

DEVELOPMENT APPLICATION

Office Use Only - Application No.		Fees	
DA	11 / 1728	Development App	\$ 2565.00
CC	/	Notification	\$ 150 - to come
Inspection District		Construction Cert	\$ NO
Zoning	5a 5c 6a 2c 3F 4a	Occupation Cert	\$ NO
Related Files		Long Service Levy	\$ NO
Date Received	30-6-11	Other (Arch)	\$ 31.00 - to come
Receipt No.	20-152007	Other (Ad. pres)	\$ 212.00
		Other (Admin)	\$ 110.00
		Total	\$

Development and Environmental Services Group • www.shoalhaven.nsw.gov.au
 Administration Centre, Bridge Road, Nowra • Telephone (02) 4429 3111 • Fax (02) 4429 3178 • Post: PO Box 42, Nowra 2541
 Southern District Office, Deering Street, Ulladulla • Telephone (02) 4429 8999 • Fax (02) 4429 8939 • Post: PO Box 737, Ulladulla 2539

Use this form to apply for consent to carry out development. The Development Application (DA) Guidelines that accompany this form will help you complete the application. To complete this form, please tick the boxes and fill out each section, as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. Once Council has assessed your application, you will receive a notice of determination. Please note that information provided will be public information.

1 APPLICANT'S DETAILS

Mr Ms Other ALLEN, PRICE & ASSOCIATES

Family or Company Name AS AGENT FOR

First Name WARREN HALLORAN

Flat/street no. 75

Street PLUNKETT STREET

Town or Locality NOWRA

State NSW Postcode 2541

Daytime Telephone 44 216544

Mob. Fax 44221821

Email consultants@allenprice.com.au

Applicant's Reference 25437

The applicant is also the owner Yes No

3 DESCRIBE YOUR PROPOSAL

STAGED DEVELOPMENT FOR

1. 18 HOLE (PART 2)
 CHAMPIONSHIP GOLF COURSE
 WITH CARPARK AREA, ACCESS
 ROAD & SECURITY ENTRANCE; &

2. (a) CLUB HOUSE w/ PRO SHOP,
 CHANGE ROOMS AND (b)
 GREEN KEEPER, SHED

(Note: Refer to DA Guidelines)

2 PROPERTY/OWNER(S) DETAILS

Flat/street no. 98010 95008

Street CULBURRA ROAD.

Town or Locality CULBURRA

Lot or Portion Nos. S#6 Section (where relevant)

DP or Parish Name DP 1065111

Area of Land (in m² or hectares) 400 ha.

You can find the lot no., section and DP no. on a map of the land; on the title documents for the land; or on your rates notice.

All Owner's Name(s) MR. WARREN HALLORAN

Postal Address 9- GPO Box 2678
 SYDNEY NSW
 Postcode 2001

Telephone No. (Bus) 02 92833399.

4 PROPOSAL DETAILS cont/....

Will this involve:

erecting, altering or adding to a building structure

Is it a temporary building or structure? Yes No

subdividing land

subdividing a building into strata units

demolition

changing the use of land or a building or the classification of a building under the Building Code of Australia (without building, subdividing or demolishing)?

Other work (without building, subdividing or demolishing)?

Note: If you do not apply for demolition on this application, and you need to demolish structures on the site, a separate DA will need to be submitted to, and approved by Council, prior to the removal of any structures from the property.

Total project value \$1 million

(including cost of landscaping, car parking etc. but excluding value of land).

Number of car parking spaces proposed 140.

Hours of operation DAYTIME.

5 PLANS OF THE LAND & DEVELOPMENT

You need to provide a number of plans that show what you intend to do. Hardcopy should be A3 or A4 size and the floor plan shown on a separate page. Electronic document submission is encouraged. Please attach:

- a site plan of the land, drawn to scale (4 copies).
- plans and elevations of the proposal, drawn to scale (4 copies). Floor plans to be on a separate sheet, and where relevant:
- an A4 size plan of the proposed building and other structures on the site
- a plan of the existing building, drawn to scale.
- a waste minimisation and management plan.
- a BASIX certificate (if required).

NOTE: For Regional Development Applications to be determined by Joint Regional Planning Panel submit seven (7) hardcopies and two (2) disks containing all documents.

6 ENVIRONMENTAL EFFECTS OF YOUR DEVELOPMENT

To assess your proposal, the Council needs 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.

See Section 7.6 of the DA Guidelines.

Is your proposal designated development?

Yes > Please attach an environmental impact statement.

No > Please attach a statement of environmental effects.

Note: To assist in the preparation of a statement of environmental effects, Council has produced a "proforma" statement which may be completed and submitted with your application. The form is a guide only and information should be augmented where appropriate.

Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats?

