

29th January 2015

The General Manager
Gosford City Council
PO Box 21
Gosford, NSW, 2250



dem

Attention: Mr Robert Eyre

Senior Town Planner Gosford Council

Dear Robert,

Proposed Residential Apartment Development 70 John Whiteway Drive, Gosford (Lot 100, DP 1066540) – Formal Development Application Lodgement

On behalf of the Applicant Mr Taskin Satici we now hereby formally lodge a revised Development Application (DA) submission on the above site for submission with Council.

DEM were the original architects for current Development Consent for the site (DA No. 19775/2003 - approved in 2003) and this new DA now seeks consent an increase the total number of units from 48 (last approval) to approx. 75 units by changing the unit mix on typical floors, adding one extra residential floor and one extra level of basement car park within the extent of current approved building footprint.

The final submitted design has been developed in line with feedback and comments provided by Council at the formal Pre-DA meeting held with Council on 18th December 2014 to discuss the envisaged new residential development project at the subject site. As part of the submitted Statement of Environmental Effects Report we have included a detailed schedule of how we have responded to the various matters raised by Council as part of our pre-DA liaison process.

We enclose the following documents, as required by Council, in support of our application:

- Five (5) copies of Architectural Drawings No. ar-cv00-b02 Cover Sheet, ar-0200 Site Plan, ar—1200-b02, Basement Plan, ar—1201-b02, Ground Floor Plan, ar—1202-b02, Level 1 floor Plan, ar—1203-b02, Level 2 Floor Plan, ar—1204-b02, Level 3 Floor Plan, ar—1205-b02, Level 4 Floor Plan, ar—1206-b02, Roof Plan, ar—2100-b02, Sections, ar—2300-b02, Carpark Ramp Detail Sections, ar—2500-b02, Elevations sheet 1, ar—2501-b02, Elevations sheet 2, ar—2501-b02, Adaptable Unit Typical Plans ar—3300-b02, Site Coverage and Deep Soil Zone Diagrams, ar—3500-b02, and FSR calculation Diagrams ar--3501-b02.
- Fifteen (15) copies of the Site Analysis Plan ar--0001-b02
- Five copies (5) of Cut and Fill Sections ar--2101-b02
- Eighteen copies (18) of the Neighbour Notification Plans (site plan and elevations in A4 format)
- Five (5) copies of Survey Drawing No.4681DET4.DWG-Ref S4681, 11/4/2003 & Reference 3777/02-27/03/2003
- Five (5) copies of Landscape Drawing No. La—0301 - A03 Tree Removal Plan, la—0501 - A03 Landscape Plan and La—2400-A03 landscape Sections
- Five copies (5) of The Erosion and Sedimentation Control Plan , Drawing No's 01328__701 and 01328__702
- Five copies (5) of Civil Drawings including Stormwater Drainage Plans, Drawing No's 01328__100 and 01328__201 to 01328__204, Stormwater Drainage Catchment Plan 1328__601, On site

Detention Tank Sections and Details 01328__621, Headwall Details 01328__622, Driveway General Arrangement Plan 01328__801, and Driveway Longitudinal Sections Sheets 1 and 2 01328__802 and 01328__803

- Five (5) copies of the Statement of Environmental Effects (SEE)
The SEE includes the following reports and statements:
SEPP 65 Design verification statement and SEPP 65 compliance assessment by DEM Architects
DCP Compliance Table by DEM Architects
Visual Impact Assessment by Dem Architects
Basix information by Victor Lim
Bushfire protection Assessment by Ecological
Flora and Fauna Assessment by Ecological
Arboriculture Impact Assessment by Michael Shaw
Crime Prevention through Environmental Design Statement by DEM Architects
Statement of Compliance Access for People with a Disability by Accessible Building Solutions
Waste Management Plan by DEM Architects
Assessment of Traffic and Parking Implications by Transport and Traffic Planning Associates
Stormwater Management Plan by C&M Engineers
- One (1) copy of External Materials, Drawing No's arsk9109-A to arsk9103-A (A3 format)
- Three (3) copies of the Perspective Views, Drawing No's arsk9001 to arsk9003 (A3 format)
- Three (3) copies of the Shadow diagrams ar--sk 5301 to ar—sk 5314 (A3 format)
- Two (2) copies of the completed "Part A - Application for Approval" and Part B – Application Details and Owner Consent Form
- Cheque in favour of Gosford City Council for the amount of **\$37,724.00** in accordance with attached Gosford City Council Fee Quote (ref: 259525 _ youne) dated 23/01/2015 and
- Cheque in favour of Rural Fire Services in the amount of **\$320.00** (integrated development)
- Electronic copy of all supporting documents on CD

