



Please note that all Development Applications will need to be lodged prior to 4.00pm each day

Civic Centre, MacMahon Street
Hurstville NSW 2220
Tel: 9330 6222 Fax: 9330 6223
PO Box 205 Hurstville BC NSW 1481
DX 11310 Hurstville
hccmail@hurstville.nsw.gov.au
www.hurstville.nsw.gov.au

Hurstville City Council

Development Application

Environmental Planning and Assessment Act 1979 Section 78A form 1

DA no.: 699/04.
LD no.: 34761

Applicant - signature required on page 2, with company seal for companies

CSO Checked

Name: **KURT VEGNERS** ACN No. _____ Phone: **95707777**
Address: **206 Forest Rd.** Phone (mobile): **[REDACTED] 4344**
Suburb: **Hurstville** Post Code: **2220** Fax: **95707212**
Email: _____

Premises - see General note 1

CSO Checked

Street Address: **8, 10 & 12 Coleridge St.** Lot: **48, 49, 50** Section: _____ DP/SP: **16391**
Suburb: **Riverwood** Post Code: **2210** Nearest X Street: **HURSTVILLE CITY COUNCIL**

RECEIVED
Action Officer: _____ Doc No.: **204/19281**
File Marked to: _____

Proposed development

Type of development:

- use of land/building for _____
- erection of a building _____
- subdivision of building or land [] torrens [] strata _____ existing lots _____ new lots
- relocation of dwelling _____
- existing dwelling(s) [] yes [] no number _____

Type of work:

- new building/structure _____
- alteration/addition to _____ **27 OCT 2004**
- carrying out of work _____

- demolition (if costing < \$10,000 attach copy of quote) - what is to be demolished **3 houses**
- advertisement (sign) _____
- other (please detail (e.g. hoarding) _____
- units [] 1 bedroom [] 2 bedroom [] 3 bedroom [] 4 bedroom total: _____ new _____ existing

Description: **Demolition of 3 houses**

Have you had a pre-lodgement consultation with Council? Yes No If Yes with who? **Peter Nelson**

Total estimated cost \$ **30,000** . _____ Contract price or estimate including GST (may be reassessed if understated)

Other approvals - Section 68 of the Local Government Act 1993 - attachment 1

Are you seeking Approval to carry out any Activity which requires Council approval in accordance with section 68 of the Local Government Act 1993 ?

- Yes (you must complete Attachment 1)
- No - go to next question

Integrated development - refer to attachment 2

Are you seeking Approval for any activity as detailed on attachment 2 from State Government Authorities ?

- Yes - complete attachment 2
- No - go to next question

Commercial or retail use

Are you seeking Approval for any commercial or retail use ?

- Yes - complete attachment 3
- No - go to next question

Construction certificate - you must obtain one before commencing construction work.

Are you lodging a construction certificate application with this application for development consent?

- Yes
- No - you will need to obtain a Construction Certificate from Council or an Accredited Certifier.
Note: Before commencing construction you must also appoint a Principal Certifying Authority (for inspections) and lodge a Notification of Commencement with Council.

Type of consent

CSO Checked _____

- immediate commencement (recommended for most developments subject to construction cert. & notice of commencement)
- deferred commencement (recommended where many issues which may affect issue of consent exists - seek our advice)
- staged development (recommended for very large complex developments - seek our advice)

Other attachments required - refer notes 5/6/7/10/11

CSO Checked _____

- min. 10 copies of A4 size site plans & elevations for neighbour notification (omit floor plans)
- min. 4 copies of plans/elevations/sections of proposed development including plan of land
(see General notes 5/6/7), site analysis plan, survey, drainage, stormwater, landscaping, subdivision, shadow diagrams, erosion and sediment control, waste management, and designer verification (for residential flats).
- details of materials/finishes brochures (for bricks, roof, windows, door, balustrading, colour schemes, paving)
- application fees (as required by the Schedule of Fees and Charges - note 16)
- development standards SEPP No. 1 objection (if proposing a variation to Council's Local Environmental Plan, Development Control Plans or codes) - use separate Objection to Development Standards form for this purpose
- additional material requested by consent authority (note 10)
- additional material submitted by applicant (note 11)
- details of any prior stage consent granted
- BASIX certificate (note 15)

