

DEVELOPMENT APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979

PART A: APPLICANT AND OWNER DETAILS

DA 2019/196

Application Fee: \$46,391.54	Advertising Fee: \$1105	Date Received: 19/11/19	Parcel No. #6382 #6866 #50112 #6867
Notification Fee: \$17,472.08	Receipt No. #19455	Customer Service Officer: MB	

1 Applicant name, address and contact details

Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Dr ☐ Other ☐

Full family name (no initials) or Company
Urban Link Pty Ltd

Full first names (no initials) (or ACN)
MS. Christiane Hall

Postal address
Level 10, 11-15 Deane Street Burwood 2134

Phone (business) 9749 2014 Mobile — Facsimile —

Contact person
As above.

Email address
christiane@urbanlink.com.au

Qualification of Applicant. Membership registration or accreditation number (if applicable)
Architect

**STRATHFIELD COUNCIL
RECEIVED**

**DA2019/196
19 November 2019**

2 Owners Consent

- 1) The EP&A Act requires that all owners consent to the lodging of an application.
- 2) It is the applicant's responsibility to clearly demonstrate that all owners have consented to the lodging of the application.
- 3) Owners who are companies can indicate consent by signing under seal or as otherwise authorised under Corporations Law. Alternatively owners who are companies can indicate consent by meeting the following criteria:
 - a) ABN or ACN number must be provided and:
 - b) Name, position and signature of:
 - i) one Company Director and Company Secretary; or
 - ii) two Company Directors; or
 - iii) if a sole director company, only one signature is required.
- 4) Individual owners must sign and print their names. Where there is more than one owner, all owners must sign.
- 5) Consent and seal of the owners corporation is required if the works or use proposed by this application relates to any part of the common property of a strata scheme. The Strata Management Agent or two (2) members of the Owners Corporation must sign.
- 6) Where proposed work affects a party wall, consent of both owners is required in writing (e.g. semi-detached or terrace dwelling).
- 7) Managing agents must have a written authority from the owner, clearly indicating that the authority is current, consenting to the lodging of, or empowering the applicant to lodge the application.
- 8) A person acting under registered power of attorney must quote book and page number, and provide a full copy of the power of attorney.
- 9) Under Section 147 of the Environmental Planning and Assessment Act 1979, any reportable political donation to a

councillor and/or a Council employee within a two (2) year period before the date of this application must be publicly disclosed.

Ref. Attached

Owner's name (please print)

Address

Telephone

Signature

Owner's name (please print)

Address

Telephone

Signature

3. Government Information (Public Access) Act 2009 and Government Information (Public Access) Regulation 2010

In accordance with the above Act and Regulation, development applications and associated documents is prescribed as 'open access' information with the exception of:

- (a) the plans and specifications for any residential parts of a proposed building, other than plans that merely show its height and its external configuration in relation to the site on which it is proposed to be erected, or
- (b) commercial information, if the information would be likely to prejudice the commercial position of the person who supplied it or to reveal a trade secret.

Strathfield Council is required to make these documents available to the public for purposes of viewing or copying, which can include publication on Council's website at www.strathfield.nsw.gov.au

4. Reportable Political Donations

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a relevant planning application to a council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

1. all reportable political donations made to any local councillor of that council
2. all gifts made to any local councillor or employee of that council.

Further information and disclosure forms are available from Council's website www.strathfield.nsw.gov.au or the NSW Department of Planning website at www.planning.nsw.gov.au/planning_reforms/donations.asp.

5. Public Information

The information provided on this application is considered to be public information

Copyright Notice: The Applicant is advised that Council may make copies (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 and Council's Notification Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the development application by Council and public participation in the development assessment process. This will include making copies of the advertised plans, supporting documentation and the determination available on Council's website to be viewed or printed out by members of the public. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Privacy Statement: Personal details requested on this form is supplied to Strathfield Council on a voluntary basis but if you cannot provide the information requested, Council may not be able to process your application. Personal details requested on this form will be used to process your application. Information provided by you may be accessed by the members of the public. Council is to be regarded as the agency that holds the information. You may make application for access or

DEVELOPMENT APPLICATION FORM

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PART B: APPLICATION & SITE DETAILS

DA

Please note that all documents lodged with this Development Application, including Part B of this application form, are available for public access at Council's Customer Service Centre and may be published on Council's website in accordance with the Government Information (Public Access) Regulation 2010.

Council's DA guide explains the Development Application process and the required information in more detail. Also refer to the requirements of the DA checklist at the back of this form. Your proposal may require other approvals.

