

(Please read the statement concerning privacy and business ethics on the back of this form)

OFFICE USE ONLY

Fees: _____
Date Received: _____
DA No. _____
CC No. _____
Receipt No. _____


TYPE OF CONSENT, CERTIFICATE OR APPROVAL (NOTES ON REVERSE)

<input checked="" type="checkbox"/>	Development Consent (see note 1)
<input type="checkbox"/>	Building Construction Certificate (see notes 2,6 & 9). Only complete the attached section for Construction Certificate if you are applying for a combined DA & CC. For a separate Construction Certificate please click here www.hillscertifiers.com.au
<input type="checkbox"/>	Engineering Construction Certificate (see note 3)
<input checked="" type="checkbox"/>	Integrated Development Consent (see note 4)
<input type="checkbox"/>	Subdivision Certificate (see note 5)
<input type="checkbox"/>	I have completed and attached the separate form to appoint Council as Principal Certifying Authority (see note 6)
<input type="checkbox"/>	Review of Determination
<input type="checkbox"/>	Other Approval (s68 Local Government Act 1993) (see note 7)
Pre DA Meeting Held? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Has the applicant made a donation or given any gift to any Councillor or staff Please refer to Item 10 over the page for details Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Applicants, and any person who has a financial interest in this application must comply with the legislative requirements relating to political donations. Refer to Political donations and Gift disclosure Statement .	
<input type="checkbox"/>	Tick this box if you do not consent to the determination of this application being signed and served by electronic means. Note: additional charges may apply to the provision of paper documents)

DEVELOPMENT PROPERTY DESCRIPTION

Address: 140-146 Glenhaven Road		
Suburb: Glenhaven	LOT 102	DP or SP 1205322

APPLICANT'S DETAILS

Name/Company Name: Christian Brethren Community Services C/- Minto Planning Services Pty Ltd		
Address: PO BOX 225		
Suburb: Thornleigh		Postcode: 2120
Phone:	Work phone: 9845 4788	Mobile:
Email: planning@mintoplanning.com.au		Fax:
Signature: 		Date: 14/7/17

BUILDER'S DETAILS

Name:		
Address:		
Suburb:		Postcode:
Home phone:	Work phone:	Mobile:
Email:		Fax:
Signature:		Licence No:

OWNER/S DETAILS

Name: Christian Brethren Community Services		
Address: PO BOX 7002		
Suburb: Baulkham Hills		Postcode: 2153
Home phone:	Work phone: 9842 4111	Mobile:
Email:		Fax:
Signature of ALL owners: SEE ATTACHED		Date:

I/We own the subject land and consent to Council officers entering the premises for the purpose of carrying out inspections in conjunction with this application, without first giving written notice.

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 A.C.N: _____

DESCRIPTION OF PROPOSAL

A Seniors living development consisting of twelve (12) x 3 bedroom serviced self care single storey villas.
A two lot Torrens title subdivision to separate the existing dwelling from the Glenhaven Gardens Retirement Village.

Building Code of Australia Classification:
Value of Development :(refer to Item 11) \$6,732,547.00
Capital Investment Value :(refer to item 12)

FOR SUBDIVISION ONLY*

Number of Additional Lots: 1		Total Number of Lots Created: 2
Lot Numbers:	From:	To:
Creation of New Road? YES: <input type="checkbox"/> NO: <input checked="" type="checkbox"/>		

Our Ref: sl-20170712

Date 12 July 2017

Name The General Manager
Address The Hills Shire Council
3 Columbia Court
Baulkham Hills, NSW 2153

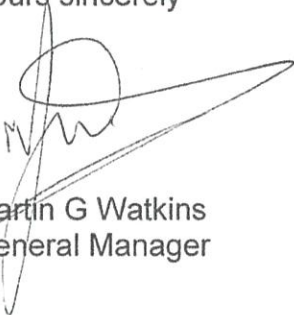
Dear Sir / Madam

**Development Application for proposed works at;
Glenhaven Gardens Retirement Village
1A Mills Road Glenhaven, NSW 2156**

We are the owners of Glenhaven Gardens Retirement Village, as noted above.

