

# Development Application

Under the Environmental Planning and Assessment Act 1979 Section 78A

## About this form

You must use this form to request approval to undertake development in the Greater Taree local government area where Council is the consent authority. This form is a public record and may be made available on Council's website.

## How to complete this form

- 1 Ensure that all fields have been filled out correctly.
- 2 Please note that fields on this form marked with an \* are mandatory and must be completed before submitting the application.
- 3 Complete and attach the Development Application Lodgement Checklist
- 4 Once completed you can submit this form by mail or in person.

GREATER TAREE CITY COUNCIL

23 JUN 2014

RECEIVED RECORDS

## Property Details

Lot Number\*

2, B, 14, 591 & 592, 117, 217, 218, 219

Deposited/Strata Plan Number\*

DP 1022067, 377867, 733054

Section Number\*

DPs Cont. 1180317, 753149

Address\*

4 Sheaffe Avenue, 27, 37, 55, 75, 95, 106 & 142 Forest Lane

Suburb/Town\*

Old Bar

Postcode\*

2430

## Applicant Details

Applicant(s) Surname/Company\*

Lidbury, Summers and Whiteman

Given Names\*

Postal Address\*

PO Box 510

Suburb/Town\*

Forster

State\*

NSW

Postcode\*

2428

Telephone Number\*

02 6554 7988

Mobile Number

Email Address

consult@lswsurveyors.com.au

Note: It is important that we are able to contact you if we need more information. Please give us as much detail as possible. Council will deal only with the nominated applicant in the event of any query or communication regarding this application.

**Please note that information provided will be public information and may be placed on Council's website. Personal numbers should not be given if you do not wish these to be publicly available.**

## Office Use Only

Application Number

439/2014/DA

Total Fees Paid

\$5335.00

Receipt Number

699819

Date

20/6/2014

## Schedule of Fees

			\$ Rate per m <sup>2</sup>				\$ Rate per m <sup>2</sup>
<b>DWELLINGS &amp; DUAL OCCUPANCIES (including additions)</b>				<b>SHOPS</b>			
Fibro	Slab		967	Lock-up single storey			970
	Timber floor		1006	Two-storey plaza style			1144
Weatherboard	Slab		967	Supermarket			1245
	Timber floor		1006	Department store – 2-3 storey			1443
Project brick veneer	Slab		1101				
	Timber floor		1175	Shopping complex, comprising all above			1675
Project Brick Cavity			1315				
<b>RELOCATED DWELLINGS</b>			330				
<b>DEMOLITION</b>			50				
<b>PATIOS/VERANDAHS</b>				Parking area	- under cover		855
	Concrete floor		416				
	Timber floor		520	Parking area	- open		136
<b>PERGOLA</b>			233	<b>OFFICES</b>			
Decking (no roof)			370	2/3 storey			1253
<b>SHADE SAILS</b>			180				
<b>GARAGES/CARPORTS/SHEDS</b>				<b>MOTELS, CLUBS, HOTELS</b>			
Brick-commons flat roof	Detached		547	Motel	- up to 2 storey		1553
Brick - face, tiled roof	Detached		610	Hotel	- up to 2 storey		1753
Brick	Attached		716	Club	- up to 3 storey		1743
Fibro	Detached		482	Parking area	- under cover		855
Fibro	Attached		440	Parking area	- open		136
Weatherboard	Detached		502				
Weatherboard	Attached		465				
Garage	Under		634	<b>INDUSTRIAL</b>			
Carport -Kit	No slab		180	Warehouse - single storey, brick walls, truss roof			879
Carport -Kit	With slab		241				
Carport -Constructed	No slab		211	Portal frame - metal cladding office accommodation			850
Carport -Constructed	With slab		271				
Machinery shed/garage (metal construction)	Concrete floor		300	Portal frame-blockwork walls first floor office			971
Machinery shed/garage (metal construction)	Earth floor		245				
Garden shed (max 20m <sup>2</sup> )			80	Portal frame -metal cladding, mezzanine floors, first floor office accommodation, ground floor showroom, prestige finish			1112
<b>FLATS/UNITS</b>				Load bearing cavity brickwork open web joists			871
Units up to 3 storeys – including parking			1386				
Balcony, cantilever, tiled floor			540				
<b>TOWN HOUSES/VILLAS</b>							
Villa units	Project brick veneer		1173				
Town houses 2 storey	Custom cavity brick		1447				
<b>RETAINING WALLS (\$ per line metre)</b>				<b>FENCING (\$ per lineal metre)</b>			
Retaining Walls	Treated Pine (1m high)		200	Metal 1.8m	Colourbond		50
Retaining Walls	Brick		400	Timber 1.8m	Paling		40
Retaining Walls	Block (Mass) (1m high)		210	Pool 1.2m	Powder coated aluminum		100
Retaining Walls	Block (Filled) (1m high)		270	Pool 1.5m	Gal Mesh		80
<b>PLEASE NOTE</b> These costs apply to a level site only. Additional costs to be estimated for foundation walls and garages or room under. If the above categories do not adequately reflect the type of construction, contact Council's Regulatory Section.							
<b>SWIMMING POOLS</b>							
Guide only - does not include landscaping, paving, retaining walls, electrical, spas							
			\$ rate per m <sup>2</sup>		\$ rate per m <sup>2</sup>		
			New	Secondhand			
Concrete – marble finish			720		Vinyl lined -below ground	500	250
Fibreglass			651	300	Vinyl lined -above ground	405	180

