

APPLICATION FOR DEVELOPMENT CONSENT, CONSTRUCTION CERTIFICATE, COMPLYING DEVELOPMENT CERTIFICATE AND/OR INSTALLATION OF A MANUFACTURED HOME

Office Hours: 8.30am – 5pm

240 Blende Street

PO Box 448

Broken Hill NSW 2880

council@brokenhill.nsw.gov.au

www.brokenhill.nsw.gov.au

General Enquiries

Phone 08 8080 3300

Application Number: _____

SECTION 1 – TYPE OF APPLICATION(S) BEING MADE

All applicants must complete this part

Development Application – Read/complete sections 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 15, 16 marked **DA** ☒Construction Certificate Application – Read/complete sections 2, 3, 4, 5, 6, 7, 11, 14, 15, 16 marked **CC** ☐Complying Development Certificate Application – Read/complete sections 2, 3, 4, 5, 6, 7, 10, 11, 14, 15, 16 marked **CDC** ☐Application To Install A Manufactured Home, Moveable Dwelling Or Associated Structure On Land
(under the Local Government Act 1993) – Read/complete sections 2, 3, 4, 6, 7, 15, 16 marked **MANUF** ☐Subdivision Certificate Application – Read/complete all sections 2, 3, 4, 6, 7, 15, 16 marked **SC** ☐

SECTION 2 – APPLICANT DETAILS

DA **CC** **CDC** **MANUF** **SC**

Note: An application for a Construction Certificate may NOT be made by any contractor, or other person, who will carry out the building work, or subdivision work, unless the person is the owner of the land on which the work is to be carried out.

Applicant Name: BGIS (LUIS FORNES)Postal Address: LEVEL 36 'WORLD SQUARE', 680 GEORGE STREETCity/Town: SYDNEY Postcode: 2000Email Address: LUIS.FORNES@apac.bgis.comMobile: 0436 527 440 Alternate Phone: _____Signature: [Signature] Date: 31/08/2020Capacity (owner, builder, architect, etc): Project Manager for Project Principle

SECTION 3 – SUBJECT LAND

DA **CC** **CDC** **MANUF** **SC**Property Address: PART OF 51 BROMIDE STREET, (BROKEN HILL)City/Town: BROKEN HILL Lot/Section/DP: 5893 IK DP 241855Property/Business Name (if applicable): N.S.W. POLICE

SECTION 4 – DESCRIPTION OF DEVELOPMENT

DA CC CDC MANUF SC

Description of Work/Development being carried out:

NEW TWO STOREY POLICE STATION FOR THE BARRIER POLICE DISTRICT (WESTERN REGION) INCLUDING HARDSTAND FOR GARAGE AND CARPORT PARKING.

(For example – New Dwelling; Additions to Dwelling; New Garage; New Swimming Pool and Fencing; Dual Occupancy; Subdivision; Boundary Adjustment; Change of Use from shop to office; Home Industry; new retail store)

Use of Development: New Building for Broken Hill Police Station
(Public & Commercial building)

(For example – residential, commercial, public, industrial, agricultural, etc)

For Subdivision - Number of existing Lots: 1

Number of proposed Lots: 1

SECTION 5 – VALUE OF WORK

DA CC CDC

If the proposed development involves the erection of a building, the carrying out of work, or the demolition of a work or a building, you must provide a genuine estimate of the value of the work.

Total Value of Work: \$ 13,000,000

SECTION 6 – CONSENT OF ALL OWNERS

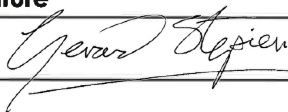
DA CC CDC MANUF SC

ALL OWNERS OF THE PREMISES MUST SIGN ALL APPLICATIONS

I/We own the subject land and consent to:

1. This application,
2. A copy of a plan or plans showing the height and external configuration of the proposed development in relation to the site and being adequate to allow members of the public or otherwise adjacent owners/occupants to gain an understanding of the proposal, and
3. Council's Officers entering the premises during normal office hours for the purpose of conducting inspections relative to this application.

