

Development Application

DA 5902

DA no:

18 MAR 2013

Kosciuszko Alpine Resorts



Planning & Infrastructure

13/05409

1. Before you lodge

DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE

You can use this form to apply for approval to carry out development within the State Environmental Planning Policy (SEPP) (Kosciuszko National Park – Alpine) the Minister for Planning & Infrastructure is needed for certain kinds of development.

Please contact the Alpine Resorts Team in Jindabyne to arrange a pre-lodge completing this form. Phone 02 6456 1733.

The two guides: *What to do before lodging your DA* and *What to include with your DA* will help you complete your application.

To complete this form, please place a cross in the appropriate boxes ☐ and complete all sections.

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

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You can lodge your application at the listed offices of the Department of Planning & Infrastructure. Contact details are at the end of this form. When your application has been assessed, you will receive a Notice of Determination.



PJD003899

2. Details of the applicant

Company/organisation

TELSTRA C/O URBIS PTY LTD

ABN

50105256228

NAME

Mr ☐

Ms ☒

Mrs ☐

Dr ☐

Other ☐

First name

CAITLIN

Family name

ADCOCK

STREET ADDRESS

Unit/street no.

23/201

Street name

DARLING PARK TOWER 2, SUSSEX STREET

Suburb or town

SYDNEY

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

GPO Box 5278

Suburb or town

SYDNEY

State

NSW

Postcode

2001

CONTACT DETAILS

Daytime telephone

(02) 8233 9926

Fax

(62) 8233 9966

Mobile

0431 031 520

Email

cadcock@urbis.com.au

How would you prefer to be contacted?

EMAIL

3. Identify the land you propose to develop

Lot no.

N/A PERISHER VALLEY TE

Street or property name

KOSCILUSZKO ROAD

Town, locality or resort

PERISHER VALLEY

Postcode

2624

4. Describe what you propose to do

Briefly describe your proposal, including all major components. Please indicate if you propose to vary an existing lease or will require a new lease. Note: this includes a sub-lease.

Construction of a 25m Telstra monopole, including the installation of panel antennas and ancillary equipment. Proposed site currently used as a Telstra Exchange. Applicant currently in negotiations with NPWS concerning the lease.

Will this involve:

- ☒ erecting, altering or adding to a building or structure
➤ Is it a temporary building or structure? Yes ☐ No ☒
- ☐ subdividing land
Please specify the no. of lots
- ☐ subdividing a building into strata lots
Please specify the no. of lots
- ☐ varying a lease or the issuing of a new lease (note: this includes a sub-lease)
- ☐ 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)
- ☐ other work (without building, subdividing or demolishing)?

5. Number of jobs to be created

Please indicate the number of jobs this will create. This should be expressed as a proportion of full time jobs over a full year. (Eg 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)

0

Operational jobs (full-time equivalent)

0

6. 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.

7. Plans of the land and development

You need to provide a number of different plans that show what you intend to do. The DA Guide — *What to include with your DA* sets out which plans to provide and the details to include. Contact us 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.

8. Environmental effects of your development

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal. See the DA Guide — *What to include with your DA* or contact the Alpine Resorts Team on 02 6456 1733 for more information.

1. Is your proposal **designated development**?

- Yes ☐ ➤ Please attach an environmental impact statement.
- No ☒ ➤ Go to Question 2.

2. Is the proposal **advertised development**? (See clause 27 of KNP – Alpine Resorts 2007 SEPP)

- Yes ☐ ➤ Please attach a statement of environmental effects in accordance with the Director-General requirements. Contact us for details.
- No ☒ ➤ Please attach a statement of environmental effects.

3. 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.
- No ☒ ➤

9. Concurrences from state agencies

Do you need the concurrence of a state agency to carry out the development? See the DA Guide — *What to include with your DA* for more information.

- No ☒ ➤
- Yes ☐ ➤ Please list any agencies whose concurrence you need.

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

10. Approval from state agencies (integrated development)

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

Is your application for integrated development?

- No ☒ ➤
- Yes ☐ ➤ Please complete Attachment A of the DA Application. Please attach:
- sufficient information for the approval body(ies) to assess your application
 - additional copies of your application for each agency. Contact us to find out the number of copies required.