Where the development involves the erection of a building you must provide a copy of the contract with the application or calculate the cost below in Table 1 using the attached Schedule of Fees.

TABLE 1	A (area m <sup>2</sup> )	B (rate m <sup>2</sup> )	C (\$value)
Main floor area (excluding verandahs & garages)	m <sup>2</sup> x	= \$	
Floor area verandahs/balconies	m <sup>2</sup> x	= \$	
Floor area garages/parking	m <sup>2</sup> x	= \$	
Additional components	m <sup>2</sup> x	= \$	
<b>Total Area</b>	m <sup>2</sup> x	<b>Total (including GST)</b>	<b>\$</b>

## Registered Owner(s) Details

Title

Given Name/s\*

Family Name\*

Organisation/Company Name\* (if applicable)

Please see attached autorisations

ABN/ACN\* (if applicable)

Address\*

(see authorities)

Telephone Number\*

Mobile Number

Email Address

Please note that information provided will be public information and may be placed on Council's website.  
Personal numbers should not be given if you do not wish these to be publicly available.

## Proposed Development Description

**Type of development:** (Please tick appropriate box/es below)

Dwelling

☐

Residential or Rural Alteration/  
Additions/Outbuildings

☐

Multi Unit  
Residential

☐

Commercial

☐

Commercial Alterations/  
Additions/Outbuildings

☐

Industrial

☐

Subdivision - New Roads

☒

Subdivision - No New Road

☐

Subdivision - Strata

☐

Private Facilities on Footways

☐

Advertising Signs

☐

Demolition

☐

Change of Use

☐

Other

☐

## Detailed Description (of development proposed)

Staged Development Application - precinct 3 at Old Bar approximately 526 Lots  
Stage 1 - 66 Lots

Is this application for a staged development? ☒ Yes ☐ No

If yes, please provide details

Staged development application carried out in 10 stages as detailed in the attached statement of environmental effects.

Do you wish to apply for a variation on a development standard under Cl 4.6 of LEP 2010

If yes, please provide details

☒ Yes ☐ No

NOTE: Written application providing grounds for variation to development standards is to be submitted together with this development application. The Variation of Development Standard Application Form is provided on Council's website.

Estimated Cost of Development

☐ Contract Provided

☐

Estimated cost as per schedule -  
complete Table 1 on page 2

☐

Detailed cost estimate form  
attached

## Floor Area

Main floor area (including verandahs & garages)	m <sup>2</sup>
Additional components (pool machinery sheds etc)	m <sup>2</sup>
Total Area	m <sup>2</sup>

Existing Use of Site (please provide details in box below)

rural and rural residential

## Pre-application advice

Have you been given any pre-application advice on this application? ☒ Yes ☐ No

If yes, please give the name of the Council officer who gave the advice.