We authorise Minto Planning Services to lodge a development application to Council relating to the above premises on our behalf.

Yours sincerely



Martin G Watkins
General Manager

1.	Development Consent: Development Consent is required under the Provisions of the Environmental Planning & Assessment Act 1979 (EPAA) for the building work, use, subdivision or demolition. This is also known as a Development Application or DA.				
2.	A Building Construction Certificate as referred to in s109C(1)(b) of the EPAA certifies that works constructed in accordance with specified plans and specifications will comply with the regulations referred to in s81A(5) of the EPAA. The application form for the Construction Certificate is attached to this form.				
3.	Engineering Construction Certificate: An Engineering Construction Certificate referred to in s109C(1)(b) of the EPAA certifies that engineering work carried in accordance with the nominated plans and specifications will comply with the regulations referred to in s81A(5) of the EPAA (eg. Current 'THSC's Work Specification').				
4.	Integrated Development Consent: Integrated Development Consent relates to development where consent is required from Council and from one or more other approval bodies referred to in s91 of the EPAA. Applicants should indicate below other approvals required to be obtained. (Please tick required approval authority from list below).				
	Fisheries Management Act 1994	Section 144	Section 201	Section 205	Section 219
	Heritage Act 1977		Section 58		
	National Parks and Wildlife Act 1974		Section 90		
	Protection of the Environment & Operations Act 1997		Section 43		
	Rivers and Foreshores Improvement Act 1948		Part 3A		
	Roads Act 1993		Section 138		
	Rural Fires Act 1997S		100B		
	Water Management Act 2000		Ss 89, 90, 91		
5.	Subdivision Certificate: A Subdivision Certificate referred to in s109C (1) (d) of the EPAA authorises the registration of a plan of subdivision under division 3 of Part 23 of the Conveyance Act 1919.				
6.	Principal Certifying Authority (PCA): Complete section of the form to appoint Hills Certifiers (Council) as PCA when applying for a Combined Development Application and a Construction Certificate.				
7.	Other Approval: Other approval previously obtainable only under the provisions of s68 of the Local Government Act, 1993 (LGA) (eg. install a manufactured home, storm water drainage, install a sewage management system [septic tank], certain activities in public places, operate a caravan park, operate amusement devices, operate a mortuary). Any such approval not sought as part of this application requires a separate application under the LGA.				
8.	Submission Requirements: Refer to Council's Fact Sheets for submission requirements. Coloured plans detailing new work are required for Additions/Alterations or S96 Modifications.				
9.	Basix: If BASIX applies to your development, a BASIX Certificate is to be submitted with this Development Application. This certificate can be generated on the BASIX website: www.basix.nsw.gov.au For more information, phone the BASIX help line on 1300 650 908.				
10.	The applicant must advise of any gift or donation in accordance with the Amendment to Local Government & Planning Legislation Bill 2008 (Political Donations): This includes :- • Disclosure of Political donations and Gifts (E P & A Act Sec. 147)				
11.	Value of Development - Estimated construction cost of proposed works. This is to determine application and other associated fees.				
12.	Capital Investment value is defined under the Environmental Planning and Assessment Regulation 2000 as capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:				
	(a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,				
	(b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,				
	c) land costs (including any costs of marketing and selling land),				
	d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).				