Note: If the owner is a Company or Owners Corporation, its Common Seal must be stamped over the signature(s), otherwise the Managing Director must sign and clearly indicate the ACN.

Name (print name in full)	Signature	Date
Gerard Stepien,		30/08/2020
Executive Director - Police Property Group		
NSW Police Force		

Address: 1 Charles Street

City/Town: Parramatta NSW

Postcode: 2124

SECTION 7 – EXISTING RELEVANT CONSENT(S)

DA CC CDC MANUF SC

Where a Construction Certificate or Subdivision Certificate is applied for separately, or there is an existing consent relevant to the development, please provide the details of the relevant Development Consent:

DA Reference: Date of Consent:

Consent Authority:

SECTION 8 – ENVIRONMENTAL IMPACT

DA

A Statement of Environmental Effects (SEE) is attached

Council has a template SEE for minor development available on Council's website
www.brokenhill.nsw.gov.au



An Environmental Impact Statement (EIS) is attached

An EIS is only required for Designated Development or State Significant Development.



The proposed development is considered to have negligible effect

Only very minor internal works are considered to have negligible effect.



SECTION 9 – HABITAT AND BIODIVERSITY

DA

Is the land a critical habitat or part of a critical habitat?

No



Yes



(attach details)

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No



Yes



(attach details)

Is the development biodiversity compliant development?

No



Yes



If yes, indicate the reason why the development is biodiversity compliant development:

SECTION 10 – COMPLYING DEVELOPMENT CODE

CDC

Nominate the Environmental Planning Instrument (EPI) and/or code you are applying for the Complying Development Certificate under:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008



General Housing Code



Rural Housing Code



Housing Alterations Code



General Development Code



Commercial Industrial Alterations Code



Commercial and Industrial (New Buildings and Additions Code)



Subdivisions Code



Demolition Code



Fire Safety Code



State Environmental Planning Policy (Affordable Rental Housing) 2009



State Environmental Planning Policy (Infrastructure) 2007



State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007



Other ☐

SECTION 11 – BUILDING DETAILS

CC CDC

If more than one building is proposed, duplicate this section of the form and complete for each building, noting clearly the building being referred to.

For Each New Building (or new part of a building)

Number of storeys (including underground floors) _____

Gross floor area of new building (m²) _____

Gross site area (m²) _____

For Each New Residential Building (or new part of a residential building)

Number of dwellings to be included in the new building _____

Number of existing dwellings on site _____

Number of existing dwellings to be demolished _____

Will the new building be attached to other new buildings? Yes ☒ No ☐

Will the new building(s) be attached to existing buildings? Yes ☐ No ☐

Does the land contain a dual occupancy? Yes ☐ No ☐

Will the materials to be used be new or second-hand? New ☐ Second-hand ☐

If second-hand, you must provide details of the materials to be used on a separate sheet.

Place a tick in the box which best describes the materials the new building (or new part) will be constructed of:

Floor

Concrete or slate (20) ☐ Timber (40) ☒ Other (80) ☐
 Not specified (90) ☐

Frame

Timber (40) ☐ Steel (60) ☐ Aluminium (70) ☐
 Other (80) ☒ Not specified (90) ☐

Walls

Brick – double (11) ☐ Brick – veneer (12) ☐ Concrete or stone (20) ☐
 Fibre cement (30) ☐ Timber (40) ☐ Curtain glass (50) ☐
 Steel (60) ☐ Aluminium (70) ☐ Other (80) ☐
 Not specified (90) ☐

Roof

Tiles (10) ☐ Concrete or slate (20) ☐ Fibre cement (30) ☐
 Steel (60) ☐ Aluminium (70) ☐ Other (80) ☐
 Not specified (90) ☐

DA

Is this application for Integrated Development?

