



GEORGES RIVER COUNCIL

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GeorgesRiverCouncil



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Development Application

Environmental Planning and Assessment
Act 1979 Section 78A

Office Use only: DA 2018/0513

Amount Paid: \$ 40,087

Receipt No: 2073389

You can use this form to request approval to undertake development in the Georges River Council local government area where Council is the consent authority. **Note:** This form should **NOT** be used for applications for Food and Drink Premises Registrations, Outdoor Dining, Complying Developments, Section 8.2, 8.3, 8.4, 8.5 (formerly Section 82A) or Section 4.55 (formerly section 96) Modifications.

Advisory Notes

- An incomplete form may result in rejection of your application. Please refer to the "Application Checklist" attached to ensure all required documents are provided prior to submitting this application.
- Application form must be submitted with owner's consent given by **all** owners.
- Application fee must accompany application – Refer to Schedule of fees and charges

For advice please contact Customer Service on (02) 9330 6400 (8.30am-5.00pm Monday to Friday)

Applicant Details

CSO Checked

Name: TRULAND DEVELOPMENT PTY LTD c/o PBD ARCHITECTS

Street Name: Suite 309, 405 Sussex St Suburb: Sydney, NSW Postcode: 2000

Phone: [REDACTED] Mobile No: [REDACTED]

E-mail address: [REDACTED]

If Applicant is a Company: Application form must be signed by 2 directors or a director and the company secretary. In the case of a proprietary company that has a sole director, that director only must sign and must indicate that he/she is the sole director.

Signature: [REDACTED] Date: 23 Nov 2018

Position: Sole Director

Signature: Date:

Position:

Development Site Address

Street Address: 186-190 Princes Hwy , 2-6 Lacey St

Suburb: Beverly Park , Kogarah Bay Postcode: 2217

Lot: 5,6,7,8,9,10,24 Section: DP/SP: DA 17522, DP 17618

Site Area (m²): 3078 Floor Area (m²): 5701

Description of work to be carried out

Please provide a description of the proposed works:

RETAINMENT OF HERITAGE ITEM, DEMOLITION OF ALL OTHER STRUCTURES AND CONSTRUCTION OF A 7 STORY RESIDENTIAL FLAT BUILDING ABOVE 2 LEVELS OF BASEMENT

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Owner Details		CSO Checked <input type="checkbox"/>
Company Name: (SEE ATTACHMENT - SIX LETTER'S OWNER'S CONSENT)		
Name:	Name	
Postal Address:	Postal Address:	
Suburb:	Suburb:	
Contact Number:	Contact number:	
E-mail address:	E-mail address:	
<p>As the owner(s) of the property subject to this application I/we consent to the lodgement of this application and to Council entering the property for assessing the application and compliance with any approval which may be issued by Council.</p>		
<p>If the Owner is a Company: The application form must be signed by 2 directors or a director and the company secretary. In the case of a proprietary company that has a sole director, that director only must sign and must indicate that he/she is the sole director.</p>		
Signature:		
Position:	Date:	
Signature		
Position:	Date:	

Estimated Cost of Works
<p>The estimated cost should be either a contract price or an estimate based on the <u>current market value</u> of the labour and materials needed to complete the development. Application fees are based on development cost. If necessary, Council reserves the right to assess its own estimated cost for the purposes of fees. Inaccurate costs may delay processing of your application</p>
<p>Estimated cost of your development, including GST: \$ 17,550,000</p>
<p>For development proposals more than \$100,001 but less than \$750,000 you must complete Attachment 1 - genuine cost estimate.</p>
<p>For Development Proposals more \$750,000 – If the development cost is greater than \$750,000 a Detailed Cost Report is required to be completed by a Registered Quantity Surveyor.</p>

Applicant Declaration	
<p>Is the applicant or owner a staff member, councillor, or contractor of Georges River Council or is the applicant or owner related to someone who is a staff member, councillor, or contractor of Georges River Council?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes (if yes, state relationship) </p>
<p>Have the applicant or owner made political donations or gifts?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, you may need to complete a statement. For more details refer to the Development - Political Donations and Gifts page on our website</p>



