

Development application



NSW GOVERNMENT
Department of Planning

Date lodged: ____/____/____

DA no: _____
(Office use only)

1. Before you lodge

This form is required to apply for Part 4 development consent under section 78A of the *Environmental Planning and Assessment Act 1979*, for proposals that require the Minister for Planning's consent.

The **DA Supplement: a guide to filling in your application**, which accompanies this form (see page 6) will help you complete your application.

Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

Anyone wishing to lodge an application is recommended to call the Department of Planning to discuss their proposal prior to lodging their application. You can lodge your completed form, together with attachments and fees at the Department of Planning.

NSW Department of Planning
Ground floor, 23–33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
Phone 1300 305 695 Fax 02 9228 6555
Email: information@planning.nsw.gov.au

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information to the Department. When your application has been assessed, you will receive a notice of determination.

2. Applicant and contact details

Company/organisation/agency

ABN

SOVECHLES DEVELOPMENTS PTY LTD

61 934 855 648

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First name

MITCHELL

Family name

SOVECHLES

STREET ADDRESS

Unit/street no.

69

Street name

Scenic Drive

Suburb or town

Merewether

State

NSW

Postcode

2291

POSTAL ADDRESS (or mark 'as above')

P.O. Box 3131

Suburb or town

Merewether

State

NSW

Postcode

2291

Daytime telephone

0417 422 512

Fax

—

Mobile

0417 422 512

Email

mitch-sovechles@bigpond.com

3. Property description

Unit/street no.

130

Street or property name

Cormorant Road

Suburb, town or locality

Kooragang Newcastle

Postcode

Local government area

Newcastle

Lot/DP or Lot/Section/DP or Lot/Strata no.

Please ensure that you put a slash (/) between lot, section, DP and strata numbers. If you have more than one piece of land, you will need to separate them with a comma e.g. 123/579, 162/2.

Lot 1 DP 1195449

Note: You can find the lot, section, DP or strata number on a map of the land or on the title documents for the land, if title was provided after 30 October 1983. If you have documents older than this, you will need to contact the NSW Department of Lands for updated details.

4. Description of proposed development

Briefly describe your proposal, including all major components. See **Section 2** and **Section 4** of the DA Supplement.

Develop a new Carwash facility with 1 Automatic wash bay + 6 Self serve wash bays + 4 Vacuum Bays.

Will this involve: (please tick where relevant)

☒ erecting, altering or adding to a building or structure

☐ a temporary building, structure, or use

☐ subdividing land

Please specify the no. of lots & attach preliminary engineering drawings of the work to be carried out.

☐ subdividing a building into strata lots

Please specify the no. of lots

☐ demolition

☐ changing the use of land or a building or the classification of a building under the Building Code of Australia (without building, subdividing or demolishing)

☒ advertising and signage

☐ other work (without building, subdividing or demolishing)?

5. Number of jobs to be created

Please indicate the number of jobs the proposed development will create. This should be expressed as a proportion of full time jobs over a full year, (e.g. a person employed full-time for 6 months would equal 0.5 of a full-time equivalent job, a person working for 20 hours per week for 6 months would approximate to 0.25 of a FTE job, six contractors working on and off over 2 weeks equate to 2 people working full-time for 2 weeks, which equals approximately 0.08 of an FTE job).

Construction jobs (full-time equivalent)

2.5

Operational jobs (full-time equivalent)

1-2

6. Crown development

Specific provisions apply to development by the Crown under Part 5A of the *Environmental Planning and Assessment Act 1979*.

Is this proposal Crown development in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*?

Yes ☐

No ☒

Identify Crown agency

7. Staged development

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

Are you applying for development consent in stages?

No ☒

Yes ☐ > Please attach:

- information which describes the stages of your development
- a copy of any consents you already have for part of your development.

8. Plans of the land and development

You need to provide a number of different plans that show what you intend to do. **Section 3** of the **DA Supplement** sets out which plans to provide and the details to include. Contact the Department to find out the number of copies of plans required.

Please attach:

- a site plan of the land, drawn to scale
- plans or drawings of the proposal, drawn to scale

and, where relevant:

- an A4 size plan of the proposed building and other structures on the site
- a plan of the existing building, drawn to scale.

9. Environmental effects of your development

In order to assess your proposal, you will need to inform the Department of the potential impacts it will have. Depending upon the nature and scale of your proposal, you may need to provide one or more of the documents listed below to explain the environmental effects of your proposal. See **Section 4** of the **DA Supplement**.

