



Application Form

Part 1 – Office Use Only

Receipt Number

Receipt Date

Total Fee Paid

Application Number

Part 2 – Type of Application

- | | |
|--|---|
| <input type="checkbox"/> Development Application | <input type="checkbox"/> Construction Certificate – Engineering |
| <input type="checkbox"/> Modify Development Consent S96 | <input type="checkbox"/> Compliance Certificate – Engineering |
| <input type="checkbox"/> Review Development Application S82A | <input type="checkbox"/> Subdivision Certificate |

Part 3 – Property Description

Address Number(s)

Street Name(s)

Suburb(s)

Lot Number(s)

Section Number(s) (if applicable)

Deposited/Strata Plan(s)

Part 4 – Development Description

Community Title Subdivision and construction of 75 dwellings and three (3) Residential Flat Buildings containing 90 apartments, and associated earthworks, roads, drainage and landscaping works (refer to attached detailed description for further information)

Estimated Cost of Development \$

Part 5 – Australian Bureau of Statistics Schedule

(describe the material of which the new work will be constructed)

Walls

Floor

Roof

Frame

New Floor Area m²

Number of Storeys

Detailed Description

The application seeks consent for:

- Demolition of the existing entry road;
- Bulk earthworks;
- Construction of new roads;
- Provision of ancillary services, drainage works, landscaping works;
- Torrens Title Subdivision of Lot 101 DP1206855 into two (2) lots;
- Community Title Subdivision of Proposed Lot 1 to create 79 lots (75 dwelling lots, three (3) lots for the residential flat buildings and one (1) community lot for the roads and park);
- Construction of 75 dwellings across a range of dwelling typologies, including attached and detached dwellings;
- Construction of three (3) x three storey Residential Flat Buildings (RFBs) with basement parking, encompassing a total of 90 apartments,
- Provision of neighbourhood park/ piazza; and
- Acoustic protection measures along Raby Road.

Part 6 – Applicant Details

Title Given Name(s) Family Name

Organisation / Company Name (if applicable)

SH Camden Lakeside Pty Ltd

Address

Cl- SJB Planning, L2, 490 Crown Street, Surry Hills NSW 2010

Contact Phone Number

(02) 9380 9911

Email Address

pmanning@sjb.com.au

Note:

All contact regarding applications will be made through the applicant. If you wish to authorise another person/company to be the contact for your application a separate written statement must be provided clearly stating their name and contact details.

Part 7 – Owners Consent

Title Given Name(s) Family Name

Organisation / Company Name (if applicable)

SH Camden Lakeside Pty Ltd

ABN / ACN

21 048 234 393

Address

Ground Floor, 68 Waterloo Road, Macquarie Park NSW 2113

Contact Phone Number

Email Address

First Owner's / Authorised Delegate's Signature

Toru Abe

Date

7/8/2018

Second Owner's / Authorised Delegate's Signature

Kohji Fukano

Date

26.07.2018

Third Owner's / Authorised Delegate's Signature

Date

Note:

If there is insufficient room above, or as an alternative to the above, the applicant can provide a signed letter from the respective owners consenting to the lodgement of the application.

If the property is owned by one or multiple individuals that individual(s) must sign this application form.

If the property is owned by one or multiple companies an authorised delegate from that company(ies) must sign this application form (identifying themselves as an authorised delegate) or provide a signed letter on letterhead paper identifying themselves as an authorised delegate of the company(ies) and consenting to the lodgement of the application.

If a property is strata titled, in addition to providing the consent of the owner, an authorised delegate from the Strata Body Corporate must sign this application form (identifying themselves as an authorised delegate) or provide a signed letter on letterhead paper identifying themselves as an authorised delegate of the Strata Body Corporate and consenting to the lodgement of the application.

Please note that if you have only very recently purchased your property, Council's records may still show the previous owner as the owner of the property. In such an event, a letter from your conveyancer or solicitor will be required stating that you are now the owner of the property.

