Council to make this application, including all supporting documents, plans and specifications for any residential parts of the application, available for public access at Council offices and, where indicated on this form as 'External Masterview', on Council's website.

Applicant Signature: _____ Date _____

Copyright Note

The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Access to information

The information provided by you on this form will be used by Council, or its agents, for administrative and assessment purposes to process this application. Once collected, the information on this form, and on supporting documents, can be accessed by the public in accordance with Council's Access to Information Policy, Publication Guide, and Privacy Management Plan.

Applications by members of the public to view Council's records which are not in the public arena are subject to the provisions of Privacy and Personal Information Protection Act 1998, Government Information (Public Access) Act 2009 and North Sydney Council's Privacy Management Plan.

For more information, please refer to the Council *Access to Information Policy* - available on Council's website.

Application (DA) Tracking

The information that can be viewed on Application Tracking is clearly labelled on this application form. Please refer to the Modify a Consent/Approval Application Checklist at the back of this form. All items labelled 'External Masterview' in red will be publicly accessible through Council's website.

Notification of a Modify a Consent/Approval Application

If the development application requires notification, it will be advertised in accordance with Council's Community Engagement Protocol (incorporating Community Participation Plan requirements under the EP&A Act 1979). Note, in accordance with EP&A Act (Regulations) 2000, all development applications must be publicly notified with a notice attached to the property fence or building. In attaching the required notice, Council will take all due care but accepts no responsibility for any minor damage that may occur to finishes and paintwork through the use of any adhesives or other fixings. The protocol is available on Council's website.

REFER TO SECTION 3 PART A OF DCP 2013 FOR DETAILED REQUIREMENTS WHEN LODGING A MODIFICATION OF CONSENT APPLICATION

Each document provided needs to be saved as a separate PDF format. Architectural plans should be saved together in PDF format. This requirement also applies to the submission of revised information during the assessment process.

Applicants will be required to confirm on the application form/checklist that you understand that any information provided, as well as any correspondence from Council may be made available on Council's website for viewing by the general public. Applicants should be aware that if signatures are shown on plans or other documents then these will be published in the public domain.

Digital Specifications

- All plans and documents must be named appropriately as shown.
- All plans are to show new work in colour and be rotated to landscape.
- All plans and documents must be in PDF format.
- All plans and documents must not be password protected or contain editing restrictions.
- Each document and report must be submitted as an individual PDF document.
- Architectural plans should be saved together.
- Plans must be converted to PDF file electronically and not scanned.
- Plans should be to the preferred scale of 1:100 on A3.

Naming of Documents and Plans

The naming of documents and plans should not exceed 250 characters.

Documents:

Address - Name of Report - Date of Report (e.g., 200 Miller Street North Sydney - Statement of Modification and Environmental Effects - 3 August 2019)

Plans:

Address - Name of Plan - Size - Plan Number - Revision No (e.g., 200 Miller Street North Sydney - Landscape Plan - A01 - Rev. A)

OR

Address - Amended - Name of Plan Size - Plan Number - Revision No (e.g., 200 Miller Street North Sydney - Amended - Landscape Plan - A01 - Rev B)

Note: Major applications may be submitted on different scales to that as indicated above subject to prior agreement with Council's Development Services team.

YES NO WHY NOT

COLOURED PLANS / ELEVATIONS / SECTIONS

Brick - Red; Rooftiles - Orange; Concrete - Dark Green; Tile - Purple; Fibre Cement Sheets / Cement Render - Light Green; Glass and Glass Bricks - Light Blue; Sandstone - Light Brown; Timber - Yellow; Steel and Galvanised Iron - Dark Blue.

Note: Only works proposed and/or amended should be coloured on plans, clearly identifying the changes.

