



## Development Application - Gosford City Centre

You can use this form to apply for approval to carry out development with a greater value than \$10m in the Gosford City Centre.

Before lodging this form, you must ensure that you have either obtained Pre-DA advice from the Department of Planning and Environment or completed the checklist most relevant to your application:

- [DA Lodgement Checklist - Commercial Building](#);
- [DA Lodgement Checklist - Residential Building](#); or
- [DA Lodgement Checklist - Mixed Use Building](#).

The **DA Supplement: a guide to filling in your application** will help you complete your application.

### Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years and ending when the application is determined. For more details, including a disclosure form, go to [www.planning.nsw.gov.au/planning](http://www.planning.nsw.gov.au/planning)

### Lodgement

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information to the Department. When your application has been assessed, you will receive a notice of determination. You can lodge your completed form, together with attachments at the Department's Gosford office:

Level 3, 107 Mann Street, Gosford  
PO Box 1148 - Gosford NSW 2250  
Phone: (02) 4345 4400  
Email: [centralcoast@planning.nsw.gov.au](mailto:centralcoast@planning.nsw.gov.au).

### Applicant Details:

Title	
First Name	SHANE
Last Name	ZERAFA
Telephone or Mobile	0420 771 237
Email	snzholdings@yahoo.com.au
Company/Organisation	SSKZ PTY LIMITED
ABN	
Address	C/- WALES & ASSOC. #6 GREENHAVEN DR
City	UMINA BEACH
State	NSW
Post Code	2257

**Mailing Address Details:**

Same as above ☐ Yes ☒ No

Address

City

State

Post Code

**Identify the land you propose to develop:**

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Lot/DP or Lot/Section/DP or Lot/Strata number. Please ensure that you put a slash (/) between lot, section, DP and strata numbers. If you have more than one piece of land, you will need to separate them with a comma eg 123/579, 162/2.

A / 312912  
B / 312912

**Please note:**

You can find the lot, section, DP or strata number on a map of the land or on the title documents for the land, if title was provided after 30 October 1983. If you have documents older than this, you will need to contact NSW Land Registry Services for updated details

If the subject land is located within the Kosciuszko ski resorts area, DP and strata numbers may not always apply. Please contact the Office of Environment and Heritage - you will need to attach a copy of the registered lease boundary plan with your application.

**Description of proposed development:**

Briefly describe your proposal

Refer to **Sections 2 and 4 of the DA Supplement.**

DEMOLITION OF EXISTING  
RESIDENTIAL DWELLING  
AND CONSTRUCTION OF  
TWENTY SIX APARTMENTS  
WITH BASEMENT CAR  
PARKING

Will this involve: (please tick where relevant)

- ☒ erecting, altering or adding to a building or structure
- ☐ a temporary building, structure, or use
- ☐ subdividing land. Please specify the no. of lots & attach preliminary engineering drawings of the work to be carried out.
- ☐ subdividing a building into strata lots. Please specify the no. of lots
- ☐ 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)
- ☐ advertising and signage
- ☐ other work (without building, subdividing or demolishing)?

**Number of jobs to be created:**

Please indicate the number of jobs the proposed development will create. This should be expressed as a proportion of full time jobs over a full year, (e.g. a person employed full-time for 6 months would equal 0.5 of a full-time equivalent job, a person working for 20 hours per week for 6 months would approximate to 0.25 of a FTE job, six contractors working on and off over 2 weeks equate to 2 people working full-time for 2 weeks, which equals approximately 0.08 of an FTE job).

Construction jobs (full-time equivalent)

FIVE HUNDRED (500)

Operational jobs (full-time equivalent)

FIVE (5)

**Crown development:**

Specific provisions apply to development by the Crown under Division 4.6 of the *Environmental Planning and Assessment Act 1979*.

Is this proposal Crown development in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*?

- ☒ No
- ☐ Yes

If Yes Identify Crown agency

NOT APPLICABLE

**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?

- ☒ No
- ☐ Yes

If Yes, please describe the stages of your development

NOT APPLICABLE

Please also attach a copy of any consents you already have for part of your development.

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**Plans of the land and development:**

You need to provide a number of different plans that show what you intend to do. **Section 3** of the **DA Supplement** sets out which plans to provide and the details to include. Contact the Department to find out the number of copies of plans required.

Please attach:

- a site plan of the land, drawn to scale
- plans or drawings of the proposal, drawn to scale

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.

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**Environmental effects of your development:**

In order to assess your proposal, you will need to inform the Department of the potential impacts it will have. Depending upon the nature and scale of your proposal, you may need to provide one or more of the documents listed below to explain the environmental effects of your proposal. See **Section 4** of the **DA Supplement**.

Is your proposal **designated development**?

- ☒ No, Please attach a statement of environmental effects (SEE).  
☐ Yes, Please attach an environmental impact statement (EIS).

The following questions are relevant if your application is subject to the transitional arrangements relating to the *Biodiversity Conservation Act 2016* so that your application will be considered under the *Threatened Species Conservation Act 1995* (now repealed). For information on the transitional arrangements refer to the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* and the website of the Office of Environment & Heritage.

Is your proposal on land that is, or is part of, **critical habitat**, or is your proposal likely to have a significant effect on **threatened species**, populations, ecological communities or their habitats?

- ☒ No, the proposal is not likely to have a significant effect on threatened species.  
☒ No, The proposal is not likely to have a significant effect, because of the issue of a biobanking statement under Part 7A of the Threatened Species Conservation Act 1995  
☐ Yes, please attach a species impact statement (SIS).