PRIVACY NOTIFICATION: The personal information that Council has collected from you is personal information for the purposes of the Personal Information Protection Act (PIPA) 1998. The intended recipients of the personal information are Officers within the Council data service providers engaged by the Council from time to time, any other agent/contractor of the Council and other statutory authorities. The supply of the information by you is not voluntary. Council has collected the information from you in order to process your request. You may make application for access or amendment to information held by Council. You may also make a request that Council suppresses your personal information from a public register. Council will consider any such application in accordance with the PIPA. Council is to be regarded as the agency that holds the information. If you have any further enquiries concerning this matter, contact Council's Public Officer on (02) 9843 0555. General information about the GIPA Act is available by calling the Office of the Information Commissioner on 1800 194 210 (free call) or at its website www.ipc.nsw.gov.au

STATEMENT OF BUSINESS ETHICS: Please click [Statement of Business Ethics](#)

The Hills Shire Council

3 Columbia Court Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 2153 2153

Phone 02 9843 0555 email.council@thehills.nsw.gov.au
Facsimile 02 9843 0409 www.thehills.nsw.gov.au

COMPLETE THIS SECTION WHEN APPLYING FOR A CONSTRUCTION CERTIFICATE

BUILDING WORK DETAILS

WHO WILL BE DOING THE BUILDING WORK?

<input checked="" type="checkbox"/> Not determined at this time. This information will be required prior to work commencing	
<input type="checkbox"/> Or Owner-Builder See notes below	
Have you obtained your Owner Builder Permit (OBP)? Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
OBP No.:	
Issue date:	
<input type="checkbox"/> Or Licenced Builder	
Builder's Name:	
Builder's Licence No.:	
Builder's Address:	
Suburb:	Postcode:
Email:	
Mobile:	Other:

notes

- If a licenced builder is not engaged and the value of any residential work exceeds \$10,000, a copy of an Owner-Builder permit must be submitted to the PCA prior to building work commencing.
- Where Owner-Builder work is proposed and the value of the proposed work is over \$20,000, you must have either completed an approved owner-builder course, or can satisfy the approved equivalent qualifications.
- Evidence that an application has been lodged is required before NSW Fair Trading will issue an Owner-Builder permit.
- Further information about Owner-Builder permits can be obtained from the [Fair Trading website](#)
- Demolisher's details can be inserted as Builder's details where the application is for demolition

LONG SERVICE LEVY

If the value of work is \$25,000 or more (inclusive of GST), the Building and Construction Industry Long Service Levy must be paid before a Construction Certificate can be forwarded or delivered.

The levy can be paid online through the Long Service Payments Corporation website or alternatively, the levy can be paid to Council who are agents for the [Long Service Payments Corporation](#).

Partial levy exemptions may be applicable in some instances, for further information on the long service levy please contact the Corporation

Has the Long Service Levy been paid?

☐

Yes Please ensure you have attached a copy of the levy payment receipt

☒

No The Long Service Levy must be paid prior to the Construction Certificate being forwarded or delivered

☐

Long Service Levy not required

HOME WARRANTY INSURANCE

If you are using a licenced builder for residential building work exceeding \$20,000, a Certificate of Home Warranty Insurance must be provided to confirm that it has been obtained. For more information, refer to the [Home Warranty Insurance Fund website](#).

Has a Certificate of Home Warranty Insurance been provided?

☐

Yes Please ensure you have attached a copy of the Home Warranty Certificate

☒

No A copy of the Home Warranty Certificate must be submitted to the PCA prior to building work commencing. The PCA may not be able to carry out inspections if the certificate has not been provided.

SHIRE WIDE SECTION 94A CONTRIBUTION PLAN

For more information refer to [The Hills Shire Council Shire Wide Section 94A Contribution Plan](#)

A Shire Wide Section 94A Contribution Plan operates over certain parts of the Hills Shire where the cost of development exceeds over \$100,000. This levy will be applied towards the provision of public facilities. A cost summary report must be lodged with the application and, if applicable, the levy must be paid prior to the issue of a Construction Certificate.

Does Section 94A Contributions apply to this land?

Yes:

☐

No:

☒☐

Shire Wide Section 94A Contribution does not apply to this land.