Environmental impact - note 9

CSO Checked _____

- an environmental impact statement (EIS) is attached (designated or state development), or
- a statement of environmental effects is attached (see note 9)

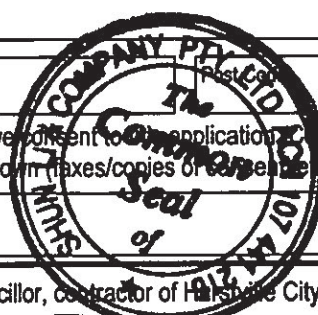
Consent of all owner(s) (All names and signatures to be displayed where applicable)

CSO Checked _____

Name	SHUN LI & CO A/L	ABN No.	107441216	Phone	95107777
Address	/o 206 FOREST ROAD HURSTVILLE			Phone (mobile)	██████████ 4344
Suburb				Fax	95707212
				Email	

As the owner(s) of the above property, I/we consent to this application. Company seal or ABN must be provided if applicable. Two directors signatures and capacity to be shown (taxes/copies of evidence of capacity not accepted).

Signature(s)		
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Probity Are you a staff member, councillor, contractor of Hurstville City Council or related to someone who is a staff member, councillor, contractor of Hurstville City Council No Yes (if yes state relationship)

Plans prepared on computer You can assist us with lodgement of plans which have been prepared on computer (in addition to copies required elsewhere in this form), acceptable formats are Acrobat (.pdf) or JPEG (.jpg). Lodge with your application on floppy disk, e-mail to hccmail@hurstville.nsw.gov.au, or preferably on CD-ROM. Are you lodging plans this way No Yes

Signature of applicant - refer General note 14

CSO Checked _____

The applicant must sign and where the applicant is a company the company seal must be affixed.

Signature		Date	22/10/04
Name of signatory if not the applicant	Capacity	Date	

Our details

Address the application to: The General Manager
Hurstville City Council
PO Box 205, HURSTVILLE BC NSW 1481

Mall: DX 11310 Hurstville

Document Exchange: DX 11310 Hurstville

ABN: 24782671133

Courier or in person: Civic Centre
MacMahon Street, Hurstville

How to contact us: Ph: 9330 6222 24 hours 7 days
Fax: 9330 6223
hccmail@hurstville.nsw.gov.au
www.hurstville.nsw.gov.au

Advice - If you wish to discuss a proposal with one of our officers you can speak to the Duty Officer or arrange an appointment. We recommend that you consult with Council before submitting any application.

Fees, charges, contributions and bonds payable are shown in the Schedule of Fees and Charges available on our website.

Payments can be by cash, cheque, EFTPOS and some credit cards. Do not post cash. It is best to confirm fees before writing cheques.

Dishonored cheques will result in an application being cancelled.

Acknowledgement of development /certificatie applications will be provided upon payment and you will receive an application number to quote for all dealings.

General notes

1. A description of the land to be developed can be given in the form of a map which contains details of the lot number, Deposited Plan no., volume/folio.
2. The fee for building work is based on the estimated cost including materials/labour/gst.
3. The application must be accompanied by such information as would be required under S 81 of the Local Government Act 1993 if approval was to be sought under that Act. Please seek our advice before lodging this application.
4. For integrated development refer to Attachment 2
5. A plan of the land must indicate:
 - a) location, boundary dimensions, site area and north point of the land
 - b) existing vegetation and trees on the land
 - c) location and uses of existing buildings on the land
 - d) existing levels of the land in relation to buildings and roads
 - e) location and uses of buildings on sites adjoining the land.
6. Plans or drawings describing the proposed development must indicate (where relevant):
 - a) the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the lands boundaries and adjoining development
 - b) floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building
 - c) elevations and sections showing proposed external finishes and heights
 - d) proposed finished levels of the land in relation to buildings and roads
 - e) building perspective, where necessary to illustrate the proposed building
 - f) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate)
 - g) proposed landscaping and treatment of the land (indicating plant types and their height and maturity)
 - h) proposed methods of draining the land.
7. Plans colouring for alterations/additions/amendments: indicate materials of additions coloured as follows: brick: red, terracotta roof tile: dark red, fibre cement: light green, concrete roof tile: green, concrete: dark green, timber: yellow, metal: black, glass: blue.
8. Other information must indicate (where relevant - on attachment 3):
 - a) in the case of shops, offices, commercial or industrial development:
 - i) details of hours of operation
 - ii) plant and machinery to be installed
 - iii) type, size and quantity of goods to be made, stored or transported
 - iv) loading and unloading facilities
 - b) in the case of a change of building use (except where the proposed change is to a class 1a or class 10 building) where no alterations or additions to the existing building are proposed:
 - i) a list of any fire safety measures in the building or on the land on which the building is situated in connection with the proposed change of building use, and
 - ii) a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. The list must describe the extent, capability and basis of design of each of the measures concerned.
 - c) in the case of subdivision: .../4

