

**PORT STEPHENS**

COUNCIL

Development and Construction Certificate Application Form

Under Section 78A Environmental Planning and Assessment Act 1979

Date lodged: / /

DA/CC no:

(Office use only)

About this form

This form is required to be filled out to request approval to undertake development within the Port Stephens Local Government Area where Council is the consent authority.

The Development Application (DA) Guide which is available on Council's website will help you complete your application. Failure to submit the relevant information or pay the appropriate fees may result in the application being returned or its assessment being delayed.

To lodge the application, this form must be filled in, printed and provided to Council together with all the required supporting documentation as described in the DA Guide. Lodgement can be done at Council's Administration Building or by mail. Supporting documentation may be provided in electronic format (recommended) or in paper form.

• If you choose to lodge the application in electronic format, all supporting documentation (including Part A of this form) must be provided on a USB drive in accordance with the "PSC Development Application Electronic Lodgement Guidelines".

• If you choose to lodge the application in paper form, you must provide one paper copy of all the supporting documentation. A scanning fee will apply for applications lodged in paper form.

PRIVACY:

The information provided may contain personal information as defined under the Privacy and Personal Information Protection Act 1998 (NSW). The purpose of collecting this information is to enable Council to consider matters under related legislation, issue related documentation where required and other associated matters as provided by law and will be utilised by Council officers in assessing the proposal and other associated activities. The information may also be made available to other persons in accordance with the relevant Acts and regulations, such as the Government Information (Public Access) Act 2009 (NSW) and will be stored in Council's record system.

Council will display plans and reports (which may be subject to copyright law) on line on its DA Tracker portal for the required exhibition period of the application. Following this period plans and reports may be inspected at Council's Administration Building. No personal information will be displayed. Section 79 of the Environmental Planning and Assessment Act 1979 (NSW), requires Council to make applications and accompanying information, including plans, publicly available during the submission period.

This form is to be used for Development Applications (DA), Construction Certificates (CC) or a combined DA/CC.

Please select what you are applying for: ☒ DA ☐ CC ☐ DA/CC

STAGED DA PURSUANT TO S.88B OF THE EP&A ACT 1979

PART A**Property details**

Unit/Street Number **6, 6A & 6B** Street Name **WAROPARA ROAD**

Suburb **MEDOWIE** **NSW**

Postcode **2318**

Lot Number **LOT 1 DP 868529, LOT 22 & 23 DP DP/SP 1036306**

Applicant details

First name **MEDOWIE CHRISTIAN SCHOOL**

Company/organisation/agency **C/- STATE PLANNING SERVICES PTY LIMITED**

Position **P.O. Box 394 PYRMONT NSW 2009**

Cost of development

• **CONCEPT PROPOSAL (EXCL. STAGE 1 DA): \$10,546,865.58**

The estimated cost of the development or building / subdivision works: **\$14,430,556.36 (TOTAL)**

• **STAGE 1 DA: \$3,883,690.78**

The cost of the development is the genuine estimate of: (a) the cost associated with the construction of the building, and (b) the cost associated with the preparation of the building for the purpose for which it is to be used (such as the cost of installing plant, fittings, fixtures and equipment). Owner builders will need to include a full cost of labour.

Description of proposed development

Residential

- Dwelling house (Single dwelling one storey)
 Dwelling house (Single dwelling two storey or more)
 Semi-detached dwelling (Dwelling on its own lot attached to only one other dwelling)
 Secondary dwelling ("Granny flat" under 60m² or maximum 40% of floor area of main dwelling)
 Dual occupancy (Two dwellings on one lot of land)
 Attached dwellings (Three or more dwellings, attached on separate lots)
 Multi-dwelling housing (Three or more dwellings on one lot of land each with access at ground level)
 Residential flat building

New Alteration

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Other Residential Items: (please tick as required)

- | | | | |
|--|--|---|---------------------------------|
| <input type="checkbox"/> Pergola | <input type="checkbox"/> Garage | <input type="checkbox"/> Carport | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Retaining walls | <input type="checkbox"/> Fence | <input type="checkbox"/> Cabana |
| <input type="checkbox"/> Enclosure | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Garden Structure | <input type="checkbox"/> Other |

Non Residential

- Commercial / Retail / Office
 Change of Use (please describe below the existing use of the site and proposed hours of operation - Monday to Sunday)
 Industrial
 Home Business / Home Industry
 Infrastructure
 Community Facility
 Tourism

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Other

- Signage
 Demolition
 Earthworks (including landfill, clearing, dams etc)
 Temporary Event/Land Use

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Subdivision: Number of lots existing Number of lots proposed

- Strata Subdivision
 Torrens Title
 Community Title

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Other (describe below)

Briefly describe your proposal, including all components, any demolition and the proposed/existing use(s).

