



Postal Address:
General Manager
PO Box 61
GLEN INNES NSW 2370
Phone: (02) 6730 2350
Fax: (02) 6732 3764
Email: council@gisc.nsw.gov.au

Development Application

Under Part 4 of the *Environmental Planning & Assessment Act 1979*

Office Use Only				
Application No :		DA Fee :		009
Assessment No :		Notify &/or Advert Fee :		008
Date of Receipt :		Planning Reform Fee :		003
Receipt Number :		Other Fees :		Cashiers Initial
		TOTAL :		

All associated fees are listed in Council's current Operational Plan.

Privacy Notification: In completing this form you will be prompted to supply information that is personal information this information is collected under the *Privacy and Personal Information Act 1998*. The supply of this information is voluntary. If you cannot provide, or do not wish to provide, the information sought Council may be unable to process your request. Council requires the provision of the owner/s name and address with signature/s to verify owner/s permission for the lodgment of this Development Application under PART A. The information provided in PART B may be made available for public inspection. Glen Innes Severn Council is required under the *Privacy and Personal Information Act 1998* to inform you about how your personal information is being collected and used. If you require further information please contact Council's Department of Development, Planning and Regulatory Services on (02) 6730 2350.

☐ Indicates to please tick (where appropriate).

APPLICANT CHECKLIST

Please ensure all required information is included with your application and filled out correctly before making an appointment with Council for pre-lodgment.

NOTE: Failure to supply required information at you pre-lodgment meeting may delay the approval of your application.

Please check that you have filled out all sections as required and tick to indicate as such;

Part A

☒ Applicant's Details

☒ Owner/s Consent (signed by owner/s)

Part B

☒ Property Identification

☐ Crown Development (if applicable)

☒ Applicant

☐ Staged Development (if applicable)

☐ Proposed Development

☐ Basix Compliance

☒ Integrated Development (if applicable)

☒ Statement of Environmental Effects (Standard Form)

☒ Plans (two (2) sets)

Applicant: SEATA Holdings Pty Ltd. (Trading as "SEATA Group")

Signature:

Date: 2/12/2021

Preferred payment method (please circle):

Cash

Cheque

Card

VERIFICATION OF APPLICATION (Office Use Only)

Pre-Lodgement Meeting

NOTE: A Pre-lodgement meeting is required by Council before payment of fees to ensure all applications are complete and have the required information. These meetings generally take 15-30 mins depending on the complexity of the application.

To organise an appointment please call Council on (02) 6730 2350. Submission of well-prepared applications is in the interest of all parties involved in, and potentially affected by, development activity. Applications can also be emailed to Council to be checked before being lodged should you be unable to attend Council's Offices in person or you may authorise your developer/builder to liaise with Council regarding your application.

Verifying Officer:

Signature:

Date:

PART A - APPLICANT DETAILS AND OWNER/S CONSENT

APPLICANT'S DETAILS

Title: ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other

Name: SEATA Holdings Pty Ltd. (Trading as "SEATA Group") (Attn: Key contacts Craig Bagnall, John Winter)

Address: Suite 1, Level 1, 160 Pacific Highway, Charlestown NSW 2290

Mobile: 0408 114242 Home: _____

Email: craig.bagnall@seatagroup.com.au Fax: _____

Signature/s:  Date: 2/12/2021

Note: Council will deal only with the nominated applicant in the event of any query or communication regarding this application.

- ☐ Please tick if at any time prior to the lodgement of your application, you made a political donation or gift to Council (greater than \$1000) in the last two (2) years, you are required to submit with this application a Statement of Disclosure or Political Donation and Gift.
- ☐ Please tick if you are an employee of Council, a relative to an employee of Council or are submitting this application on behalf of an employee of Council. Please disclose type of relationship: _____

OWNER/S CONSENT

Name/s: John Winter

Address: 448 West Furracabad Road, Glen Innes, 2370

Mobile: 0407 892 343 Home: _____

Email: john.winter@seatagroup.com.au Fax: _____

Signature/s: Please refer to signed Owner's Consent submitted with the DA & SoEE Date: _____

- ☐ As the owner/s of the above property, I/we consent to the certifying authority, being council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we undertake to take all necessary steps to enable access to the property for inspections to be carried out.