We trust that we have provided Council with all the necessary documentation, however, should further information be required, please contact the undersigned. All written or verbal correspondence related to this Development Application should be directed to Mr Rudi Valla on 0411 758045 / 8966 6152 or by email at rudi.valla@dem.com.au.

Yours faithfully



Rudi Valla
Managing Partner DEM

Encl.

Cc: Mr Taskin Satıcı - Integral Financial Pty Ltd

Application No	
Date received	
Receipt No	

Gosford City Council
 49 Mann Street Gosford
 Postal: PO Box 21, GOSFORD NSW 2250
 Tel (02) 4325 8222
 Fax (02) 4323 2477
 Email goscity@gosford.nsw.gov.au
 Web www.gosford.nsw.gov.au



PART A – Application for Approval

Use this form to request approval to undertake development in the Gosford City Local Government Area

1. CONSENT, CERTIFICATE OR APPROVAL REQUIRED

Indicate what you are requesting Council to approve by marking the box next to the approval types listed.

☒ **DA - Development Application Consent**

Development consent is required for all proposed development unless it is exempt development which covers very minor development such as garden sheds and awnings. Development requiring consent is detailed in the Gosford LEP 2014 or Planning Scheme Ordinance (GPSO).

☒ **Integrated Development** – indicate under which Act do you require approval (refer note 1)

Fisheries Management Act 1994 – s144, s201, s205, s219

Heritage Act 1997 – s57, s58

National Parks and Wildlife Act 1974 – s90

Protection of the Environmental Operations Act 1997

Roads Act 1993 – s138

Rural Fires Act 1997 – s100B

Water Management Act 2000 – s89, s90, s91

☐ **Designated Development** – development listed in schedule 3 of the EP&A Act

☐ **CDC – Complying Development Certificate**

Complying development is development that will have minimal impact and the development meets a subset of predefined standards.

☐ **CC – Construction Certificate (Building works) assessed by Council's Streamline Unit**

A construction certificate is required for all development where building works are to be undertaken that requires development consent. A construction certificate can only be issued if there is a current development consent relating to the work.

Note - if nominating Council as your Principal Certifying Authority please complete Appointment of Gosford City Council as Principal Certifying Authority (PCA) form.

☐ **CC – Construction Certificate (Subdivision)**

Required for civil works associated with a subdivision.

☐ **Approval under Section 68 of the Local Government Act**

Approval under Section 68 of the Local Government Act is required to install a manufactured home, movable dwelling or associated structure on land.

2. LOCATION OF PROPERTY

Specify all properties subject to this application. You must supply a street address or lot and deposited plan number (or both). RMB is not acceptable as property location.

Unit/Street Number

70

Street Name

JOHN WHITEWAY DRIVE

Suburb

GOSFORD

State

NSW

Postcode

2250

Lot No

100

Section

DP / SP No.

1066540

3. OWNERS CONSENT (refer note 2)

Have the owner(s) of the property given consent to lodge this application?

☒ YES

If yes, please complete and submit
Part B Application Details and Owners Consent
form.

☐ N/A - Construction Certificate only

This only applies were the applicant is the same
person for the associated DA, otherwise an
owner/s consent is required.

4. APPLICANT NAME – Only a single contact name can be nominated

Note – Full details of applicant(or company) are required on Part B Application Form. Council will communicate with the nominated applicant only during the assessment process all correspondence will be directed to the applicant. The applicant may be responsible for ensuring some of the conditions of consent are complied with.