STAGED DA PURSUANT TO SECTION 88B OF THE EP&A ACT 1979.
CONCEPT PROPOSAL:

- ALTERATIONS AND ADDITIONS TO AN EXISTING EDUCATIONAL ESTABLISHMENT INCLUDING INTENSIFICATION OF USE; AND

STAGE 1 DA:

- PROPOSED ADMINISTRATION BUILDING WITH ANCILLARY DRAINAGE, CAR PARKING AND LANDSCAPING WORKS.

Integrated development

This page applies to Development Application (DA) only

Integrated development is development that in order for it to be carried out requires development consent and approval from one or more of the authorities listed below (refer to the DA Guide for more information). Please tick the applicable box:

Responsible Authority

Council or RMS for
classified roads

Dep of Primary
Industries - Fisheries

Heritage Council of
NSW

National Parks &
Wildlife Service

Environment Protection
Authority

Rural Fire Service

Office of Water
Various

Approval being sought

- ☐ Erect or interfere with a structure; remove a tree; or carry out a work in or over a public road
- ☐ Pump water into a public road from any land adjoining the road
- ☐ Connect a road (whether public or private) to a classified road
- ☐ Carry out aquaculture, dredging, or cut, remove or destroy marine vegetation or net/dam/weir
- ☐ Revocation/modification conservation orders/state heritage item
- ☐ Works within area of relics or Aboriginal place
- ☐ Environment protection licence to authorise carrying out of scheduled development work at any premises
- ☐ Environment protection licence to authorise carrying out of scheduled activities at any premises
- ☐ Environment protection licence to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity
- ☒ Bushfire safety - subdivision of land or use of fire prone land for a school, child care centre, hospital, hotel, motel, senior housing or any other purpose prescribed by the Rural Fires Regulations 2008
- ☐ Water use or water management or activity approval on waterfront land
- ☐ Other uses are listed in s91 relating to mining, mine subsidence and off shore petroleum

A cheque made payable to the relevant agency must be provided by the applicant (\$340 to RMS and \$320 to any other authority). Council will forward it together with a copy of this Development Application to the authorities you have selected.

Designated development

Designated Development would generally be a type of Local Development that has potential significant environmental effects as defined in Schedule 3 of the Environmental Planning & Assessment Regulation 2000. Is the application defined as designated development?

- ☒ No ☐ Yes – please submit an Environmental Impact Statement that has been prepared in accordance to the Director General's requirements issued by the Department of Planning and Environment.

Environmental impact

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 ☐ Yes – Please attach a Species Impact Statement (SIS) that has been prepared in accordance to the Director General's requirements issued by the Office of Environment and Heritage.

Other approvals

Are you applying for approval for one of the matters listed under Section 68 of the Local Government Act 1993? If so, please provide the relevant documentation as stated in the DA guide available on the PSC website.

- ☐ Carry out stormwater drainage work
- ☐ Install a manufactured home, moveable dwelling or associated structure on land
- ☐ Install, construct or alter a waste treatment device
- ☐ Operate a system of sewage management
- ☐ Operate a caravan park, camping ground or a manufactured home estate
- ☐ Other

Are you applying for works within the road reserve in accordance to section 138 of the Roads Act 1993 or Section 68 of the Local Government Act 1993?

- ☒ No ☐ Yes - please provide the relevant application form and attached required documentation as stated in the form

Construction Work

This page applies to Construction Certificates (CC) only

Builder or owner builder details

Previous development consent (if applicable)

☐ Builder ☐ Owner Builder ☒ To be Advised

Owner Builder Permit required if value of building is over \$5,000.00.

Name
(or Company)

Address

Postcode

Phone (BH)

Phone (AH)

Mobile

Email

Licence No.