NOTE: Every owner must sign this form (or attach a separate letter signed by each owner if more space is required). 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. Incomplete or inaccurate information given in this section may result in the application being refused.

DEVELOPMENT ASSESSMENT UNIT MEETING

Council also provides a Pre-DA service by way of a meeting with Council's Development Assessment Unit (DAU). These meetings take place on Thursday's only and give early advice on development proposals by highlighting issues, and advise to avoid potential future conflicts and achieving smoother DA processing of larger scale developments.

PART B - APPLICATION FOR APPROVAL

PROPERTY IDENTIFICATION

Lot: 3 Section: _____ DP: 1193185
Street No: 448 Street: West Furracabad Road Town: Glen Innes
Special Access Requirements (eg. Locked Gate, Dogs, etc): Please see SoEE - locked gate & farm dog

APPLICANT

Title: ☒ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other
Name/s: SEATA Holdings Pty Ltd / John Winter
Owner/s Consent submitted attached: ☒ Yes (Part A - This Application will not be accepted if not provided)

PROPOSED DEVELOPMENT

Type of Development	Estimated Cost of Works (if building work)
<input checked="" type="checkbox"/> Change of Use	NOTE: The Estimated Cost of works must include the estimated cost of the development, labour and materials or the contract price including GST. If more than one structure is proposed, provide a cost for each structure. Please refer to Council's Building Cost Guide. \$ <u>Please refer to project Cost Estimate Report submitted with DA (and appended to S.o.E.E)</u>
<input type="checkbox"/> Alterations or Additions	
<input checked="" type="checkbox"/> New Building	
<input type="checkbox"/> Demolition	
<input type="checkbox"/> Subdivision	
<input checked="" type="checkbox"/> Other _____	
Description of Works: <u>Please project description as described within the project S.o.E.E)</u>	
Proposed Use: <u>as above</u>	
Asbestos: <u>N/A</u> m ²	Estimated area (if any) of bonded and/or friable asbestos material to be disturbed, repaired or removed in the carrying out of the development.

INTEGRATED DEVELOPMENT

Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the following approvals from a Government Body.

Is the development Integrated:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	(If yes please tick all appropriate)
Fisheries Management Act 1994	<input checked="" type="checkbox"/> S.144	<input checked="" type="checkbox"/> S.201	<input checked="" type="checkbox"/> S.205
Heritage Act 1977	<input checked="" type="checkbox"/> S.58		
Mine Subsidence Compensation Act 1961	<input checked="" type="checkbox"/> S.15		
National Parks and Wildlife Act 1974	<input checked="" type="checkbox"/> S.90		
Protection of the Environment Operations Act 1997	<input checked="" type="checkbox"/> S.43(a)	<input checked="" type="checkbox"/> S.43(b)	<input type="checkbox"/> S.43(c) <input type="checkbox"/> S.43(d)
Rural Fires Act 1997	<input checked="" type="checkbox"/> S.100B	<u>Please see SoEE</u>	
Roads Act 1993	<input checked="" type="checkbox"/> S.138		
Water Management Act 2000	<input checked="" type="checkbox"/> S.88	<input checked="" type="checkbox"/> S.90	<input checked="" type="checkbox"/> S.91 N/A - See Project Scoping Brief

NOTE: An additional fee is payable for each approval body consent. Cheques are to be made out to each approval body. An additional copy of plans and supporting information is required for each approval body. The approval body should be consulted for the information they require to ensure prompt consideration of the application.