If a development application is required for the works and development consent has been issued by Council, a Construction Certificate is required before any building work can commence. A Construction Certificate can be issued by Council or an accredited person. If you choose Council, you have the option of applying for a Construction Certificate with your Development Application or at a later date.

The submission of electronic plans via Council's eDA system may expedite the lodgement and assessment of your application. From October 2009 all development applications lodged by post, at the counter or online will require the submission of a full set of electronic documents on CD or DVD.

1 Type of Development

a Are you applying for development consent to:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Erect, alter or demolish a building structure | <input type="checkbox"/> Subdivide the land |
| <input type="checkbox"/> Change the use of the land or a building | <input type="checkbox"/> Strata subdivide a building or development |
| <input type="checkbox"/> Carry out earthworks | <input type="checkbox"/> Erect or display advertising |

b The proposed development is:

- ☒ residential ☐ industrial ☐ commercial/retail

2 Applicant, owner and property details

a Name of owner

AMNA Holdings Pty Ltd / St. George Wholesale Distributors
Fay Irene Dwyer

b Name of applicant

Urban Link Pty Ltd

c Postal address of applicant

Level 10, 11-15 Deane St Burwood NSW 2134

3 Location and title description of property

a Unit, shop or suite

House No

Street name and suburb

52/54 POWELL ST & 125 PARRAMATTA RD

b Real property details (eg Lot/DP, Strata Plan etc)

Lot 11 3 Lot 10 Section 23 PP 477

Lot 2 & 3 in PP 130557 -

Homebush

c What is the property used for at present?

Commercial tenancy with rear parking +
Storage facilities

d Description of the proposed development (provide clear information on exactly you propose to do)

Demolition of the existing + erection of 8 storey
Residential flat Building with 2 below ground
basements

e Estimated costs of development (if no construction is proposed, the value of the works will be nil).

Cost of Works \$ 35,644,155.00 (incl.
GST)

*Note: in the absence of a Quantity Surveyors report,
Council will review the estimated cost of construction figure
against an industry accepted building cost guide.*

4 Integrated Development

☐ Department of Environment & Conservation (Section 43(a0, 43(b0, 43(d), 47, 48, 55 and 122 of the Protection of the Environment Operations Act 1997

☐ Department of Natural Resources (section 88, 90 & 91 of the Water Act 2000)

If you ticked either of the above boxes, the proposal will also require approval from another approval body. Two additional sets of plans and supporting information and a cheque for the sum of \$250 made out to the relevant authority is requested to be submitted and an additional fee of \$110 to Council.

5 Local Government Act Approvals

- ☐ N/a
- ☐ Water Supply, sewerage and Stormwater drainage work
- ☐ Management of waste
- ☐ Community Land
- ☐ Public roads
- ☐ Structures or places of public interest

PRELIMINARY DEVELOPMENT APPLICATION CHECKLIST
This checklist must be completed by the applicant and duty officer

Property Address 52-54 POWELL ST, 129 PANAMA RD, Homebush
 Proposal/ Type of Development Residential Flat Building.

ALL DEVELOPMENT APPLICATIONS		To be completed by the applicant			To be completed by Customer Service		
		Yes	No	N/A	Yes	No	N/A
Is the proposal clearly described?		✓			✓		
Has the form been completed properly?		✓			✓		
Has the consent of all owners been provided (and Strata Corporation if applicable)?		✓			✓		
Has the email address of the applicant been provided?		✓			✓		
Electronic copy of all plans and documents on a CD in PDF format:							
-All files to be named correctly (e.g. DA- Architectural Plans- Property Address)		✓			✓		
-All 'Architectural Plans' are to be in 1 PDF file ONLY (mandatory for all applications)							
PLANS							
Plans must be drawn to a scale (ie: 1:50, 1:100 or 1:200), show the north point, street numbers, location of windows and uses of buildings on adjoining land. ELECTRONIC COPY OF ALL PLANS ON A USB/CD IN PDF FORMAT ONLY.		✓					
▪ Site analysis plan		✓			✓		
▪ Site plan		✓			✓		
▪ Floor plans		✓			✓		
▪ Sectional plans	Elevation and section plans need to show the existing ground levels and any proposed changes to the ground level, RLs to the Australian Height Datum and the external finishes of the building.	✓			✓		
▪ Elevational plans		✓			✓		
▪ Streetscape elevation plan (showing two properties either side of the subject site)		✓			✓		
▪ Demolition plan		✓			✓		
▪ Coloured copies (for alterations and additions to buildings)					✓		
▪ Full size Notification plans. Notification plans for all residential applications should not show the internal layout.		✓			✓		
▪ A survey plan (not applicable to change of use and minor work)		✓			✓		✓
▪ Subdivision plan (for work involving new subdivision)				✓			
▪ Sediment and Erosion control plan (during construction of the proposal)		✓			✓		
▪ Parking and or garaging details; showing the access and exit points, dimensions and ramp gradients, the access and exit points, dimensions and ramp gradients and in the case of a basement: a longitudinal section showing gradients, transitional lengths and clearances to a 1:20 scale		✓			✓		
▪ Concept stormwater drainage plan; (not applicable to change of use or for minor works) showing the proposed points of discharge to Council's drainage system, general stormwater pipework layout and who it was prepared by		✓			✓		
▪ Concept landscape plan; showing planting schedule – Latin name, common name, height at maturity, quantity, size, location, stakes and any turf, all trees to be retained/ removed, proposed driveway crossings in relation to street trees, who it was prepared by		✓			✓		