Subdivision works

No. lots created

N/A

Road works length

Lineal meters of drainage

No. of water quality structures

Australian Bureau of statistics schedule

Number of dwellings

Number of dwellings to be demolished

Maximum number of storeys (including garage, attic room or storage level)

Gross floor area of addition or new building m²

Floor Material Code

☐ Concrete CO
☐ Timber TI
☐ Other OT
☐ Not specified NS

Frame Material Code

☐ Concrete/terracotta shingle tiles TI
☐ Concrete CO
☐ Slate SL
☐ Fibros Cement FC
☐ Steel ST
☐ Aluminium AL
☐ Other OT
☐ Not specified NS

Roof Materials

☐ Concrete/terracotta shingle tiles TI
☐ Concrete CO
☐ Slate SL
☐ Fibros Cement FC
☐ Steel ST
☐ Aluminium AL
☐ Other OT
☐ Not specified NS

Wall Material Code

☐ Brick, Double BD
☐ Brick, Veneer BV
☐ Concrete or Stone CO
☐ Fibros Cement FC
☐ Hardiplank FC
☐ Timber/weatherboard TI
☐ Curtain Glass CG
☐ Steel ST
☐ Aluminium AL
☐ Other OT
☐ Not Specified NS

Principal certifying authority

I appoint Port Stephens Council as **Principal Certifying Authority** for the development. ☐ Yes ☒ No

If you have selected yes, you are required to complete the Appointment of Port Stephens Council as Building Certifying Authority form. For more information about the agreement please see Schedule of PCA requirements.

PART B

Date lodged: / /

DA/CC no:

(Office use only)

Property details

Unit/Street Number **6, 6A & 6B** Street Name **WAROPARA ROAD**
 Suburb **MEDOWIE NSW** Postcode **2318**
 Lot Number **LOT 1 DP 868 525** DP/BA & LOT **22 & 23 DP 103 6306**

Applicant details

First Name **MEDOWIE CHRISTIAN SCHOOL** Family Name
 Company/organisation/agency **C/- STATE PLANNING SERVICES PTY LIMITED**
 Unit/Street Number **P.O. BOX 394** Street Name **PURMONT NSW 2009**
 Suburb **jmcfadden** State **stateplanning@services.com.au** Email
 Postcode **02 9552 1525** Daytime telephone **0422 379 612** Mobile

I hereby make application to Council for permission to develop as per plans and specifications submitted. I understand that if the information submitted is incomplete, the application may be delayed, rejected or more information may be requested. I undertake to develop in conformity with such approval and Acts & Codes, and to indemnify the Council of Port Stephens against all claims which may arise whether from negligence or otherwise as a result of my carrying out or instructing a third party to carry out the above work or any other work within the road reservation at the above premises. I/We the Applicant/Owner/s authorise the use of all documents associated with this development application for the purposes of the development assessment process. I/We indemnify Council under the Environmental Planning and Assessment Act 1979 (NSW) and the Copyright Act 1968 (Cth), with regard to documents subject to copyright law. By signing this form I advise I have taken all reasonable steps to obtain copyright owners consent. I have/will advise Council in writing if this is not the case.

Date **09 12 2015** Applicant's SignaturePlease indicate preferred method of contact: ☐ Australia Post ☒ Email

Owner's consent

The owner(s) of the land to be developed must sign the application. If the land is Crown Land, an authorised officer of the NSW Department of Lands must sign the application. If the owner is a company – a director, secretary or authorised delegate must sign the application and state their position. If the property is under strata or community title, if any works are proposed on common property the common seal of the owner's corporation must be stamped on this form as well as the owner's signature. An original signature must be provided and every owner must sign the form.

Owner(s) **MEDOWIE CHRISTIAN SCHOOL LTD**
 Unit/Street Number **6B** Street Name **WAROPARA RD**
 Suburb **MEDOWIE** State **NSW** Postcode **2318**

As owner(s) of the land to which this application relates, I/we consent to this application. I/we also consent to authorised Council officers to entering the land to carry out inspection relating to this application. I/we accept that all communication regarding the application will be through the nominated applicant.

Signature(s)

Name/s and position if a company

Date



SIMON HERD
PRINCIPAL

10/12/15

Common seal to be attached here if required

REFER TO ATTACHED LETTERS

Probity

Is the applicant or owner a staff member, councillor or contractor of Port Stephens Council or is the applicant or owner related to someone who is a staff member, councillor or contractor of Port Stephens Council?

☒ No ☐ Yes – please state relationship

Political gifts and donations

Have you, or any person with a financial interest in this application, made a political donation or gift (greater than \$1000) in the previous two years:

☒ No ☐ Yes – please submit a Statement of Disclosure of Political Donations and Gifts form with your application.