- i) details of the existing and proposed subdivision pattern (including the number of lots and location of roads)
 - ii) details of consultation with public authorities responsible for provision or amplification of utility services required by the proposed subdivision
 - iii) preliminary engineering drawings indicating proposed infrastructure including roads, water, sewerage, easements, right of ways and earthworks
 - iv) existing and finished ground levels
- d) in the case of **demolition**:
details of age and condition of buildings or works to be demolished
- e) in the case of **advertising signs and structures**:
details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed (Council will require structural engineers details for larger signs)
- f) in the case of development relating to an **existing use** - details of the existing use
- g) in the case of development that requires consent under the **Wilderness Act 1987**:
a copy of the consent under the Wilderness Act 1987
- h) in the case of development involving the **erection of a building, work or demolition**:
details of the methods of securing the site during the course of construction.
9. Where a proposed development is not designated development, the application must be accompanied by a Statement of Environmental Effects (attach separate form) demonstrating that the environmental impact of the development has been considered, and setting out steps to be taken to protect the environment or to mitigate any harm.
10. **Additional information** - may be required if that information is necessary for the determination of the application or if that information is required by a concurrence authority.
11. **Additional material** - the application may be supported with a photomontage, model, or the like to illustrate the proposed development and its context.
12. **Long service leave levy** - for more details visit www.lspc.nsw.gov.au or call 13 14 41.
13. **Crown land** - within the meaning of the Crown Lands Act 1989, the owner's consent must be signed by an officer of the Department of Infrastructure Planning and Natural Resources, authorised for these purposes by the Governor-in-Council, from time to time.
14. **Inaccurate, false or misleading information** - it is an offence to provide false/misleading information, signing the application is a declaration that all information is true and correct. Inaccurate/unclear/incomplete applications will not be accepted/returned/refused.
15. **BASIX certificate** - required from 1 July 2004 for certain residential buildings - for implementation dates and information visit www.basix.nsw.gov.au or call 1300 650 908.
16. **Fees** - failure to submit the correct fees will result in refusal to accept/delays/refusal of your application. A copy of our Schedule of Fees and Charges is on our website www.hurstville.nsw.gov.au on the Forms/Fees/Charges page under the heading Development.
17. **Help** - if you are not sure about completing any part of this application form call Customer Service on 9330 6133 - for detailed queries ask to speak to the Duty Officer.
18. **Legislation** - a copy of any of the legislation referred to in this form is available from the website www.legislation.nsw.gov.au.
19. **Complying Development** - simpler forms of development complying with Development Control Plan (DCP) on Exempt and Complying Development are subject to a simpler approval process. It is important that you check to see if your proposal meets the criteria in that DCP. This form is not for Complying Development. Use the Complying Development Certificate Application Form.
20. **Privacy** - the details provided in this form may contain information that is personal information, such as information that identifies you etc., for the purposes of the Privacy and Personal Information Protection Act. The purpose of collecting this information is to enable the Council to consider matters under related legislation, issue related documentation where required and other associated matters as provided by law and will be utilised by Council officers in assessing the proposal and other associated activities. The information may also be made available to other persons where such access is in accordance with the relevant regulations and requirements in this regard. The submission of personal information in this case is required by law and if not provided (wholly or in part) may affect or prevent consideration of the matter by Council. The information will ultimately be stored in Council's records system.