Has a biobanking statement been issued?

- ☒ No  
☐ Yes

Is your proposal biodiversity compliant development?

- ☒ No  
☐ Yes, please attach an explanation of the reason why the development is biodiversity compliant development

The following questions are relevant if your application is not subject to the above mentioned transitional arrangement and the *Biodiversity Conservation Act 2016* applies.

Is your proposal likely to significantly affect threatened species? See **Section 4** of the **DA Supplement**.

- ☒ No, the proposal is not likely to have a significant effect on threatened species  
☐ Yes, please attach a BDAR and an explanation of the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016.

Has a biodiversity certification assessment report been issued?

- ☒ No  
☐ Yes

Is the land subject to a private land conservation agreement under the *Biodiversity Conservation Act 2016*?

- ☒ No  
☐ Yes, please attach a description of the kind of agreement and the area to which it applies.

Is the land you are proposing to develop within a wilderness area and the subject of a wilderness agreement or conservation agreement within the meaning of the Wilderness Act 1987?

- ☒ No  
☐ Yes, please attach a copy of the consent of the Minister for the Environment to the carrying out of the development

Does your proposal require works to a heritage item or works adjoining a heritage item?

- ☒ No  
☐ Yes, please attach a heritage impact statement.

If your proposal involves works to a heritage item or works adjoining a heritage item you must obtain one of the following. Please tick which applies to your proposal.

- ☐ Exemption notification form under section 57(2) of the Heritage Act 1977  
☐ Application under section 60 of the Heritage Act 1997  
☐ Excavation permit under section 140 of the Heritage Act 1977

**BASIX compliance:**

A development application for any BASIX affected development must also be accompanied by a BASIX certificate (or certificates), being a BASIX certificate that has been issued no earlier than 3 months from the date of application.

Does your development require a BASIX certificate?

☐ No

☒ Yes, Please attach a BASIX certificate and any other documents that are required by the BASIX certificate.

Note: To find out if your development requires a BASIX certificate please contact the BASIX Help Line on 1300 650 908.

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#### Approvals from State agencies (integrated development):

If you need development consent and one or more of the approvals listed in **Attachment A** of the **DA Supplement**, your development is known as integrated development. The relevant State agency will be involved in the assessment of your proposal. See **Section 6** of the **DA Supplement**.

Is your application for integrated development?

☒ No

☐ Yes.

If Yes, please complete Attachment A of the DA Supplement and submit with your application. Please also provide:

- sufficient information for the approval body(ies) to assess your application
- additional copies of your application for each agency. Contact the Department for the number of copies required.

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#### Concurrences from State agencies:

An environmental planning instrument may require the agreement of a State agency to carry out your development. Contact the Department to determine whether the application needs to be referred. A copy of your application will be sent to the relevant agencies for consultation.

This is because if the Minister is the consent authority he only needs to consult.

Do you need the concurrence of a State agency to carry out the development?

☒ No

☐ Yes, please list any agencies whose concurrence you need.

Please attach sufficient information for the agency(ies) to assess your application.

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#### Supporting information:

You can support your application with additional material, such as photographs, including aerial photographs, slides and models to illustrate your proposal. Please list any material that has been attached:

(1) ARCHITECTURAL PLANS (2) PRE-APP MINUTES (3) SEPP 65 REPORT  
(4) SURVEY PLAN (5) BUSHFIRE REPORT (6) LANDSCAPE PLAN (7) BASIX  
(8) STORMWATER (9) DISABILITY ACCESS REPORT (10) TRAFFIC REPORT  
(11) WASTE MANAGEMENT REPORT (12) GEOTECHNICAL REPORT  
(13) QS REPORT (14) VISUAL IMPACT ASSESSMENT (15) ARBORIST REPORT



Application fee:

Part 15 Division 1 of the Environmental Planning and Assessment Regulation 2000 sets out how to calculate the fees for development applications. For development that involves a building or other works, the fee for your application is based on the estimated cost of the development. If your application is for integrated development or requires concurrence from another State agency, you will need to include additional processing fees. If your development needs to be advertised to the public you may also need to include an advertising fee.

Note: Advertising fees attract GST, all other fees do not. Contact the Department if you need help to calculate the fee for your application.

Estimated cost of the development

Total fees lodged

Political donation disclosure statement:

Persons lodging a development application are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years and ending when the application is determined. Disclosure statements are to be submitted with your application.

Have you attached a disclosure statement to this application? ☒ No ☐ Yes

Note: For more details about disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

Owner's consent:

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 owners sign the application. If the land is Crown land, an authorised officer of the NSW Department of Industry must sign the application. An original signature must be provided.

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

Signature

Name

Date

Capacity in which you are signing

Signature

Name

Date

Capacity in which you are signing

**Applicant's signature:**

**The applicant, or the applicant's agent, must sign the application. Only an original signature will be accepted** (photocopies or faxed copies will not be accepted).

Signature

Matthew Wales

Date

18th JANUARY 2022

In what capacity are you signing if you are not the applicant

APPLICANTS URBAN DESIGN CONSULTANT

Name, if you are not the applicant

MATTHEW WALES

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**Privacy policy**

The information you provide in this application will enable the Department, and any relevant state agency, to assess your application under the *Environmental Planning and Assessment Act 1979* and other applicable state legislation. If the information is not provided, your application may not be accepted. If your application is for designated development or advertised development, it will be available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected any information provided in your application. Please ensure that the information is accurate and advise the Department of any changes.