CROWN DEVELOPMENT

Is the development proposed Crown development in accordance with the provisions of the EP&A Act 1979 ☐ Yes ☒ No
If YES, please identify Crown Authority: _____
NOTE: Specific provisions apply to development by the Crown under Part 4 and 6 of the EP&A Act 1979.

STAGED DEVELOPMENT

Are you applying for development consent in stages? ☒ Yes ☐ No

If YES please attach:

- Information which describes the stages of your development *Please see SoEE*
- A copy of any consents you already have for part of your development

NOTE: You can apply for development consent for only part of your proposal now, and for the remaining part(s) at a later stage.

CRITICAL HABITAT AND THREATENED SPECIES

An assessment of the property may be required under the *Biodiversity Conservation Act 2016*.

Please Contact Council's Department of Development, Planning and Regulatory Services on (02) 6730 2350 to discuss this further.
Please see SoEE

BASIX COMPLIANCE

A development application for any BASIX affected development must also be accompanied by a BASIX certificate (or certificates), being a BASIX certificate that has been issued no earlier than three (3) months from the date of application.

Does your development require a BASIX certificate?

☐ Yes A copy of the BASIX certificate is required to be included with your application.

☒ No *Please see SoEE*

NOTE: To find out if your development requires a BASIX certificate please contact the BASIX Help Line on 1300 650 908.

HOW TO LODGE THIS APPLICATION

ADDRESS THE APPLICATION TO	General Manager Glen Innes Severn Council
POST	PO Box 61 GLEN INNES NSW 2370
COURIER OR PERSONAL DELIVERY	Glen Innes Severn Council Town Hall Office 265 Grey Street GLEN INNES
OFFICE HOURS	8.30am to 4.30pm Monday to Friday. <i>Development and Planning officers are located at 136 Church Street, GLEN INNES and are generally available, however it is recommended that you make an appointment by calling Council on (02) 6730 2350 during these hours.</i>
FEES	Fees are calculated on the type of works proposed and may involve the estimated cost of the works. Contact Council for a fee quote. <i>Note: any refunds will be processed to the person/company who paid the fees to Glen Innes Severn Council.</i>
ELECTRONIC	council@gisc.nsw.gov.au (Original documents may be required to be submitted by mail/person).
PAYMENT METHODS	By Phone - Contact Council's Church Street office on (02) 6730 2350 (Council will require the application before being able to process payment). By Mail - Cheque, Money order or Credit Card. In Person - Cash, Cheque, Money Order, Bankcard, MasterCard, Visa and/or EFTPOS. Make cheques payable to 'Glen Innes Severn Council'.
ACKNOWLEDGEMENT	We will acknowledge that we have received your application. You will receive a receipt specifying the amount of fees paid and the registered number of the application.

STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM

A Statement of Environmental Effects is to be submitted with all development applications (excluding “designated development” or proposals having negligible environmental impact, e.g. Internal alterations).

1. CONTEXT AND SETTING (Site Analysis)

Please refer to detailed S.o.E.E and Env Risk Assessment submitted with the DA

- (a) Is the development out of character with the area (eg. Does the proposal involve a commercial or industrial use in a residential area)? ☐ Yes ☐ No
- (b) Will the development:
- i. be visually prominent within the existing landscape? ☐ Yes ☐ No
- ii. impact on any item of heritage or cultural significance? ☐ Yes ☐ No

2. TRANSPORT, TRAFFIC AND ACCESS

- (a) Will local traffic movements and volumes be affected? ☐ Yes ☐ No
- (b) Will additional requirements to provide access be required? ☐ Yes ☐ No
- (c) Is a Traffic Study required? ☐ Yes ☐ No

3. WASTE DISPOSAL

- (a) How will effluent be disposed of? ☐ N/A ☐ Sewer ☐ On-Site
- (b) Will the proposal lead to direct discharge of stormwater or waste into a natural water system? ☐ Yes ☐ No
- (c) Will other wastes be generated by this development? ☐ Yes ☐ No