Details of proposed development	
Have you had a pre-lodgement consultation/has this application been considered by the Development Advisory Service?	<input checked="" type="checkbox"/> Yes – Pre-DA number PRE2018/0020 <input type="checkbox"/> No - go to next question
Are you seeking approval to carry out any activity which requires Council approval in accordance with Section 68 of the Local Government Act 1993?	<input type="checkbox"/> Yes - complete Attachment 1 <input checked="" type="checkbox"/> No - go to next question
Is the property/land a critical habitat?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - go to next question
Will the development affect threatened species, populations or ecological communities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - go to next question
Is the development a biodiversity compliant development? Biodiversity complaint development is defined in Schedule 1 of the Environmental Planning and Assessment Regulations 2000	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - go to next question
Are you seeking approval for any activity as detailed on Attachment 2 from State Government Authorities as an integrated development?	<input type="checkbox"/> Yes – Complete Attachment 2 <input checked="" type="checkbox"/> No- go to next question
Do you need the concurrence of a State Agency to carry out the proposed development?	<input type="checkbox"/> Yes - please advise which agencies concurrence is required from <input checked="" type="checkbox"/> No - go to next question
Are you lodging a construction certificate application with this application for development consent?	<input type="checkbox"/> Yes - complete a separate Construction Certificate Application Form <input checked="" type="checkbox"/> No
Is Referral to the Design Review Panel for assessment under SEPP 65 applied for with this service?	<input checked="" type="checkbox"/> Yes – Please ensure additional plans are provided as per checklist guidelines. <input type="checkbox"/> No

Fees, charges, contributions and bonds payable are shown in the Schedule of Fees and Charges available on our website. Payments can be by cash, cheque, EFTPOS and some credit cards (subject to a fee). Do not post cash. It is best to confirm fees before writing cheques. Dishonoured cheques will result in an application being cancelled.

PRINT

Printed form can be submitted in person at Hurstville or Kogarah Service Centres or it can be posted via the postal address Georges River Council, PO Box 205, Hurstville NSW 1481

Privacy Notice

Georges River Council is required under the *Privacy and Personal Information Protection Act 1998* to collect, maintain and use your personal information in accordance with the Information Privacy Principles. Your personal information is being collected to process your application. Council may use your personal information for the purposes of processing your application. Council is regarded as the agency that holds the information and will not disclose your personal information without your consent unless authorised or required by law. You may apply to access or amend your information by contacting Council on 9330 6400 or at mail@georgesriver.nsw.gov.au.



Attachment 1

Must be completed for development proposals more than \$100,001 but less than \$750,000.

The applicant must provide the genuine costs of the development proposed by this application and these costs are based on industry recognised prices with GST Inclusive. All costs must be calculated in accordance with the definition of development costs in Section 25J of the Environmental Planning and Assessment Regulation 2000, at current prices. **Council may review the information provided and can seek further information or make its own fee determination.**

Genuine Cost Estimate	
Description of Cost	Applicant's Genuine Estimate
Demolition	\$
Site Preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$
Excavation	\$
Constructions and Engineering costs including fit out	\$
Change of Use	\$
Subdivision (planning, executing and registering, including covenants & easements)	\$
Services (e.g. plumbing, mechanical, fire, lift)	\$
External Works (e.g. landscaping, driveways, parking, pools)	\$
\$ External Services (e.g. gas, telephone, electricity connection to mains)	\$
Other (specify)	\$
Margin	\$
Goods and Services Tax	\$
Totals:	\$



Attachment 2

Must be completed for Integrated Development

Nominate here other approvals which must be obtained for your proposal under Section 90 Environmental Planning & Assessment Act 1979 by placing a tick in the relevant box(es):

Section 90 Environmental Planning & Assessment Act 1979		
Approval being sought	Act & Section Reference	Responsible Authority
<input type="checkbox"/> erect a structure or carry out a work in, or over a public road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> dig up or disturb the surface of a public road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> remove or interfere with a structure, work or tree on a public road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> pump water into a public road from any land adjoining the road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> connect a road (whether public or private) to a classified road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> carry out aquaculture	S144 Fisheries Management Act 1994	NSW Dept of Primary Industries
<input type="checkbox"/> carry out dredging	S201 Fisheries Management Act 1994	NSW Dept of Primary Industries
<input type="checkbox"/> cut, remove or destroy marine vegetation or net/dam/weir	S205 or S219 Fisheries Management Act 1994	NSW Dept of Primary Industries
<input type="checkbox"/> revocation/modification conservation orders/state heritage item	S58 Heritage Act 1977	Heritage Council of NSW
<input type="checkbox"/> works with area of relics or Aboriginal place	S90 National Parks & Wildlife Act 1974	National Parks & Wildlife Service
<input type="checkbox"/> scheduled development	S434/47/55 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> scheduled activities	S434/48/55 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> non-scheduled activities	S434/55/122POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> licence-controlled waste facility	Waste Management Act 2000	Environment Protection Authority
<input type="checkbox"/> bushfire safety of subdivision of land	S100B Rural Fires Act 1997	Rural Fire Service
<input type="checkbox"/> water use, management	Water Management Act 2000 Part3 Ch3	Various

