



## APPLICATION FORM

Made under the Environmental Planning & Assessment Act, 1979,  
Local Government Act, 1993

128788

DA No. 10-2018-188-1  
OFFICE USE ONLY  
Property No. 6543  
Date Received: 4-4-18  
CSO: *[Signature]*

### 1. TYPE OF APPLICATION (please tick)

- ☒ Development Application (please select type) ☒ Local ☐ Integrated ☐ Designated  
☐ Complying Development Certificate (please specify type) (refer to Note 5)  
☐ Construction Certificate ☐ Building ☐ Subdivision/Civil Works (Refer to Note 5)  
☐ Occupation Certificate (Refer to Note 5)  
☐ Local Government Act 1993 - Section 68 Activities  
☐ Compliance Certificate (Refer to Note 6)

WOLLONDILLY SHIRE COUNCIL  
TRIM 1: 2  
PROP. N:  
- 3 APR 2018  
AUTH. No.

### 2. PROPERTY DESCRIPTION (Land to which application relates)

Flat / Street No: 27 Street Name: Oaks Street @ Oaks St Thirlmere  
Suburb or Town: Thirlmere  
Lot No: 3 @ lot 100 Section: C DP/SP No: 1569 @ DP 1175654

### 3. PROPOSED DEVELOPMENT (Description of proposal - i.e erection/alterations to building, subdivision, demolition, change of use)

Partial demolition, internal alterations, extension, change of use, erection of mixed use development comprising 6 retail premises and 8 shoptop houses, landscaping, car parking (VPA)

Estimated Cost (Please state full market price for labour and materials) \$ 2,856,197 \$402,987.62

### 4. CONCEPT DEVELOPMENT (Sections 83A - 83D of the Environmental Planning and Assessment Act 1979)

Is this application a concept development application that sets out concept proposals for the development of the site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications?

No ☒ Yes ☐ Please attach information which describes the concept proposal and any stages of your development.

### 5. DISCLOSURES (Applies to both Applicant and Land Owner)

a) POLITICAL DONATIONS AND GIFTS (Refer to Note 3 on page 4) In accordance with Section 147 of the Environmental Planning and Assessment Act 1979 have you made any "reportable political donations" and/or gifts within 2 years prior to the lodgement date of this application.

No ☒ Yes ☐ You must complete a disclosure statement. This document is available from Council's Customer Service Counter at Council or from Council's website at: [www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au)

b) CONFLICT OF INTEREST I am Employee/Councillor or relative of an Employee/Councillor of Wollondilly Shire Council (refer to Note 7 on page 4 for definition of relative) No ☒ Yes ☐ If yes, state relationship:

### 6. APPLICANT (for Construction and Occupation Certificate applications the applicant must be the owner/s)

Name: Pracise Planning Contact Person: Jeff Bulfin  
Postal Address: PO Box 426 Northbridge NSW Postcode 1560  
Phone: 0415 225 732 Email: jeff@deepriver.com.au  
Signature(s): *[Signature]* Date: 28.3.18

## 8. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT REQUIREMENTS

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal.

Is your proposal **Designated Development**?    Yes ☐    Please attach an Environmental Impact Statement (EIS).  
No ☒    Please attach a Statement of Environmental Effects (SEE)

Is your proposal likely to significantly impact on **threatened species**, populations, ecological communities or their habitats?  
Yes ☐    Please attach a Species Impact Statement.  
No ☒

## 9. INTEGRATED DEVELOPMENT CONSENT – APPROVALS FROM STATE AUTHORITIES (Refer to Note 4)

Integrated Development Consent relates to development where consent is required from Council and one or more government authorities in accordance with S91 of the Environmental Planning and Assessment Act 1979. Does this development require a license, permit or approval under any of the following Acts?

Fisheries Management Act 1994 (see note 4)	<input type="checkbox"/> S144 <input type="checkbox"/> S201 <input type="checkbox"/> S205 <input type="checkbox"/> 219
Heritage Act 1977	<input type="checkbox"/> S58
Mine Subsidence Compensation Act 1961	<input type="checkbox"/> S15
Mining Act 1992	<input type="checkbox"/> SS63 <input type="checkbox"/> SS64
National Parks & Wildlife Act 1974	<input type="checkbox"/> S90
Petroleum (Onshore) Act 1991	<input type="checkbox"/> S9
Protection of Environmental Operations Act 1997	<input type="checkbox"/> SS43 (a), 47 and 55 <input type="checkbox"/> SS43 (b) 48 and 55 <input type="checkbox"/> S43 (d), 55 and 122
Roads Act 1993	<input type="checkbox"/> S138
Rural Fires Act 1997	<input type="checkbox"/> S100B
Water Management Act 2000	<input type="checkbox"/> S89, 90, 91

Note: For each different Authority approached on your behalf regarding approvals for this application, a cheque for \$320 made payable to the Authority and additional copies of plans as determined by the Consent Authority must accompany this application.