MEDOWIE CHRISTIAN SCHOOL

6B WAROPARA ROAD, MEDOWIE NSW 2318

PH: 49817177 FAX: 49817188

EMAIL: mail@medowiecs.nsw.edu.au

A MINISTRY OF MEDOWIE BAPTIST COMMUNITY CHURCH

10 December 2015

The General Manager
Port Stephens Council
116 Adelaide Street
RAYMOND TERRACE NSW 2324

Dear Sir/Madam,

**Authority to lodge Staged Development Application
No. 6, 6A and 6B Waropara Road, Medowie**

We confirm that Medowie Christian School Ltd is the registered owner of 6B Waropara Road Medowie and herewith consent to the lodgement of the Staged Development Application as follows:

Properties:	No. 6, 6A and 6B Waropara Road, Medowie NSW
Consent Authority:	Port Stephens Council
Applicant:	Medowie Christian School c/ State Planning Services Pty Ltd PO Box 394 Pymont NSW 2009
Project:	Staged Development Application (DA) comprising: <ol style="list-style-type: none">1. Concept Proposal for proposed alterations and additions to an existing educational establishment comprising a new administration building, classrooms, refurbishment of existing classrooms, additional on-grade car parking, landscaping, playing surfaces and facilities, upgrade of site infrastructure and intensification of use to the site; and2. Stage 1 DA for a new administration building and ancillary site works.
Expiry:	This authority will lapse in the event the application for approval has not been lodged in 60 days.

Yours faithfully,

Simon Herd
Principal
Medowie Christian School

11 December 2015

The General Manager
Port Stephens Council
116 Adelaide Street
RAYMOND TERRACE NSW 2324

Dear Sir/Madam,

**Authority to lodge Staged Development Application
No. 6, 6A and 6B Waropara Road, Medowie**

We confirm that Baptist Churches of New South Wales Property Trust is the registered owner of Lot 1, 6 Waropara Rd, Medowie and herewith consent to the lodgement of the Staged Development Application as follows:

Properties:	No. 6, 6A and 6B Waropara Road, Medowie NSW
Consent Authority:	Port Stephens Council
Applicant:	Medowie Christian School c/ State Planning Services Pty Ltd PO Box 394 Pymont NSW 2009
Project:	Staged Development Application (DA) comprising: <ol style="list-style-type: none">1. Concept Proposal for proposed alterations and additions to an existing educational establishment comprising a new administration building, classrooms, refurbishment of existing classrooms, additional on-grade car parking, landscaping, playing surfaces and facilities, upgrade of site infrastructure and intensification of use to the site; and2. Stage 1 DA for a new administration building and ancillary site works.
Expiry:	This authority will lapse in the event the application for approval has not been lodged in 60 days.

Yours faithfully,



Chris McRae
Team Leader
Medowie Baptist Community Church

11 December 2015

The General Manager
Port Stevens Council
116 Adelaide Street
RAYMOND TERRACE NSW 2324

Dear Sir/Madam

**Authority to lodge Staged Development Application
No 6, 6A and 6B Waropara Road, Medowie**

We confirm that Baptist Churches of New South Wales Property Trust is the registered owner of Lot 22 DP 1036306, Lot 23 DP 1036306 and Lot 1 DP 868525 and herewith consent to the lodgement of the Stage Development Application as follows:

Properties:	No 6, 6A and 6B Waropara Road, Medowie NSW
Consent Authority:	Port Stephens Council
Applicant:	Medowie Christian School c/- State Planning Services Pty Ltd PO Box 394 PRYMONT NSW 2009
Project:	Staged Development Application (DA) comprising: 1. Concept Proposal for proposed alterations and additions to an existing educational establishment comprising a new administration building, classrooms, refurbishment of existing classrooms, additional on-grade car parking, landscaping, playing surfaces and facilities, upgrade of site infrastructure and intensification of use to the site; and 2. Stage 1 DA for a new administration building and ancillary site works.
Expiry	This authority will lapse in the event the application for approval has not been lodged in 60 days.

The COMMON SEAL of
BAPTIST CHURCHES OF NEW SOUTH WALES
PROPERTY TRUST was hereto affixed
in pursuance of a resolution of the Trust in the
presence of two members of the Trust whose
signatures have been countersigned by:



Signature

James Arthur Green
JAMES ARTHUR GREEN
Print Full Name

Signature of Member

David Norman Evans
David Norman Evans
Print Full Name

Signature of Member

Richard Andrew Brading
RICHARD ANDREW BRADING
Print Full Name