Petula Bowden, Richard Pamplin, Graham Schultz

## Other Approvals

**Integrated Development** (Please tick appropriate box/es below)

Is this application for Integrated Development ? ☒ Yes ☐ No

**If yes, under which Act do you require approval?**

Fisheries Management Act 1994	S144	<input type="checkbox"/>	S201	<input type="checkbox"/>	S205	<input type="checkbox"/>	S219	<input type="checkbox"/>
Water Management Act 2000	S89	<input type="checkbox"/>	S90	<input type="checkbox"/>	S91	<input checked="" type="checkbox"/>		
Protection of the Environment Operations Act 1997	S43(a)	<input type="checkbox"/>	S47	<input type="checkbox"/>	S55	<input type="checkbox"/>		
Mining Act 1992	S63	<input type="checkbox"/>	S64	<input type="checkbox"/>				
Mine Subsidence Compensation Act 1961	S15	<input type="checkbox"/>						
Rural Fires Act 1997	S100b	<input checked="" type="checkbox"/>						
Heritage Act 1997	S58	<input type="checkbox"/>						
Pollution Control Act 1991	S9	<input type="checkbox"/>						
National Parks and Wildlife Act 1974	S90	<input checked="" type="checkbox"/>						

## Approval under other Acts

Roads Act	S138	<input checked="" type="checkbox"/>
LGA	S68	<input type="checkbox"/>

## Applicant Declaration

### Disclosure of Political Donations and Gifts

Under Section 147 of the Environmental Planning and Assessment Act 1979, any reportable political donation to a Councillor and / or any gift to a Councillor or Council employee within a two (2) year period before the date of this application must be publicly disclosed.

Are you aware of any person with a financial interest in this application who made a reportable donation or gift in the last two (2) years?

☐ Yes ☒ No

If yes, complete the Disclosure of Political Donations and Gifts Form and lodge it with this application.

If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.

Note: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false disclosure statement.



## Owner(s) Consent

Registered Owners Name\*

See attached authorisations

Position\*

Signature\*

SEE ATTACHED AUTHORITIES

Date\*

Registered Owners Name\*

Position\*

Signature\*

Date\*

Company Name

Applications can not be accepted without the full consent of ALL Landowners

- If there is more than one landowner, every owner must sign
- If the owner is a company or owner's association, the application must be signed by an authorised person.
- If you are signing on the owner's behalf as their legal representative, you will need to state your legal authority (eg Power of Attorney, Executor, Trustee) and attach evidence of this authority.
- Applicants in caravan parks require the signature of the park owner.

## Applicant's Consent

Council will not process an application that is incomplete or non-complying with lodgement requirements.

- I apply for approval to carry out work described in this application. I declare that all information in the application is to the best of my knowledge, true and correct.
- I understand 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 delays in processing will arise out of any inadequacies in the material submitted in support of the application.
- I understand that Greater Taree City Council may use the information and materials provided for notification and advertising purposes.
- I understand that the information and materials provided may be made available to the public for inspection and copying at Council's Customer Service Centre and Council's website

Applicant's Name

BRIAN LIDBURY

Applicant's Signature\*

Brian Lidbury

Date\*

19/06/14

## Lodgement Details

Completed Application and Development Application lodgement checklist along with payment to be:

- forwarded by post to address below, or
- lodged at GTCC Customer Service Counter between 8.30am and 4.30pm Monday to Friday (excluding Public Holidays)

**Privacy Notice:** Under Privacy laws, you have the right to find out why we are collecting this information, if it is compulsory and what we are going to do with it. You also have rights to access and correct any information held about you. To find out more, contact us on (02) 6592 5399 and ask to speak to the Privacy Contact Officer in Governance. If you need an interpreter, call 131 450

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