## 10. LOCAL GOVERNMENT ACT 1993 – SECTION 68 ACTIVITIES

The following activities require approval under Section 68 of the Local Government Act 1993. Approvals may either be sought with this application or at a later date. If approval is sought with this application, the relevant box should be selected and details supplied with this application.

- ☐ Install or construct a waste treatment device – If selected please specify type of system below:  
☐ Aerated System (AWTS)    ☐ Absorption Trench    ☐ Pumpout    ☐ Other \_\_\_\_\_
- ☐ Alterations to an existing sewerage management system – If selected please specify type of system below:  
☐ Aerated System (AWTS)    ☐ Absorption Trench    ☐ Pumpout    ☐ Other \_\_\_\_\_
- ☐ Connect to an existing sewerage management facility
- ☐ Carry out water supply and/or stormwater drainage (including tank water supply, Stonequarry Estate and Nangarin Estates)
- ☐ Carry out sewerage work where Council is the water authority not Sydney Water (such as Stonequarry and Nangarin Estates)
- ☐ Use a building or install and use a temporary structure as a place of entertainment or religious or public meeting
- ☐ Install a domestic oil or solid fuel heating appliance
- ☐ Install a manufactured home, moveable dwelling or associated structure on land.
- ☐ Temporary Occupation of a Building Site (Supplementary form to be completed in addition to this form)
- ☐ Other please specify (including use of Council land, etc.) \_\_\_\_\_

### Sewage System Details

☐ Residential    ☐ Commercial/Industrial (servicing up to 49 people)    ☐ Commercial/Industrial (servicing 50+ people)

- Buildings and fixtures to be connected: \_\_\_\_\_
- Septic Tank/Collection Well Capacities (if applicable): \_\_\_\_\_
- Number of Persons: \_\_\_\_\_

### Installers Details

Contact Person: \_\_\_\_\_ Licence No: \_\_\_\_\_

Postal Address: \_\_\_\_\_ Post Code: \_\_\_\_\_

Phone: \_\_\_\_\_

### 11. BASIX COMPLIANCE

A BASIX Certificate is required for development involving any new dwelling(s), alterations and additions with a project value of \$50,000 or greater and swimming pools where capacity is greater than 40,000 litres. Have you submitted a BASIX certificate with your proposal and is all the information submitted with the application consistent with the commitments made in the BASIX Certificate?

Yes ☒  
No ☐

For further information on BASIX refer to the Website: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

### 12. BUILDER'S DETAILS

Name: Unknown at this stage Phone: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Suburb: \_\_\_\_\_ Postcode: \_\_\_\_\_ Licence No: \_\_\_\_\_

### 13. NOMINATION OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

Should you decide to nominate Wollondilly Shire Council as the PCA this section must be completed by the owner(s) (Refer to Note 5)

I/We appoint Wollondilly Shire Council as the Principal Certifying Authority to issue the construction certificate, occupation certificate/subdivision certificate and carry out all other required inspections.

Signature(s) (ALL OWNERS TO SIGN): \_\_\_\_\_

### 14. AUSTRALIAN BUREAU OF STATISTICS SCHEDULE

All New Buildings Please complete the following:

- Number of storeys (including underground floors) 3 (incl basement)
- Gross Floor area of new building (m<sup>2</sup>) 1352
- Gross site area (m<sup>2</sup>) 1839

Residential Buildings only Please complete the following details on residential structures

- Number of dwellings to be constructed 8
- Number of pre-existing dwellings on site 1
- Number of dwellings to be demolished \_\_\_\_\_
- The estimated area (if any), in square metres, of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development. NIL
- Will the new dwelling(s) be attached to other new buildings? Yes ☒ No ☐
- Will the new building(s) be attached to existing buildings? Yes ☐ No ☒
- Does the site contain a dual occupancy (two dwellings on the same site)? Yes ☐ No ☒