REQUIRED	SUPPLIED		
	YES	NO	WHY NOT
<p>■ SITE PLAN <i>Continued</i></p> <p><u>Measurements including:</u></p> <ul style="list-style-type: none"> • Length, width and site area of land, both existing and proposed. • Width of road reserve. • Distance from external walls and outermost part of proposed building to all boundaries. • Approximate distance from proposed building to neighbouring buildings. 			
<p>■ FLOOR PLAN (Existing and Proposed)</p> <p>A floor plan is a birds-eye view of your existing and proposed layout of rooms within the development. Please include the following: -</p> <ul style="list-style-type: none"> • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour. • Drawings must be to scale, preferably 1:100 on A3. • Outline of existing building/development on site (shown dotted). • Existing floor plans showing existing layouts of areas within the property affected by the proposal. • Demolition plan. • Room names, areas and dimensions. • Dimensions from external walls and rooflines to all boundaries to be shown. • Window and door locations and sizes. • Floor levels and steps in floor levels. (RL's) • Access for disabled (if in a new public building). • Location of plumbing fixtures (where possible). • Wall structure type and thickness. • Proposed use of available roof space. • Site coverage / Landscape area / Unbuilt upon plan. 	<input type="checkbox"/>	<input type="checkbox"/>	
<p>■ ELEVATION PLAN</p> <p>Elevation plans are a side on view of your proposal. Drawings of all effected elevations (north, south, east and west facing) of your development need to be included in your application. <u>Elevation plans should include:</u></p> <ul style="list-style-type: none"> • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour. • Drawings to scale preferably 1:100 on A3. • Outline of existing building/development on site (shown dotted). • Location/position of all buildings/structures on adjoining land (showing street number and street address). • Exterior cladding type and roofing material/colour. • Window sizes and location. • Stormwater drainage pipes (downpipes and gutter). • Chimneys, flue exhaust vents, duct inlet or outlet. • RL's for ridge, floor and ground level as a minimum. 	<input type="checkbox"/>	<input type="checkbox"/>	
<p>■ SECTION PLAN</p> <p>A section(s) is a diagram showing a cut through the development at the most typical point. <u>Sections should include:</u></p> <ul style="list-style-type: none"> • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour. • Drawings to scale preferably 1:100. • Outline of existing building/development on site (shown dotted). • Section names and where they are shown on plan (i.e. A/A B/B etc). • Room names. • Room and window heights. 	<input type="checkbox"/>	<input type="checkbox"/>	

REQUIRED	SUPPLIED		
<p>■ SECTION PLAN <i>Continued</i></p> <ul style="list-style-type: none"> • Details of chimneys, fireplaces and stoves. • Roof pitch and covering • Site works, finished and proposed floor & ground levels in RL's (indicate cut, fill and access grades). 	YES	NO	WHY NOT
<p>■ SHADOW DIAGRAMS <i>(If there are proposed changes from original consent which will result in an increase in shadowing as approved or any breach of the building height plane)</i></p> <p>1) Shadows cast at the equinoxes (21 March and 21 September) and midwinter (21 June) at 9.00 am, 12.00 noon and 3.00 pm in plan form; and, if applicable;</p> <p>2) Elevation shadows if shadows fall upon neighbouring dwellings. Details provided in elevated shadow diagrams must include any window openings. The survey information on which the shadow diagrams are based must be provided to Council with this application.</p> <p><u>Information should include:</u></p> <ul style="list-style-type: none"> • Location of proposed development. • Position and relationship to adjoining buildings and land (showing street number and street address). • Shadow diagrams must show existing shadows in plan and elevation. • Shadow diagrams to be certified by either surveyor, architect, planner, computer modeler at the time of submission (form available from Council). • Must be drawn to true north and scale for all plans must be at 1:100. • Alternative forms of shadow diagrams may be presented, but Council reserves the right to call for the plans in simple elevation and plan form. <p>NOTE: Additional shadow diagrams will be requested should this issue be given determinative weight during the assessment process. Applications for development within the North Sydney CBD are covered by special LEP requirements and hourly shadow diagrams may be required for the equinoxes and solstices between 9.00 am and 3.00 pm.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>■ SUBDIVISION PLAN Land or Strata <i>(If there are proposed changes from original consent)</i></p> <p>If the proposed modification impacts on the approval that is planned to subdivide either residential or commercial land you will need to supply (where appropriate):</p> <ul style="list-style-type: none"> • A plan showing proposed subdivision with land title details (including number of lots). • Location and width of nearby roads. • Subdivision pattern with dimensions and area and all proposed and existing land uses. • Location of water, sewerage, electricity and telephone. • Proposed points of entry and exit for each proposed lot. • Proposed method of stormwater disposal. • Proposed new roads (if any) including long section, cross section drawings. • Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only). • Indicative Plan of proposed development on new lot(s). • Relative levels for both the subject land and adjacent streets/footpaths. • Party walls, if relevant. 	<input type="checkbox"/>	<input type="checkbox"/>	
<p>■ LANDSCAPING PLAN <i>(If there are proposed changes from original consent)</i></p> <p><u>Information should include:</u></p> <ul style="list-style-type: none"> • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour. • Description of ground preparation, arrangement and nomination of plantings, procedures and ongoing maintenance. 	<input type="checkbox"/>	<input type="checkbox"/>	