Full Name (or company name)

TASKIN SATICI

Note: This form is a public document and once lodged with Council the document can be viewed by anyone. To help protect the applicant and owner(s) privacy, all personal details should be recorded on the Part B Application Detail and Owner Consent form. It is the responsibility of the applicant to ensure that the Part A – Application for Approval] and Part B Application Details and Owner Consent form is submitted as separate document (electronic and printed). Failure to submit the forms as separate documents could result in personal details made public.

5. DISCLOSURE OF POLITICAL DONATION AND GIFTS

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

☒ No

☐ Yes – If yes, submit a 'Disclosure of Reportable Political Donation' form

6. BUILDER/OWNER BUILDER DETAILS

(This section only required if applying for a Construction Certificate)

If you are going to use a licensed builder and the value is over \$20,000 the licensed builder must provide a copy of Home Warranty Insurance. For owner-builders, a permit issued by NSW Fair Trading is required where the value of work exceeds \$5,000. Prior to commencing any work, Council must be informed by completing the [Notice of Commencement of work & Appointment of Principal Certifying Authority] form.

☒ To be advised

(Go to next section)

☐ Owner-builder

(Provide details)

☐ Licensed builder

(Provide details)

Full Name (or company)

License No.

Address Details

Phone (Business)

7. DETAIL OF PROPOSED DEVELOPMENT

☒ New Dwelling ☐ Alteration/Addition ☐ Subdivision ☐ Other

Proposed Development

MULTI-UNIT RESIDENTIAL

Estimated Cost

\$2,460,400.00

8. MATERIALS TO BE USED
Indicate in the appropriate boxes which best describes the materials that will be used in the construction.

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Indicate in the appropriate boxes which best describes the materials that will be used in the construction.

Floor		Code	Walls		Code	Frame		Code
☒	Concrete	20	☐	Brick veneer	12	☐	Timber	40
☐	Timber	10	☐	Full brick	11	☒	Steel	60
☐	Other	80	☐	Single brick	11	☒	Other	80
☐	Not specified	90	☒	Concrete block	11	☐	Unknown	90
			☐	Concrete/Masonry	20			
			☐	Concrete	20			
Roof		Code	☐	Steel	60			
☐	Aluminium	70	☐	Fibrous cement	30			
☐	Concrete	20	☐	Hardiplank	30			
☐	Concrete tile	10	☐	Timber/Board	40			
☐	Fibrous cement	30	☐	Alum Cladding	70			
☐	Fibreglass	80	☐	Curtain glass	50			
☐	Shingle tiles	10	☐	Other	80			
☐	Slate	20	☐	Unknown	90			
☒	Steel	60						
☐	Terracotta tile	10						
☐	Other	80						
☐	Unknown	90						

9. APPLICATION SCHEDULE

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Number of dwellings/units proposed

75

If subdivision, number of proposed lots

Year	Number of people (millions)
1980	18
1985	20
1990	22
1995	24
2000	26
2005	28
2010	30
2015	32
2020	38

Number of storeys proposed

5

Gross floor area of new building work (m²)

$$7156 \text{ m}^2$$

Number dwelling demolished

Gross floor area of existing building (m²)

Number of pre-existing dwellings

10. IS THE CONSENT TO BE STAGED?

- ☒ **No** ☐ **Yes** – If yes, provide details

11. ELECTRONIC DOCUMENT LODGEMENT (refer note 3)

Are electronic copies of the application form, documents and plans prepared and saved to a CD/DVD/USB ready for lodgement? (Refer Note 3)

- ☒ **Yes** – CD/DVD/USB supplied in PDF format
☐ **No** – Application cannot be accepted without a CD/DVD/USB containing copies of lodgement documents.

NOTES

Note 1	Integrated development is development listed in Section 91 of the Environmental Planning and Assessment Act where, as well as requiring DA Consent, the proposal also requires a specified permit or approval from a NSW government body. An application that requires referral or concurrence must include: a) Sufficient information for an NSW Government body to make an assessment of the application. b) An additional fee payable to Gosford City Council. c) An additional fee in the form of a cheque payable to the NSW government body.
Note 2	The Environmental Planning and Assessment Act require owners consent to the lodging of a development application.
Note 3	Information identified in the Application Checklist on this form is required for all applications in printed and electronic format together with the fee payment. Notification plans for residential development should not show the internal floor layout and lodgement documents should not contain personal details as this information will be released for public access. For information on electronic document requirements visit Council's website at www.gosford.nsw.gov.au
Note 4	In accordance with DCP 2013 your application may require notification and/or advertising to enable interested persons to comment on the proposal. If notification/advertising is required a fee will be payable.