4. SOCIAL AND ECONOMICAL IMPACTS

- (a) Will the proposal affect the amenity of surrounding residences by overshadowing, loss of privacy, increased noise or vibration? ☐ Yes ☐ No
- (b) Will the proposal have any economic consequences in the area? ☐ Yes ☐ No

5. ENVIRONMENTAL IMPACTS (air, soil, water, flora and fauna)

- (a) Could the proposal have any impact on the local climate? ☐ Yes ☐ No
- (b) Could the proposal result in soil contamination? ☐ Yes ☐ No
- (c) Could the proposal cause erosion and/or sedimentation of watercourses during construction or after completion? ☐ Yes ☐ No
- (d) Will excavation and/or filling be required? ☐ Yes ☐ No
- (e) Will the proposal:
- i. emit fumes, steam, smoke vapour or dust? ☐ Yes ☐ No
- ii. involve removal of vegetation? ☐ Yes ☐ No
- (f) Could the proposal affect native habitat? ☐ Yes ☐ No
- (g) Could the proposal disturb any aboriginal artifacts or relics? ☐ Yes ☐ No
- (h) Is the site subject to natural hazards (please tick as appropriate):
- ☐ Bushfire ☐ Subsidence ☐ Dangerous Goods ☐ Flooding
- ☐ Toxic Waste ☐ Radiation ☐ Hazardous Chemicals ☐ Other:
- (i) Are there technological hazards associated with the proposal (please specify)? ☐ Yes ☐ No
- (j) Have any of the following land uses or activities been undertaken on the site where the proposed development will involve any disturbance of soil? ☐ Yes ☐ No
- (service station, sheep and/or cattle dip, intensive agriculture, mining or extractive industry, waste storage and/or treatment facility, manufacture of chemicals, asbestos or asbestos products)

6. DESCRIPTION OF IMPACT/S

Please refer to detailed Statement of Environmental Effects (S.o.E.E) and Env Risk Assessment (ERA) submitted with the DA

NOTE: If a “Yes” answer is given to any of the above issues, details of likely impact(s) as well as the proposed means of mitigating, or reducing, such impact(s) must be given. This Statement of Environmental Effects is not exhaustive and is only suitable for simple developments. It should be expanded on where appropriate. If insufficient space has been provided, attach additional pages.

APPLICATION GUIDELINES

PROPERTY OWNERSHIP

The *Environmental Planning and Assessment Act 1979* requires that all owners consent to the lodgement of an application.

It is the applicant's responsibility to clearly demonstrate that all owners have consented to the lodging of this application. The Council will not accept an application without the correct owner/s consent.

Company Ownership

If the owner is a company, the owner/s consent must be signed in accordance with the *Corporations Act 2001* by:

1. One company director and company secretary; or
2. Two company directors; or
3. If a sole director/secretary company, the sole director.

Note: The applicant must provide the ABN or ACN number, the names and positions of those signing the consent, and an up-to-date (dated the day of lodgement or the day before) ASIC company extract and any other required supporting documents.

Strata Title/Body Corporate

If the property is under a strata title, then in addition to the owner/s signature the following must be provided if any works or proposed use affect the common property.

1. The common seal of the owners corporation must be stamped on this form and witnessed by two members of the executive committee (where there is a determination by the owner's corporation), the secretary of the owner's corporation and another member of the executive committee, or the appointed strata managing agent; and
2. One of the following:
 - A letter on strata management letterhead stating that the requirements of the *Strata Schemes Management Act 2015* have been met; or
 - A copy of the meeting minutes or resolution showing that special resolution at a general meeting or the owners corporation that specifically authorises the change to common property.

Signing on owners behalf

If you are signing on the owner's behalf as the owner's representative, you must state the nature of your legal authority and attach documentary evidence of your authority (an authorised copy is required). Depending on the nature of your authority, the following evidence may be accepted: Power of Attorney, Trust Deed, Probate, Letters of Administration, Delegation Schedule and/or a Letter (with organisation's letterhead) confirming your authority.