Is your proposal **designated development**?

Yes ☐ > Please attach an environmental impact statement (EIS).

No ☒ > Please attach a statement of environmental effects (SEE).

Is your proposal on land that is, or is part of, **critical habitat**, or is your proposal likely to have a significant effect on **threatened species**, populations, ecological communities or their habitats?

Yes ☐ > Please attach a species impact statement (SIS).

No ☒ > The proposal is not likely to have a significant effect on threatened species.

No ☐ > The proposal is not likely to have a significant effect, because of the issue of a biobanking statement under Part 7A of the *Threatened Species Conservation Act 1995*.

Has a biobanking statement been issued? Yes ☐ No ☐

Is the land you are proposing to develop within a wilderness area and the subject of a wilderness agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?

Yes ☐ > Please attach a copy of the consent of the Minister for the Environment to the carrying out of the development.

No ☒

Does your proposal require works to a heritage item or works adjoining a heritage item?

Yes ☐ > Please attach a heritage impact statement.

No ☒

If your proposal involves works to a heritage item or works adjoining a heritage item you must obtain one of the following. Please tick which applies to your proposal.

N/A

- ☐ Exemption notification form under section 57(2) of the *Heritage Act 1977*
- ☐ Application under section 60 of the *Heritage Act 1997*
- ☐ Excavation permit under section 140 of the *Heritage Act 1977*.

10. 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 3 months from the date of application.

Does your development require a BASIX certificate?

Yes ☐ ➤ Please attach a BASIX certificate and any other documents that are required by the BASIX certificate.

No ☒

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

11. Approvals from State agencies (integrated development)

If you need development consent and one or more of the approvals listed in **Attachment A** of the **DA Supplement**, your development is known as integrated development. The relevant State agency will be involved in the assessment of your proposal. See **Section 6** of the **DA Supplement**.

Is your application for integrated development?

No ☒

Yes ☐ ➤ Please complete **Attachment A** of the **DA Supplement** and submit with your application. Please attach:

- sufficient information for the approval body(ies) to assess your application
- additional copies of your application for each agency. Contact the Department to find out the number of copies required.

12. Concurrences from State agencies

You may need the agreement of a State agency to carry out your development. Contact the Department to determine whether the application needs to be referred. A copy of your application will be sent to the relevant agencies to seek their agreement.

Do you need the concurrence of a State agency to carry out the development?

No ☒

Yes ☐ ➤ Please list any agencies whose concurrence you need.

Please attach sufficient information for the agency(ies) to assess your application.

13. Supporting information

You can support your application with additional material, such as photographs, including aerial photographs, slides and models to illustrate your proposal. Please list any material that has been attached:

As detailed in the S.E.E. attached.

14. Application fee

Part 15 Division 1 of the Environmental Planning and Assessment Regulation 2000 sets out how to calculate the fees for development applications. For development that involves a building or other works, the fee for your application is based on the estimated cost of the development. If your application is for integrated development or requires concurrence from another State agency, you will need to include additional processing fees. If your development needs to be advertised to the public you may also need to include an advertising fee.

Note: Advertising fees attract GST, all other fees do not. Contact the Department if you need help to calculate the fee for your application.

Estimated cost of the development

\$ 795,000

Total fees lodged

15. Political donation disclosure statement

Persons lodging a development application are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application.

Have you attached a disclosure statement to this application?

Yes ☒

No ☐

Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

16. Owner's consent

The owner(s) of the land to be developed must sign the application. If you are not the owner of the land, you must have all the owners sign the application. If the land is Crown land, an authorised officer of the NSW Department of Lands must sign the application. **An original signature must be provided.**

As the owner(s) of the above property, I/we consent to this application:

Signature

See Port of Newcastle letter

Name

16.3.2015

Date

Signature

Name

Date

17. Applicant's signature

The applicant, or the applicant's agent, must sign the application. Only an original signature will be accepted (photocopies or faxed copies will not be accepted).

Signature

M. Sovechles

Date

17.3.2015

In what capacity are you signing if you are not the applicant

DIRECTOR (SOLE)

Name, if you are not the applicant

MITCHELL SOVECHLES

18. Privacy policy

The information you provide in this application will enable the Department, and any relevant state agency, to assess your application under the *Environmental Planning and Assessment Act 1979* and other applicable state legislation. If the information is not provided, your application may not be accepted. If your application is for designated development or advertised development, it will be available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected any information provided in your application. Please ensure that the information is accurate and advise the Department of any changes.