Yes > Please attach a species impact statement. No

7 WASTE MANAGEMENT

Is the application for a single dwelling, renovation of, or minor addition to a dwelling house?

Yes → No Please see Waste Minimisation and Management Guidelines for further information on the preparation and submission of a Waste Minimisation and Management Plan.

Please complete waste plan on page 6.

8 SUPPORTING INFORMATION

You need a BASIX Certificate when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at www.basix.nsw.gov.au. BASIX Cert. No.

You can support your application with additional material, such as reports, photographs and models to illustrate your proposal. Please list what you have attached.

9 STAGED DEVELOPMENT

You can apply for development consent for only part of your proposal now, and for the remaining part(s) at a later stage.

Are you applying for development consent in stages?

Yes No

If Yes, please attach:

- information which describes the stages of your development
- a copy of any consents you already have for part of your development.

10 CONCURRENCES FROM STATE AGENCIES

Do you need the concurrence of a State Agency to carry out the development? See Section 7.10 of the DA Guidelines.

No
 Yes – Please list any agencies whose concurrence you need.

11 APPROVALS FROM STATE AGENCIES

If you need a development consent and one or more of the approvals listed in the DA Guidelines, your development is known as integrated development. The relevant state agency will be involved in the assessment of your proposal. See Section 7.11 and Attachment C of the DA Guidelines.

Is your application for integrated development?

No
 Yes – Please list the approvals you require

and attach:

- a cheque for \$250.00 made out to **each** agency that will look at your proposal.
- sufficient information for the approval body(s) to assess your application.
- additional copies of your application for each agency. The Council can tell you the number that will be needed.

12 WORK IN THE ROAD RESERVE

If you are also seeking approval for an activity within the road or footpath area under Section 138 of the Roads Act, tick the type of approval(s) required. You will need to provide full details with the application. See Section 7.12 of the DA Guidelines.

Connection of stormwater to kerb or Council system
 Gutter layback Footpath crossing
 Footpath Other – specify.....

13 OTHER COUNCIL APPROVALS

To carry out your proposal you may need approval for an activity under Section 68 of the Local Government Act. Please attach sufficient information for Council to assess your application. Tick the type of approval(s) required. **See Section 7.13 and Attachment D of the DA Guidelines.**

- On-site water supply work
- Wastewater drainage
- Stormwater drainage work
- Domestic oil or solid fuel heating appliance
- Other – specify:

14 CONSTRUCTION STATISTICS

This information is required by the Australian Bureau of Statistics (ABS) and must be completed if building work is involved.

The ABS requires that the description which best describes the materials to be used for wall, floor, roof and frame construction be nominated from the schedule below.

Walls	Frame	Roof
Brick Veneer	Timber	Aluminium
Full Brick	Steel	Concrete
Single Brick	Other	Concrete Tile
Concrete Block	Unknown	Fibrous Cement
Concrete Masonry		Fibreglass
Concrete		Masonry/Terracotta Shingle
Steel		Tiles
Fibrous Cement	Floor	Slate
Hardiplank	Concrete	Steel
Timber/Weatherboard	Timber	Terracotta Tile
Cladding-Aluminium	Other	Other
Curtain Glass	Unknown	Unknown
Other		
Unknown		

Tick whether: New Alterations Additions

Building Construction Cost

(Include labour but exclude cost of landscaping and car parking etc.)

Existing Development

Type of Construction (select type from schedule above)

Wall

Frame

Floor

Roof

Colour of Walls (specify)

Colour of Roof (specify)

Floor area (for dwellings - exclude garage) m²

Number of Storeys

For Residential Units, (including dual occupancies) state number of new/additional units

and tick whether – Attached Detached

If Structure is a dwelling, state whether: separate house, kit house or transportable dwelling (excluding caravan or mobile home)

15 BUILDER'S DETAILS

Builder's Name(s)

(If 'owner' write 'owner/builder' or if unknown write 'N.Y.K.')

Licence No. N.Y.K.

Postal Address

Town Postcode

Telephone No. Bus.

Mobile

16 OTHER CERTIFICATES

(a) Does the application include an application for a construction certificate?

Yes No

(b) Do you wish to appoint Council as the Principal Certifying Authority (PCA) for the purpose of undertaking required inspections and issuing Compliance and Occupation Certificate(s)?

Yes No

Note 1: If you ticked "Yes" to question 16(b), this application will be deemed to be an application for a Final Occupation Certificate. The date of application will be taken to be the date that a final inspection is requested. If an Interim Occupation Certificate is required, a separate application must be lodged at that time.

Note 2: If you ticked "No" to questions 16(a) and/or 16(b) you are advised that building works cannot be commenced until a construction certificate is obtained for building work and a PCA is appointed.

17 PROPOSED USE OF BUILDING IF CHANGING USE

What will be the principal use of the building if this application is approved?