Privacy & Personal information

Information on this form is being collected by Council for administrative and assessment purposes. It will be used by Council staff and other government agencies for the purpose of assessing your application. This application form and any supporting documents lodged with Council will be made available for public access. It is the applicant's responsibility to ensure any documents do not contain any personal or financial information.

Application Checklist – refer to Development Application Guide to determine the supporting documents required. Information identified is required in both electronic and hard copy/printed format.

▲ = Refer to DA Guide, ■ = Additional 20 copies required for Designated Development

= Additional 3 copies required for developments with value \$1M - \$2M and 10 copies for development > \$2M

DA Guide Reference	Supporting documents	Number of printed copies required				Applicant Check	Council Check
		Complying Development Certificate	DA – Building Class 1, 10 (Dwelling, carport, deck, shed etc.)	DA – Building Class 2 – 9 (RFB, commercial)	DA – Integrated / Designated		
	Application Fees & Fee Quote obtained / copy attached	1	1	1	1	☒	☐
1	Part A – Application for Approval form	1	1	2	2	☒	☐
	Part B – Application Details and Owner Consent form	1	1	2	2	☒	☐
2	Neighbour Notification Plans (printed A4 size)		8#	8#	8#	☒	☐
3	Statement of Environmental Effects		1	3	5■	☒	☐
4	Survey Plan		1	3	5	☒	☐
5	Site Photograph		▲	1	1	☒	☐
6	Site Plan/Analysis	1	1	3#	5#	☒	☐
7	Character Statement		1	3	5	☒	☐
8	BASIX Certificate - New Dwelling/Alteration & Addition with value \$50000 or greater, Pool 40000 litres or greater	1	1	1	1	☒	☐
9	Floor Plans	1	1	3	5	☒	☐
10	Elevations and Sections	1	1	3	5	☒	☐
11	Fire Safety Schedule	1		3	3	☐	☐
12	Schedule of external finishes	1	1	2	2	☒	☐
13	Extent of Cut & Fill plan	1	1	3	5	☒	☐
14	Landscape Plan		1	3	5	☒	☐
15	Operation Plans		1	3	3	☐	☐
16	Disabled Access Report			3	3	☒	☐
17	Waste Management Report	1	1	3	3	☒	☐
18	Stormwater Management Plan	1	1	3	5	☒	☐
19	Erosion & Sediment Control Plan	1	1	3	5	☒	☐
20	Water Cycle Plan		1	3	5	☐	☐
21	Arborist's Report		1	3	3	☒	☐
22	Geotechnical Report		1	3	3	☐	☐
23	Site Contamination Assessment		1	3	3	☐	☐
24	Integrated Development				3#	☐	☐
25	Bushfire Report	1	1	3	3	☒	☐
26	Coastal Hazard/Beach Frontage		1	3	3	☐	☐
27	Traffic and Parking Report		1	3	5	☒	☐
28	Acoustic Report		1	3	3	☐	☐
29	Shadow Analysis Diagram		▲	3	3	☒	☐
30	Heritage Impact Statement		▲	3	3	☐	☐
31	Subdivision Plan			5	5	☐	☐
32	Design Verification Statement (SEPP 65)			3	3	☒	☐
33	LEP Clause 4.6 / SEPP 1 Objection		▲	▲	▲	☒	☐
34	Photo Montage			1	2	☒	☐
35	Architectural 3D Computer Model			1	1	☐	☐
36	Water & Sewer Plan	1	▲	2	2	☐	☐
37	Crime & Safety Report			4	4	☒	☐
38	Lighting/Illumination Plan			3	3	☐	☐
39	Electronic Lodgement (CD/DVD/USB supplied)	1	1	1	1	☒	☐