11. 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 what you have attached:

Refer to Appendices in SEE - photomontages,
Predictive EME Map, Explanatory Diagrams.

12. 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

\$ 320,000

Total fees lodged

\$ 1323.80

13. Political donation disclosure statement

Persons lodging a development application are required to declare reportable political donations (including donations of or more than \$1000) made in the previous two years. Disclosure statements are to be submitted with your application.

Have you or any person with a financial interest in the application or any persons associated with the application made a political donation?

No ☒

Yes ☐

Have you attached a disclosure statement to this application?

No ☒

Yes ☐

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

14. Lessee(s) Signature(s)

The lessee(s) of the land to be developed must sign the application.

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

Signature

Name

Date

Signature

Name

Date

N/A - no lease currently
in place, however
have full support
from
OE&H
↳ please
speak to
Penny
McLennan
for further
details

15. Applicant's Signature

The applicant, or the applicant's agent, must sign the application.

Signature

Caith Adcock

Name, if you are not the applicant

CAITLIN ADCOCK

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

CONSULTANT

Date

5/3/2013

16. Lodgement checklist

Your development application checklist

Before submitting your application, please ensure you have attached all the information the consent authority needs to assess your proposal. You can use the following checklist. Please place a cross in the box ☐ next to any items you have attached:

Please note: where possible, a copy of all maps and supporting documents to be supplied on CD

Land details

- ☐ A map that sets out the lot, DP/MPS and volume/folio no.s
- ☐ A schedule that sets out the lot, DP/MPS and volume/folio no.s
- ☐ A registered plan of lease boundaries

Staged development

- ☐ Information which describes the stages of the development
- ☐ A copy of any consents already granted for part of the development

Plans

- ☒ A site plan of the land — **required for all applications**
- ☒ Plans or drawings of the proposal — **required for all applications**
- ☒ An A4 size plan of the proposed building and other structures on the site
- ☐ A plan, drawn to scale, of the existing building

Environmental effects

- ☐ An environmental impact statement for a designated development proposal and an electronic version of the executive summary
- ☐ A statement of environmental effects for an advertised development — as required under clause 13 of the Environmental Planning and Assessment Amendment (Ski Resorts) Regulation 2002. The statement of environmental effects is to be prepared in accordance with the Director-General requirements
- ☒ A statement of environmental effects for a proposal that is not classed 'advertised development' under clause 27 of KNP – Alpine Resorts 2007 SEPP
- ☐ A species impact statement

State agency concurrences and approvals

- ☐ Additional information required by the agencies from which you need concurrence
- ☐ Attachment A of the DA Application
- ☐ Additional information required by the agencies you have identified in Attachment A of the DA Application
- ☐ Additional copies of your application for each of those agencies

Other approvals

- ☐ Any approvals obtained from the Office of Environment & Heritage for a lease variation or a granting of a new lease.

Supporting information

- ☒ Other material to support your application, such as photos, slides and models

Application fee

- ☒ Your application fee — **required for all applications.**

Additional submissions

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

- ☐ Yes
☐ No

Are you submitting a **political disclosure statement** with this development application?

- ☐ Yes
☐ No

17. Where to lodge your application

You can lodge your completed form, together with attachments and fees at any of the Department of Planning & Infrastructure offices listed below. If you intend lodging your application at an office other than at Sydney or Jindabyne, please phone our assessment team at Jindabyne who can arrange for its receipt.

Alpine Resorts Team

Shop 5A, 19 Snowy River Avenue
PO Box 36, JINDABYNE NSW 2627
Tel: 02 6456 1733
Fax: 02 6456 1736
Email: alpineresorts@planning.nsw.gov.au

Head Office

23-33 Bridge Street, SYDNEY 2000
GPO Box 39, SYDNEY NSW 2001
Tel: 02 9228 6111
Fax: 02 9228 6455
Email: information@planning.nsw.gov.au

Note: for contact details of other Sydney Metropolitan and Regional Offices, go to www.planning.nsw.gov.au

18. Privacy policy

The information you provide in this application will enable us, 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 information provided in your application. Please ensure that the information is accurate and advise us of any changes.