

23/03/2016

Gosford City Council
49 Mann Street
Gosford
NSW 2250

Application for Development – 34-44 Hills Street, Gosford, NSW 2250
Construction of New Residential Flat Building

Please find attached the documents for an application for a New Residential Flat Building at 34-44 Hills Street Gosford.

Items included are:

1. Cheque for AUD\$38,407.00
2. Part A – Application – Development Application Consent
3. Part B - Application Form with Owner's Consent & Checklist
4. Transmittal
5. USB with the above & documentation outlined in the transmittal

Regards,

A handwritten signature in blue ink, appearing to read 'Mahonri McDonald', with a large, stylized loop at the end.

Mahonri McDonald

Beraldo Design Pty Ltd

Application No:

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



Application - DA, Complying Development or Construction Certificate - Part A

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 Gosford Planning Scheme Ordinance (GPSO) or Interim Development Order No 122 (IDO122).

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

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 (PCA) please complete an Appointment of Gosford City Council as Principal Certifying Authority (PCA) form.

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

Required for civil works associated with a subdivision.

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

ACT	SECTION
Fisheries Management Act 1994	s144, s201, s205, s219
Heritage Act 1977	s58
National Parks and Wildlife Act 1974	s90
Protection of the Environment Operations Act 1997	s43(a), s47, s55 s43(b), s48, s55 s43(d), s55, s122
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 Environmental Planning & Assessment Regulation 2000

☐ **CDC – Complying Development Certificate**

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

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

☐ **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 and lot and deposited plan number. RMB is not acceptable as property location.

Unit/Street Number

34-44

Street Name

Hills Street

Suburb

Castford

State

NSW

Postcode

2250

Lot No

23-26

Section

2

DP / SP No.

DP 1591 & LOT 1 DP 874151

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 where 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 and 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)

Maurice Beraldo (Beraldo Design)

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 \$10,000. 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 name)

License No.

Address Details

Phone (Business)

7. DETAIL OF PROPOSED DEVELOPMENT

- ☒ New Dwelling ☐ Alteration/Addition ☐ Subdivision ☐ Other

Proposed Development

Residential Flat Building. 101 Units in two buildings.

Estimated Cost

[include full Value of Works including all materials & labour. Owner builders should estimate the value based on the cost for work to be carried out by a third party.]

\$25,250,000

8. MATERIALS TO BE USED

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

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

9. APPLICATION SCHEDULE

To be completed for all application involving construction.

Number of dwellings/units proposed

101

If subdivision, number of proposed lots



Number of storeys proposed

 $8 + 7$

Gross floor area of new building work (m²)

$$9115 \text{ m}^2$$

Number dwelling demolished

3

Gross floor area of existing building (m²)

30/mz

Number of pre-existing dwellings

3

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: <ul style="list-style-type: none">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 requires 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 [Information identified is required in both electronic and hard copy/printed format.]

▲ = Refer to Development Application Guide to determine whether the supporting documentation is required.

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

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 Maurice Beraldo

Company Name Beraldo Design Position in Company Director

Address Details Level 3, Suite 14, 22-36 Mountain St, Ultimo, 2007

Telephone (Mobile) 0425289458 Business 02 9281 6177 Private

Postal Address (if different from above)

Email Address maurice@beraldodesign.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 18/03/2016

3. PROPERTY DETAIL

Unit/Street No 34-44 Street Name Hills Street

Suburb Gosford State NSW Postcode 2250

Lot No/s 23-26 Section 2 DP/SP No DP 1591 & 1051
DP 874151

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 **ECLIPSE ON HILLS P/L**

Owner's Name

Signature

Signature

If Company,
name and title
[If Strata, common
seal or meeting
minutes required]
ADRIAN HOWARD ABBOTT
SOLE DIRECTOR / SECRETARY

If Company,
name and title
[If Strata, common
seal or meeting
minutes required]

Date **5/11/2015**

Date

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.