☐

Proposed cost of development does not exceed \$100,000

PRINCIPAL CERTIFYING AUTHORITY

REQUIREMENTS

It is a requirement that a PCA be appointed before the commencement of work. The PCA must be an Accredited Certifier and will carry out mandatory critical stage inspections, and any other inspection requirements, in accordance with section 81A of the Environmental Planning and Assessment Act 1979. The PCA may also issue an Occupation Certificate which permits occupation or use of a building or part.

PCA APPOINTMENT

Will Council (Hills Certifiers) be the PCA?

☐

Yes I wish to appoint The Hills Shire Council (Hills Certifiers) as the PCA for this project. •Please complete the PCA Appointment Declaration below

Note – Should you not wish to appoint a PCA at this time, a separate PCA Appointment and Service Agreement from an Accredited Certifier will still be required **before** you start work.

We have this documentation available should you wish to appoint us at a later date, however, it may be simpler to appoint us now by completing the PCA Appointment Declaration below.

☒

No I do not wish to appoint a PCA at this time and understand that I must appoint a PCA before starting work on this project.

APPOINTOR'S DETAILS

The appointer **cannot** be the building contractor unless they own the property.

☐

As per "Applicant Details"

☐

Or
As per "Owner(s) Details"

OR (complete details)

Appointer's Name:

Appointer's Address:

Suburb:

Postcode:

Email:

Mobile:

Other:

APPOINTMENT DECLARATION

I agree to appoint Hills Certifiers to be the Certifying Authority (PCA) related to this Development Application.

I have read, understood and accept the terms and conditions contained in the "Certification Appointment and Service Agreement".

A copy of this document is available from our website. www.thehills.nsw.gov.au

Signature:

Date:

AUSTRALIAN BUREAU OF STATISTICS INFORMATION

This information is required for the purpose of providing information to the Australian Bureau of Statistics.

GENERAL DATA

Area of land (m2): 71,896 m2
Gross Floor Area of existing building (m2): 7,667 m2
Gross Floor Area of proposed addition or new building (m2): 10,225 m2
Number of storeys the proposed building will consist of: One

CONSTRUCTION MATERIALS DATA

Please select the building material which best describes the materials the new work will be constructed of:-

exterior Wall Material	Code	r oof Material	Code	Frame Material	Code	Floor Material	Code
Brick veneer	12 <input checked="" type="checkbox"/>	Aluminium	70 <input type="checkbox"/>	Timber	40 <input checked="" type="checkbox"/>	Concrete	20 <input checked="" type="checkbox"/>
Full Brick	11 <input type="checkbox"/>	Steel	60 <input type="checkbox"/>	Steel	60 <input type="checkbox"/>	Timber	40 <input type="checkbox"/>
Single Brick	11 <input type="checkbox"/>	Concrete	20 <input type="checkbox"/>	Aluminium	70 <input type="checkbox"/>	Other	80 <input type="checkbox"/>
Concrete Block	11 <input type="checkbox"/>	Concrete Tile	10 <input checked="" type="checkbox"/>	Other	80 <input type="checkbox"/>	Unknown	90 <input type="checkbox"/>
Concrete/Masonry	20 <input type="checkbox"/>	Fibrous Cement	30 <input type="checkbox"/>	Unknown	90 <input type="checkbox"/>		
Concrete	20 <input type="checkbox"/>	Fibreglass	80 <input type="checkbox"/>				
Steel	60 <input type="checkbox"/>	Masonry or Terracotta	10 <input type="checkbox"/>				
Fibrous cement	30 <input type="checkbox"/>	Slate	20 <input type="checkbox"/>				
Hardiplank	30 <input type="checkbox"/>						
Timber or Weatherboard	40 <input type="checkbox"/>						
Clad - Aluminium	70 <input type="checkbox"/>						
Curtain Glass	50 <input type="checkbox"/>						
Other	80 <input type="checkbox"/>						
Unknown	90 <input type="checkbox"/>						