Part 8 – Integrated Development

(tick if applicable and separate approval is required)

- ☐ Site is critical habitat or threatened species, populations or ecological communities affected
The Office of Environment and Heritage - Threatened Species and Conservation Act 1995
- ☐ Works for dredging/reclamation, dams, flood gates, weir, Aquaculture permit required etc.
Department of Primary Industries - Fisheries Management Act 1994
- ☐ Works to a site that contains an item listed on the State Heritage Register
The Office of Environment and Heritage - Heritage Act 1977
- ☐ Aboriginal heritage impact permit required
The Office of Environment and Heritage - National Parks and Wildlife Act 1974
- ☐ Scheduled development work or an environment protection licence required for works
The Office of Environment and Heritage - Protection of the Environment Operations Act 1997
- ☐ Works over/on, interfere with an existing structure, pump water or connect to a public road
Roads and Maritime Services - Roads Act 1993
- ☒ Authorisation required under Section 100B of the Act
NSW Rural Fire Service - Rural Fires Act 1997
- ☐ Water use approval, water management work approval or activity approval required
NSW Office of Water - Water Management Act 2000
- ☐ Development within mine subsidence district
Mine Subsidence Board – Mine Subsidence Compensation Act 1961

Part 9 – Conflicts of Interest

Does Camden Council employ the applicant or owner(s) of the property or is the applicant or owner(s) a Councillor?

☐ Yes

state below

☒ No

Is the application being submitted on behalf of an employee or Councillor?

☐ Yes

state below

☒ No

If yes, state their name(s):

Part 10 – Builders Details

Title

Given Name(s)

Family Name

Organisation / Company Name (if applicable)

Licence / Permit Number

Address

N / A

Contact Number

Email Address

Note:

Home Owner's Warranty Insurance is required for work where the contract value is over \$20,000. If owner building, an Owner Builder Permit is required for building work exceeding the value of \$10,000.

Part 11 – Applicant Declaration

Under Section 147 of the *Environmental Planning and Assessment Act 1979* any reportable political donation to a Councillor and/or any gift of 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? If yes, complete the Political Donation and Gifts Disclosure Statement 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. Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false disclosure statement.

- I apply for approval to carry out the development to work described in this application. 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 rejected or more information may be requested.
- I accept processing delays will arise if there are inadequacies with the application.
- I declare the electronic data provided is a true copy of all plans and associated documents submitted with this development application.
- I understand Council may use materials provided for notification/advertising purposes.
- I understand the materials provided will be made available to the public for inspection and copying at Council's Customer Service areas and on Council's website.
- I am authorised by the copyright holder of any material submitted with this application to provide this material to Council. In doing so I understand and the copyright holder acknowledges that this material may be made publicly available at Council's offices, on Council's website and to third parties on request both during and after the assessment is completed.

Applicant Signature

Date

Toru Abe
Kohji Fukuro *K. Fukuro* 26.07.2018

Part 12 – General Information

- Development Consent is required for building work, subdivision, signage, use of a premises and demolition.
- You may also apply to modify a Development Consent by using this application form. This type of Application is called a Section 96 Modification Application.
- Complying Development Certificates are issued by Council or a private certifier. These replace Development Consents and Construction Certificates for some types of development.
- Construction Certificates are required to certify that the development is in accordance with the Building Code of Australia and/or Council's Engineering Specifications. Without this certificate construction work cannot commence. Construction certificates can be obtained from Council or a private certifier.
- Subdivision Certificates are required for registration of the plan under the *Conveyancing Act 1919*.
- Other approvals may also be required under the *Local Government Act 1993*. This includes approval to install and operate an on-site sewage management system if your site is not connected to sewer.
- The builder cannot be the applicant for a Construction Certificate unless they are also the owner of the property.
- The nominated builder for the development cannot appoint the Principal Certifying Authority.
- **All information required by the relevant information checklist(s), including the required number of document copies, must be submitted or Council will not accept your development application. The decision as to whether or not the information you have submitted is satisfactory rests with Council.**
- Information submitted with this application may be made accessible to Council staff or in response to Government Information (Public Access) Act requests.

70 Central Avenue, Oran Park NSW 2570 PO Box 183, Camden NSW 2570 Phone: (02) 4654 7777

Email: mail@camden.nsw.gov.au Website: www.camden.nsw.gov.au