Material - Residential Buildings Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code
Brick (double)	<input checked="" type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or Slate	<input checked="" type="checkbox"/> 20
Brick (veneer)	<input checked="" type="checkbox"/> 12	Concrete or Slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Concrete or stone	<input type="checkbox"/> 20	Fibre Cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80
Fibre Cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not Specified	<input type="checkbox"/> 90
Timber	<input type="checkbox"/> 40	Aluminium	<input checked="" type="checkbox"/> 70	Frame	Code
Curtain (glass)	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80	Timber	<input checked="" type="checkbox"/> 40
Steel	<input type="checkbox"/> 60	Not Specified	<input type="checkbox"/> 90	Steel	<input type="checkbox"/> 60
Aluminium	<input type="checkbox"/> 70			Aluminium	<input type="checkbox"/> 70
Other	<input type="checkbox"/> 80			Other	<input type="checkbox"/> 80
Not Specified	<input type="checkbox"/> 90			Not Specified	<input type="checkbox"/> 90

## 15. PRIVACY POLICY

By completing this form you are enabling Wollondilly Shire Council to collect personal information about you for the purpose of assisting in the determination process of your application. This information is required by law and failure to provide the information may lead to rejection or delays of your application. At any time you have the right to access, view or correct the personal information that you have provided. Please note that the information supplied on this document may be advertised to the public for comment if the development is designated development, or is required to be advertised under Council's Development Control Plan (DCP). The information will be stored in Council's records system and may be placed on Council's Website or be subject to a request to access information under the Government Information (Public Access) Act 2009 (GIPAA).

### NOTES:

- Note 1:** In the case of Crown Land within the meaning of the Crown Lands Act 1989, the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council, from time to time.
- Note 2:** In the case of land owned by a company, the owner's consent must be signed in accordance with the provisions of s52A or s127 of the Corporations Act 2001 (Commonwealth)
- Note 3:** Changes to the Local Government and Planning Legislation Amendment (Political Donations) Bill 2008 amended the Environmental Planning and Assessment Act 1979 in the following way:
- Any person making a planning application or submission is required to disclose "reportable political donations"<sup>1</sup> and gifts made to any Local Councillor (or Council Staff member) within two (2) years of making the application or submission. Failure to do so constitutes an offence of 100 units, or \$11,000.
  - The disclosure is to accompany an application or submission, or if the donation or gift is made following the submission or application, then within seven (7) days of the donation or gift.
  - Details in this disclosure are predefined, and include the details of who is to receive the benefit, the details of the donor, as well as the donation amount or gift being donated.
- Note 4. Excavation or Filling of a Waterway**  
Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewerage treatment ponds etc.
- Yes ☐ You will need a permit under Section 201 of the *Fisheries Management Act 1994* from NSW Department of Primary Industries.
- No ☒
- Obstruct Fish Passage**  
Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?
- Yes ☐ You will need a permit under Section 201 or 219 of the *Fisheries Management Act 1994* from NSW Department of Primary Industries.
- No ☒
- Note 5.** Section 73A of the *Building Professionals Act 2005* provides that an accredited certifier must not carry out certification work for a person unless the certifier, or their employer, has entered into a written agreement with the person.
- Note 6.** Issue of a Certificate of Compliance under Section 22D of the *Swimming Pool Act 1992* and part 4A of the *Environment Planning and Assessment Act 1979*.
- Note 7.** Under the Local Government Act 1993 a "relative" in relation to a person, means any of the following:
- (a) The parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal decedent or adopted child of the person or of the persons spouse or de facto partner,
  - (b) The spouse or de facto partner of the person or of a person referred to in paragraph (a)

### ADDITIONAL INFORMATION

Further information is available from Council's website [www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au) or by contacting Council on (02) 4677 1100

The consent authority may, within 21 days of receiving the Development Application, ask for additional information on the development if that information is necessary for the determination of the application or if that information is required by a concurrence authority.

The consent authority may, within 25 days after the lodgement of a Development Application for Integrated Development, ask for additional information concerning the development if the information is necessary for the determination of the application or if the information is required by an approval body.

The application may be supported with additional material (e.g., photographs, slides, models, etc.) illustrating the proposed development and its context.

### COUNCIL OFFICES:

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TRIM 1979#838 Last Revised 6/02/2018