REQUIRED	SUPPLIED		
<p>■ LANDSCAPING PLAN <i>Continued</i></p> <ul style="list-style-type: none"> • Location and type of any trees to be removed. • Schedule of plantings cross-referenced to site plan indicating species, massing and mature height. • Details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls. • Erosion and sedimentation control measures to be undertaken during and after construction. • Relative levels for both the subject land and adjacent streets/footpaths. • Rock outcrops and soil depth above bedrock. <p>Note: Additional information is required if the site is identified on the Bushland Buffer Map contained within DCP2013.</p>	YES	NO	WHY NOT
<p>■ MODIFIED BASIX CERTIFICATE</p> <p><i>(Modifications to new dwellings, multi occupancy dwellings, duplexes, alterations and additions and new swimming pools)</i></p> <p>New dwellings, multi occupancy dwellings, duplexes, alterations and additions and new swimming pools must be accompanied by a valid BASIX certificate.</p> <p>This certificate can only be obtained through the BASIX website www.basix.nsw.gov.au. Visit the website for more information, including a fact sheet and independent cost estimate.</p> <p>Projects for alterations and additions with a value of more than \$50,000 or swimming pools with a capacity of 40,000 litres or more are required to submit a BASIX certificate on lodgement of the application.</p> <p>Council cannot accept these applications without this certificate. All nominated BASIX commitments must be shown and clearly marked on all submitted plans to Council.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>■ STATEMENT OF MODIFICATION AND ENVIRONMENTAL EFFECTS</p> <p>This is a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments both during and after construction and the proposed method of mitigating any adverse effects. The statement of modification and environmental effects must address the relevant provisions under S4.55 or S4.56, including all relevant development controls and standards under the provisions of the North Sydney LEP 2013 and DCP 2013 which relate to the development proposal.</p> <p><u>The statement must address whether the development would remain substantially the same development as originally approved along with a statement addressing the reasons given for the approval of the original development detail (where applicable):</u></p> <ul style="list-style-type: none"> • Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks. • Effect on the landscape, streetscape, national park or scenic quality of the locality. • Impact on existing and future amenity of the locality. • Amount of traffic generated, particularly in relation to the adequacy of existing roads and present volumes of traffic carried. Car access, parking and availability of public transport. • Waste disposal arrangements. Location of garbage and storage areas. • Methods of sewerage effluent and stormwater disposal. • Availability of utility services, power, telephone, water/sewer. • Social effects and economic effects. • Anticipated impact of noise levels to the site locality. • Effect on historical and archaeological aspects. • Effect on flora and fauna. • Design and external appearance in relation to the site and locality indicating how the design is appropriate to the site, including a specification of the external materials to be used. • How the privacy, daylight and views of other dwellings will be affected, i.e. do they overlook or overshadow each other. • Access for the disabled. • Any special circumstances. 	<input type="checkbox"/>	<input type="checkbox"/>	

REQUIRED

SUPPLIED

■ AMENDED HERITAGE IMPACT STATEMENT

YES NO WHY NOT

(For all applications involving heritage items or works to buildings in conservation areas)

The Amended Statement of Heritage Impact (SHI) should be prepared by a relevantly qualified person, listed with the NSW Heritage Office as a Consultant, or be to the satisfaction of Council's Conservation Planner. The Statement of Heritage Impact should be concise and must adhere to the model format.

Generally:

- For major partial demolition, complete demolition, additions or change in use to, of a heritage item, a heritage consultant and/or a structural engineer experienced in heritage issues should prepare the SHI.
- For major works to heritage items and works to a state significant item the SHI should follow the standard recommended by the NSW Heritage Office guidelines.
- A heritage consultant must prepare the Statement of Heritage Impact if the heritage item is of state significance.

Further information regarding the required content of a SHI is available on Council's website in the publication 'Fact Sheet: Statements of Heritage Impact'.

Confirmation of submission of all required documentation and conditions as set out in the checklist relating to lodgement of a Modification of Consent Application

SIGNATURE OF ARCHITECT/PERSON PREPARING PLANS (Confirming submission of all required documentation)

COUNCIL USE ONLY

Customer Service Officer:

Comments:

Checked by - Customer Service Officer Signature:

OFFICE USE ONLY

Fee Type	\$	Receipt No.	Date
Assessment (701)			
Inspection Fee (717)			
Advertising (710)			
Archiving (722)			
Other			

FOR COUNCIL USE - Section 8.2 Fees

Total	Receipt	Date	Time	Initial

Review of Determination - Cashier Code 725

Archiving Code - 722

Inspection - Code 717