	To be completed by the applicant			To be completed by Customer Service		
	Yes	No	N/A	Yes	No	N/A
PLANS CONTINUED...						
<ul style="list-style-type: none"> Shadow diagrams. Required for developments for two or more storeys. <i>Diagrams must show existing and proposed shadow at 9am, 12pm and 3pm on the Winter Solstice (22 June).</i> ✓ 	✓			✓		
DOCUMENTATION						
ELECTRONIC COPIES ON USB/CD IN PDF FORMAT ONLY						
<ul style="list-style-type: none"> Statement of Environmental Effects (SEE) containing a detailed description of the proposal and discussion about any potential impacts. The SEE will also address the proposal's compliance with the relevant Council and/ or State Planning Controls. 	✓			✓		
<p>Note: if the proposal is for commercial/ retail and other non-residential development, the SEE will need to include the following additional detail:</p> <p>The proposed hours of operation, the type and size of goods to be manufactured, stored, transported or sold, loading and unloading facilities, the number of units/ offices/ shops and floor space and landscaping information.</p>	✓			✓		
<ul style="list-style-type: none"> Heritage Impact Statement (HIS). <i>Applicable if the property is a heritage (or draft heritage) item, in the vicinity of a heritage (or draft heritage) item, in a conservation area (or draft conservation area).</i> 			✓			✓
<ul style="list-style-type: none"> A Waste Management Plan (required for all applications to assess the waste generated by the demolition/ construction/ operation of the proposal). 	✓			✓		
<ul style="list-style-type: none"> Acoustic Report (applicable to development adjacent to a busy road, a railway line or other noise source). 	✓			✓		
<ul style="list-style-type: none"> Arborist Report (may be required to justify the removal of trees). 			✓			✓
<ul style="list-style-type: none"> Environmental/ contamination assessment (required where the site has a history of contamination or the proposed use warrants investigation). 			✓			✓
<ul style="list-style-type: none"> Traffic Report (required where the proposal is anticipated to generate a high portion of vehicle movements or the site is located in an area where traffic movement is a concern). 	✓			✓		
<ul style="list-style-type: none"> A current BASIX certificate for the development. Required for all Residential Development (new dwellings/ units/ townhouses/Alts & Adds to dwelling/ installation of a pool or spa). 	✓			✓		
OTHER MATTERS						
Two (2) copies are required.						
<ul style="list-style-type: none"> Architectural Model – hard copy 3D model or 3D computer image model (required for multi-unit housing and any other development where the cost of works exceeds \$4 Million). 	✓			✓		
<ul style="list-style-type: none"> SEPP 65 Statement for development of residential flat buildings. 	✓			✓		
<ul style="list-style-type: none"> A colour sample board, showing the proposed external materials and finishes. 	✓			✓		

amendment to information held by Council.

Warning: Applicants should be aware that if all the required information is not provided, the development application will not be accepted at the Customer Service Centre.

6 Applicant Signoff

I declare all the information supplied herein and in connection with this application is true and correct.

I declare that the estimate of costs of the project is the commercial value of the proposed works and is based on a properly prepared cost estimate or actual quote or contract competition price for the work.

I confirm that this application has been prepared addressing the relevant Local Environmental Plan (or Planning Ordinance) and Development Control Plan requirements. A Political Donation disclosure form has been completed (if applicable).

Signature

[Handwritten Signature]

Date

15.11.2019.

Checked by Council Officer

[Handwritten Signature]

*Applicant to come back and
submit (1) hard copy set.*

19/11 D Shee