Attachment 1 - Section 68 of the Local Government Act 1993 - activity application(s)

If applicable

Council approval is required before commencing the following activities. Please indicate which activities you are seeking approval for under this development application by placing a tick in the appropriate box.

Attachment 1 notes

1. Separate application fees apply to each and every one of the below activity applications.
2. If you seek any of these approvals now you must provide all information necessary to allow Council to assess each application.
3. You can seek these approvals by separate application(s) at a later date.

Part A Buildings, temporary structures or moveable dwellings

- Install a manufactured home, moveable dwelling or associated structure on land
- Install a temporary structure on land
- Use a building or temporary structure as a place of public entertainment or permit its use as a place of public entertainment

Part B Water supply, sewerage and stormwater drainage work

- Carry out stormwater drainage work

Part C Management of waste

- For fee or reward, transport waste over or under a public place
- Place waste in a public place
- Place a waste storage container in a public place
- Dispose of waste into a sewer of the Council
- Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility

Part D Community land (as defined by the Local Government Act 1993)

- Engage in a trade or business
- Direct or procure a theatrical, musical or other entertainment for the public
- Construct a temporary enclosure for the purpose of entertainment
- For fee or reward, play a musical instrument or sing
- Set up, operate or use a loudspeaker or sound amplifying device
- Deliver a public address or hold a religious service or public meeting

Part E Public roads

- Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
- Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.

Part F Other activities

- Operate a public car park
- Operate a caravan park or camping ground
- Operate a manufacture home estate
- Install a domestic oil or solid fuel heating appliance, other than a portable appliance
- Install or operate amusement devices
- Use a standing vehicle or any article for the purpose of selling any article in a public place
- Carry out an activity prescribed by the Local Government Act Regulations or an activity of a class or description prescribed by the Local Government Act Regulations.

Attachment 2 - Integrated Development - if applicable

Nominate here other approvals which must be obtained for your proposal under Section 90 Environmental Planning & Assessment Act 1979 by placing a tick in the relevant box(es):

Approval being sought	Act & Section Reference	Responsible Authority
<input type="checkbox"/> erect a structure or carry out a work in, on or over a public road	s138 Roads Act 1993	Council or RTA for classified roads
<input type="checkbox"/> dig up or disturb the surface of a public road	s138 Roads Act 1993	Council or RTA for classified roads
<input type="checkbox"/> remove or interfere with a structure, work or tree on a public road	s138 Roads Act 1993	Council or RTA for classified roads
<input type="checkbox"/> pump water into a public road from any land adjoining the road	s138 Roads Act 1993	Council or RTA for classified roads
<input type="checkbox"/> connect a road (whether public or private) to a classified road	s138 Roads Act 1993	Council or RTA for classified roads
<input type="checkbox"/> carry out aquaculture	s144 Fisheries Management Act 1994	NSW Fisheries Department
<input type="checkbox"/> carry out dredging	s201 Fisheries Management Act 1994	NSW Fisheries Department
<input type="checkbox"/> cut, remove or destroy marine vegetation or net/dam/weir	s205 or 219 Fisheries Management Act 1994	NSW Fisheries Department
<input type="checkbox"/> revocation/modification conservation orders/state heritage item	s58 Heritage Act 1977	Heritage Council of NSW
<input type="checkbox"/> works with area of relics or Aboriginal place	s90 National Parks & Wildlife Act 1974	National Parks & Wildlife Service
<input type="checkbox"/> scheduled development	S43/47/55 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> scheduled activities	S43/48/55 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> non scheduled activities	S43/55/122 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> carry out works with 40m of river foreshores	Part 3A Rivers & Foreshore Improvement Act 1948 or Water Act 1912	Department of Infrastructure Planning and Natural Resources
<input type="checkbox"/> licence controlled waste facility	Waste Management Act 2000	Environment Protection Authority
<input type="checkbox"/> bush fire safety of subdivision of land	S100B Rural Fires Act 1997	Rural Fire Service
<input type="checkbox"/> water use , management	Water Management Act 2000 Pt3 Chpt 3	Various
<input type="checkbox"/> other ♦		

Attachment 2 notes

1. **Other categories** - ♦ listed above are those categories of Integrated Development most likely to be applicable to work with the Hurstville City Council area. If the Act requires you to obtain consent for any other type of Integrated Development you must specify this next to 'other' in the table above. For legislation information see General note 18.