- Single dwelling
- Dual occupancy
- Residential flats, serviced apartments, attached dwellings
- Hotel, motel, boarding house, hostel
- Offices (commercial)
- Retail
- Factory, service station
- Warehouse, showroom
- Public buildings, halls, educational, laboratories
- Outbuildings, garages, pergolas, pools, signs
- Other (please describe)

18 DISCLOSURE OF POLITICAL DONATIONS & GIFTS (\$147 OF THE EP & A ACT 1979)

Have you or any persons with a financial interest in this application in the last two (2) years, made any political donations or given any gifts to any local Councillor or Council employee?

Yes No

If you ticked yes, please fill out a Political Donations & Gifts Disclosure Statement at the back of this form.


Important Notice: It is an offence under the EP & A Act 1979 if you fail to disclose reportable donations and gifts.

19**OWNER'S DECLARATION**

The owner(s) of the land to be developed must sign the application. If you are not the owner of the land, you must have **all** the land owners sign the application. If the land is Crown land, an authorised officer of the Department of Lands must sign the application. If the land is owned by Council, the General Manager, or delegate must sign the application.

As the owner(s) of the above property, I / we consent to lodgement of this application:

I/We hereby permit any duly authorised officer of the Council of the City of Shoalhaven to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration of the Act(s), Regulation or planning instrument.

Signature	X 
Name	MR. WARREN HAWORAN.
Date	X 29. JUNE. 2011
Signature	
Name	
Date	

If the land is owned by a company (P/L) the signature of at least one (1) director residing in Australia is required. If a company signatory, indicate position held.


20**APPLICANT'S DECLARATION**

I hereby apply for approval of the development proposal described in this application and in the plans, specifications and documents accompanying the application, and that the information is correct.

This application (where required) is also deemed to be an application for a "Certificate of Compliance" under Section 307 of the *Water Management Act 2000*.

I agree to inform the owner (s) of the land about the publication of forms and documents in DA Tracking on Council's website.

The applicant, or the applicant's agent, must sign the application

Signature	
Name, if you are not the applicant	E. PANUCCI for ALLEN PRICE + ASSOC.
In what capacity are you signing if you are not the applicant	AGENT for OWNER
Date	29/6/11

CHECKLIST

All the details sought in the accompanying checklist (at the back of this form) 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 sometimes be required. A Council Officer will contact you soon after their initial inspection if this is the case.

A COMPLETE CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE ALL REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY DA ASSESSMENT STAFF.

21**IMPORTANT INFORMATION RELATING TO DA'S****1 Access to Information**

The *Government Information (Public Access) (GIPA) Act 2009* provides that persons are entitled to open access information about a Development Application. However, this does not extend to:

(a) the plans and specifications for any residential parts of a proposed building, other than plans that merely show its height and its external configuration in relation to the site on which it is proposed to be erected, or

(b) commercial information, if the information would be likely to prejudice the commercial position of the person who supplied it or to reveal a trade secret.

2. Privacy Notification

The information on this form is being collected by Council for administrative and assessment purposes. It will be used by Council staff and other organisations for the purpose mentioned and may be included on a public register. Personal information contained on this form will be published on Council's website as required by the *GIPA Act 2009*. Persons identified on this form may at any time, apply to Council for access or amendment of the information.

3. DA Tracking

Council's on-line DA Tracking system allows customers to view plans, other details and track the progress of a DA throughout the assessment process.

The on-line system provides key milestones in the DA process but does not provide a detailed history. Persons wishing to confirm information in detail should contact Council via either the email facility at the bottom of the on-line DA tracking window of each DA listed or in writing in order to obtain a written response.

All documents associated with the DA will be accessible on-line via Council's DA Tracking site, in accordance with Council policy.

4. DA Decision Making

If in the opinion of Council Officers any significant issues of public interest or policy and material impacts are identified, the application will most likely be reported to a Council Meeting, otherwise qualified Planning, Development and/or Building Assessment staff will make a decision.

5. Copyright Note

The Applicant is advised that Council may use or make copies (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the *Environmental Planning and Assessment Act 1979*, the *GIPA Act 2009* and Council's Community Consultation Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the development application by Council and public participation in the development assessment process. This will include making copies of the advertised plans, supporting documentation and the determination available on Council's website to be viewed or printed out by member of the public and using the plans and accompanying documents for Council's Strategic Planning purposes. The Applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.

6. Disclosure of Political Donations & Gifts

You must declare any reportable political donations (being donations of \$1,000 or more) or gifts made in the previous two years and up to determination of the planning application. This includes donations or gifts given by any person with a financial interest in the application. More information about your disclosure obligations and a copy of the Disclosure Statement Form can be found at the back of this form, Council's website at www.shoalhaven.nsw.gov.au or www.planning.nsw.gov.au/donations.