OFFICE USE ONLY

FEE	Account Type	Fee Due	Fee Paid
Development Application (DA)	48		
Planning Reform Fee	99		
Compliance Levy	602		
Advertising / Notification	605		
Sign Fee (including integrated development)	605		
SEPP 65 Fees	34		
NSW Long Service Levy	100		
Construction Certificate (CC)	580		
Complying Development Certificate (CDC)	581		
Inspection (PCA) Fee	583		
Sewer Inspection	41		
Water Meter	40		
Construction Certificate – Subdivision	598		
Subdivision Inspections	431		
Pollution Sign	604		
Records Scanning Fee	375		
Specification Booklets	57		
Copy Charges	35		
Sales	37		
Total Fees Due			

PCA Statement	☐	DD Address	DA ☐	CC ☐
Building Specifications	☐	Email Address	DA ☐	CC ☐
Proposal description	☐	Memo (Created and Printed)		

OFFICE USE ONLY

Application Number

Date Received

Gosford City Council
 49 Mann Street Gosford
 Postal: PO Box 21, GOSFORD NSW 2250
 Tel (02) 4325 8222
 Fax (02) 4323 2477
 Email goscity@gosford.nsw.gov.au
 Web www.gosford.nsw.gov.au

**PART B – Application Detail & Owners Consent**

This form must be completed and signed by all owners of the land on which application for development is proposed.

Privacy & Personal Information: Personal information provided on this form is collected by Gosford City Council for the purpose of processing the application. To protect owner's privacy, information submitted to Council other than what is supplied on this form should not contain personal details as this information is released for public access.

1. APPLICATION TYPE APPLIED FOR

- ☒ Development Application (DA)
 ☐ Construction Certificate (CC)
 ☐ Complying Development (CDC)
 ☐ Section 96 Modify Consent
 ☐ Section 68 Approval
 ☐ Other.....

2. APPLICANT DETAIL - Only a single contact name can be nominated as applicant

Full Name **TASKIN SATICI c/o Rudi Valla DEM (AUST) PTY LTD**
 Company Name **DEM (AUST) PTY LTD** Position in Company **MANAGING PARTNER**
 Address Details **46 McGrath Avenue Five Dock.**
 Telephone (Mobile) **0411758045 / 0414818860** Business **89666152 / 95651725** Private
 Postal Address (if different from above) **PO Box 5036 WEST CHATSWOOD NSW 1515**
 Email Address **taskin@integralfinancial.com.au / rudi.valla@dem.com.au**

Please indicate preferred method of contact, some documents may be required to be sent via post. ☐ Email ☐ Post

I declare that the attached CD/DVD/USB contains a full and accurate copy of all documents (including application form, plans and reports) lodged with this application. The copy is supplied in accordance with Council's Electronic Document Requirements.

I the applicant confirm I have read the section in this form on Disclosure of Political Donations and Gifts.

Signature **[Signature]** Date **27/1/2015**

3. PROPERTY DETAIL

Unit/Street No **70** Street Name **JOHN WHITEWAY DRIVE**
 Suburb **GOSFORD** State **NSW** Postcode **2250**
 Lot No/s **100** Section DP/SP No **1066540**

4. OWNERS CONSENT

As owner(s) of the land, I/we give consent to the making of the application and authorise the applicant named to act on the owner's behalf in relation to the application. I/we give consent to authorised officers to enter land to carry out inspection relating to the application.

I confirm I/we have read the section on Disclosure of Political Donations and Gifts.

Owner's Name Viet Hoang	Owner's Name Olcay Satici
Signature [Signature]	Signature [Signature]
If Company, name and title 	If Company, name and title
Date 27/1/2015	Date 27/1/2015

5. INFORMATION ON DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

Changes to the Local Government and Planning Legislation Amendment (Political Donations) Bill 2008 amended the Environmental and Planning Assessment Act 1979 in the following way:

- Any person making a planning application or submission is required to disclose "reportable political donations" ¹ and gifts made to any local councillor (or council staff member) within two (2) years of making of 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 donation amount or gift value being donated.

¹ Reportable political donations include those of or above the value of \$1000 within the meaning of Part 6 of the *Election Funding and Disclosure Act 1981* that is required to be disclosed under that Part.

A copy of the Reportable Political Donation form is available from Gosford City Council's website listed under the Building and Development forms section www.gosford.nsw.gov.au/building-and-development.