2. **Before you lodge an Integrated Development Application** with us it is recommended that you contact each of the above authorities and establish the information they need with the referral.

Each authority will consider a referral and advise Council if additional information is required, and comments on the proposal. Council must take these into consideration in determination of an Integrated Development Application.

3. **Extra plans:** An extra copy or copies of application/plans is required for each referral above in addition to the "minimum number of plans" specified under Other attachments on page 2 of this application.

4. **Fees:** Two Integrated Development fees apply as follows:

* a concurrence fee which must be paid by cheque made out separately to each referral authority - we will forward same to the authority with the referral

* a referral fee payable to Council

If you do not meet this requirement we will not accept your application.

Our website www.hurstville.nsw.gov.au has details of the Schedule of Fees and Charges, more information on integrated development, and links to each relevant Government department.

5. **Referral** - Council will forward a copy of this Development Application to the authorities you have selected on this attachment together with your cheque(s) you have attached to this application as required by the Act.

6. **No concurrence:** If other authorities refuse to give approval or consent or issue licences where required your development application is likely to be refused on this basis irrespective of compliance or otherwise with Council's Policies or relevant Environmental Planning Instruments. Please seek the advice of other authorities before proceeding with an Integrated Development Application.

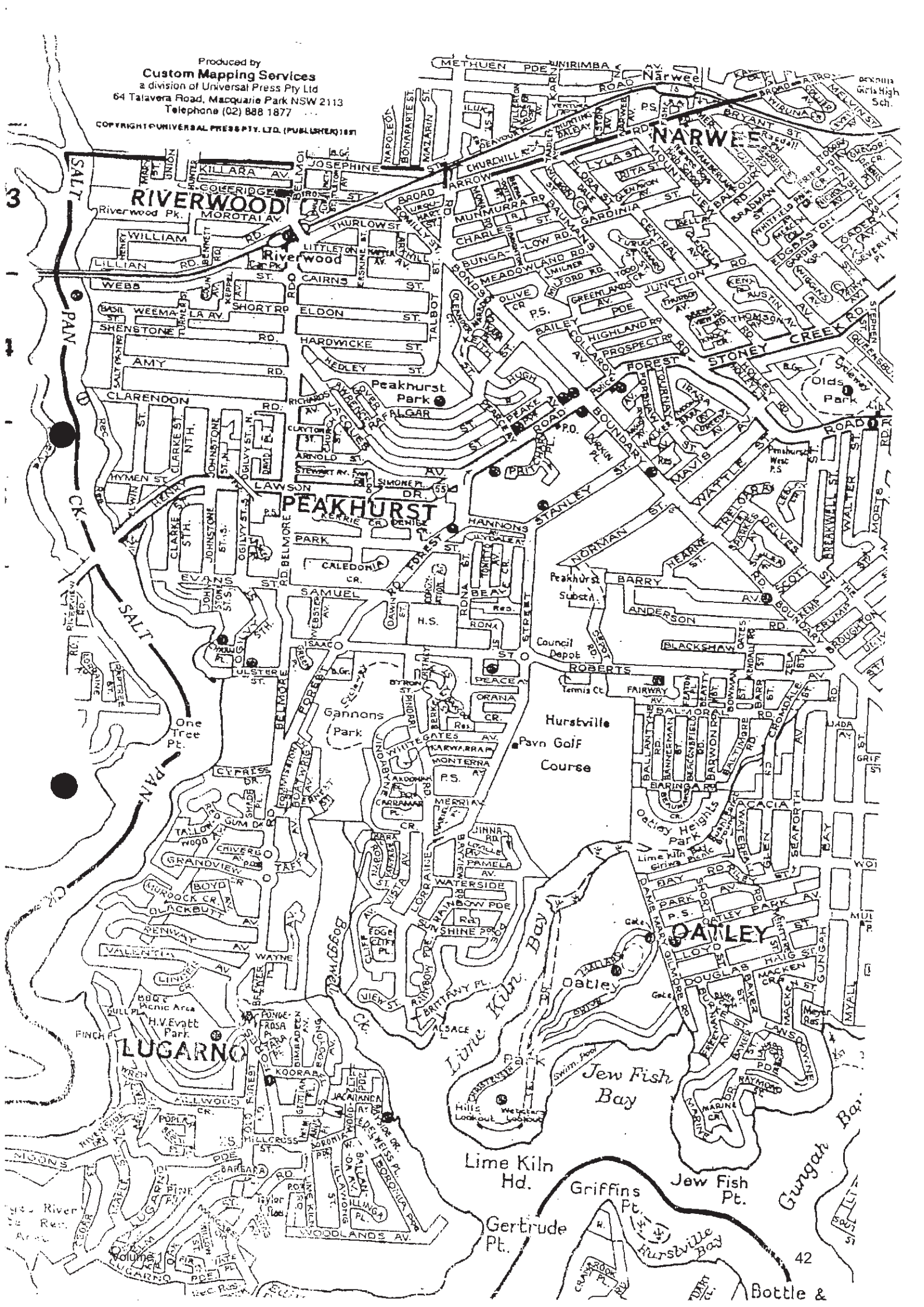
7. **Incomplete applications** will not be accepted.