Yes

☐

No

☒**If yes, tick all approvals required to be obtained from other bodies and attach appropriate details.**

Relevant Act	Provision	Approval	
<i>Fisheries Management Act 1994</i>	s144	Aquaculture permit	<input type="checkbox"/>
	s201	Permit to carry out dredging or reclamation work	<input type="checkbox"/>
	s205	Permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	<input type="checkbox"/>
	s219	Permit to: (a) set a net, netting or other material; or (b) construct or alter a dam, floodgate, causeway or weir; or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat.	<input type="checkbox"/>
<i>Heritage Act 1977</i>	s58	Approval in respect of the doing or carrying out of an act, matter or thing referred to in s57 (1) Note: Development is not Integrated Development in respect of the approval required under section 57 of the <i>Heritage Act 1977</i> , if the approval that is required is the approval of a council.	<input type="checkbox"/>
<i>Mine Subsidence Compensation Act 1961</i>	s15	Approval to alter or erect improvements within a mine subsidence district or to subdivide land therein	<input type="checkbox"/>
<i>Mining Act 1992</i>	s63 & 64	Grant of mining lease	<input type="checkbox"/>
<i>National Parks and Wildlife Act 1974</i>	s15	Approval to alter or erect improvements within a mine subsidence district or to subdivide land therein	<input type="checkbox"/>
<i>Petroleum (Onshore) Act 1991</i>	s16	Grant of production lease	<input type="checkbox"/>
<i>Protection of the Environment Operations Act 1997</i>	s43(a), 47 & 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	<input type="checkbox"/>
	s43(b), 48 & 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a 'waste activity' but including any activity described as a 'waste facility').	<input type="checkbox"/>
	s43(d), 55 & 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	<input type="checkbox"/>
<i>Roads Act 1993</i>	s138	Consent to: (a) erect a structure or carry out a work in, on or over a public road; or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road; or (d) pump water into a public road from any land adjoining the road; or (e) connect a road (whether public or private) to a classified road Note: Development is not Integrated Development if the approval required under section 138 of the <i>Roads Act 1993</i> is required from the same council the Development Application (DA) is lodged with.	<input type="checkbox"/>

Rural Fires Act 1997

s100B

Authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes

☐

Water Management Act 2000

s89, 90 &
91

Water use approval, water management work approval or activity approval under Part 3 of Chapter 3

☐

SECTION 13 – DA TYPE



Does this application involve Designated Development?

Yes ☐ No ☒

Is the development State Significant Development?

Yes ☐ No ☒

If yes, provide the capital investment value of the development.

Total value of work: \$ _____

If yes, you must attach a list of any authorisations that must be provided under section 89K of the Act in relation to the development.

SECTION 14 – CONTRACT FOR CERTIFICATION WORK

CC CDC

If you are lodging a Construction Certificate or Complying Development Certificate application, you must complete and sign a Contract for Certification Work and attach it to this application.

This contract form is available on Council's website www.brokenhill.nsw.gov.au and at Council's Administrative Centre, 240 Blende Street Broken Hill NSW 2880.

Your application cannot be processed until you attach a signed Contract for Certification Work. When the application is lodged with a Contract, the Contract will be signed by an authorised officer of Council and a copy will be forwarded to you for your records.

SECTION 15 – ACCOMPANYING DOCUMENTS

DA CC CDC MANUF SC

Note: All hard copy applications are to be accompanied by an electronic copy of the plans.

Please list all documents accompanying this application:

If there is not enough space below, attach a separate sheet.

DA CC CDC MANUF SC

Council is collecting your personal information in accordance with the *Privacy and Personal Information Protection Act 1998*.

The purpose for collecting your personal information is to obtain and record details to assess your application.

The intended recipients of the personal information collected includes Council officers or other agents contracted by Council. If necessary for reporting purposes, your name will be made publicly available via Council's Business Papers and on Council's website. Your contact details will not be made public on Council's website and will be removed from all applications and reports in Council's Business Papers.

The supply of your personal information is voluntary. If you cannot provide or do not wish to provide the information sought, Council may not be able to process your application.

You may make an application for access or amendment to information held by Council. Council will consider any such application in accordance with the Act. Enquiries concerning this matter can be directed to the Public Officer by email council@brokenhill.nsw.gov.au or addressed to Broken Hill City Council, 240 Blende Street, Broken Hill NSW 2880.

Your information will be collected and stored by Broken Hill City Council, 240 Blende Street, Broken Hill NSW 2880.