New owners

If the property has recently been sold, documentary evidence of the sale must be provided. Please provide one (1) of the following:

1. A copy of the Certificate of Title; or
2. The previous owner's consent to the application.

FEES

For developments over \$2 million, a Quantity Surveyor's Certificate verifying the cost must be submitted on lodgement of this application.

DEVELOPMENT INVOLVING NON-FRIABLE ASBESTOS MATERIAL AND FRIABLE ASBESTOS MATERIAL

Asbestos is the generic term for a number of fibrous silicate minerals. Building products made from asbestos material include fibro sheeting (flat and corrugated) as well as water, drainage and flue pipes, roofing shingles and guttering. Breathing in asbestos fibres can cause asbestosis, lung cancer and mesothelioma.

Work involving non-friable asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who is licensed under Clause 458 of the *Work Health and Safety Regulation 2017*.

Non-friable asbestos material, non-friable asbestos removal work, friable asbestos material and friable asbestos removal work have the same meanings as in Clause 5 of the *Work Health and Safety Regulation 2017*.

If the proposed development activity involves disturbing, repairing or removal of asbestos material the person having the benefit of a Complying Development Certificate must provide the principal certifying authority with a copy of a signed contract with a licensed asbestos removal contractor before any development activity commences.

Any such contract must indicate whether any non-friable asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the material is to be delivered.

More information on asbestos and asbestos removal is available online at: <http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos>

PLANS AND SPECIFICATIONS

The Application must contain the applicable information as set out in Part 2 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* including the following:

***** All drawings and plans are to include the minimum amount of information identified in the 'Development Application Checklist' *****

Other drawings and plans may be required in relation to:

Please refer to Plans submitted with DA and S.o.E.E, and Completed DA and DCP checklists appended with the SoEE

Support of walls on adjoining land

The following information, where applicable, must be provided:

- If the development involves the erection of a wall to a boundary that has a wall less than 0.9m from the boundary, a report by a professional engineer, within the meaning of the *Building Code of Australia*, outlining the proposed method of supporting the adjoining wall.
- If the development involves the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary, a report by a professional engineer, within the meaning of the *Building Code of Australia*, outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Temporary structures

If the development involves the erection and use of a temporary structure, the following documents must be provided:

- documentation that specifies the live and dead loads the temporary structure is designed to meet;
- a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure;
- in the case of a temporary structure proposed to be used as an entertainment venue, a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if an alternative solution, to meet the performance requirements, is to be used);
- documentation describing any accredited building product or system sought to be relied on for the purposes of Part 4 of the *Environmental Planning and Assessment Act 1979*; and
- copies of any Compliance Certificates to be relied on.

Use of a building as an entertainment venue

The in the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant, a statement must be provided that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies.

Development that impacts on the surrounding road network

Provide a certificate issued by Roads and Maritime Services certifying that any impacts on the surrounding road network as a result of the development are acceptable or will be acceptable if specified requirements are met, in the following circumstances:

- the development is for the purposes of a new building, or the alteration of or addition to an existing building, to which Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies;
- the total gross floor area of the new building or the existing building as altered or added to will be 5,000 square metres or more; and
- the site on which the development is to be carried out has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90 metres of the connection.

Contaminated land

If the development is proposed to be carried out on land referred to in Clause 3(i) of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, a statement issued by a qualified person must be provided certifying that:

- the land is suitable for the intended purpose of the development having regard to the contamination status of the land; or
- the land would be so suitable if the remediation works specified in the statement were carried out.

Setbacks from easements

If a development standard applying to the development requires that development must be set back from any registered easement the following must be provided:

- a copy of the certificate of title for the lot on which the development is to be carried out; and
- if the land is subject to a registered easement, a title diagram for the lot and any adjoining lot that benefits from the easement.