Fees/charges/bonds/contributions

Fees/charges/bond/contributions type	Fee Code	Amount \$	Receipt No.	Date	CSO Signature
Development Application Fee	DA1	260	224312	25/10/04	D.M
planFIRST Fee-jobs > \$50,000 @ 0.064c in the \$ fr1/11/2	DA1				
Demolition Application Fee	DA1				
Development Application Advertising Fee (Newspaper	DA2				
Subdivision Application Fee - Torrens	DA1				
Subdivision Application Fee - Strata	SUB4				
Subdivision Certificate	SUB4				
Subdivision S88B checking fee	SUB 4				
Designated Development Fee	DA1				
Activity Application Fee(s) (incl hoardings)	S683				
Hoarding occupancy fee	DA1				
Long Service Levy @ 0.2% (Contract \$ => \$25,000)	AP34	60.00	224312	25/10/04	D.M
Building Inspection Fees	AP3				
Advertising Fee	DA2				
Advertisements	DA1				
Urban Design Review Panel	RCUD				
Integrated/designated referral	CNC2-4				
Occupation Certificate Fee	AP22				
Imaging fee	AP165				
Bonds					
Damage Deposit (Minor Work <\$20,000)	Bon 1				
Damage Deposit (Work > \$20,000)	Bon 2				
Damage Deposit (Com. Indust. Med. Units)	Bon 3				
Security against storage of material public land	Bon 5				
Security to ensure compliance landscape/environ.	Bon 6				
Microfilming ST		35.00	224312	25/10/04	D.M
Section 94 contributions					
S94 Traffic Management - Hurstville CBD - Plan no. 1	Cont 10				
S94 Deficient Car Parking - Hurstville CBD - Plan no. 1	Cont 1				
S94 Deficient Car Parking - Riverwood - Plan no. 1	Cont 2				
S94 Deficient Car Parking - Beverly Hills - Plan no. 1	Cont 11				
S94 Open Space & Community Recreation - Plan no. 2	Cont 9				
S94 Drainage Services - Georges River - Plan no. 3	Cont 5				
S94 Drainage Services - Woll-Bardwell Cks Plan no. 3	Cont 6				
S94 Community Services & Facilities - Plan no. 4	Cont 3				
S94 Management - Plan no. 5	Cont 8				
S94 Library/info services Infrastructure - Plan no. 6	Cont 7				
S94 Library Bookstock - Plan no. 6	Cont 4				
S94 Urban Spaces - Plan no. 7	Cont 13				
Miscellaneous					
Construction Zone	RC106				
Resuscitation Chart	RC195				
Building Specification	RC				
Vehicular Crossing Admin & Inspection Fee	RC229				
Footpath Levels (Single Dwelling House/Garage)	RC230				
Footpath Levels (Multiple Dwellings/Units)	RC230				
Footpath Levels (All other Developments)	RC230				
Plan copying/photocopying	RC				

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