



Sydney

Park

Development Application Form

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

About this form

You can use this form to apply for development consent under the *Environmental Planning and Assessment Act 1979*.

How to complete this form

1. Ensure all fields have been filled out correctly and tick the boxes where relevant;
2. Please print your details clearly;
3. Please note that fields on this form marked # are mandatory and must be completed before submitting the application. Incomplete applications will not be accepted;
4. Once completed you can submit this form by mail or in person. Please refer to the lodgement section in Part 11 for further information and the attached flow chart for the development application process at Sydney Olympic Park;
5. Ensure your application includes the development application fee.

Related documents

- Advisory Notes – Local Development.

Office Use Only

DA registration number: 06/05/2011

Form checked by (please print): _____

Date application received (stamp):



Notes: _____

DA Fee paid and checked: \$110.00



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Part 1 Type of development approval sought

Please tick appropriate box (refer to Attachment 1)

Local development..... ☒Integrated development..... ☐
(please indicate other NSW government agency approvals required)Designated development..... ☐Not Sure..... ☐**Part 2 Site details**

Building/land name (if known)

AUSTRALIA Towers

Address#

Line 1 9-11 AUSTRALIA Ave

Line 2 Sydney Olympic Park

Line 3

Postcode# 2127

Lot Number

DP/S#

Vol/Fol

PT-1

1159930

Part 3 Pre Lodgement Meeting

Pre lodgement meeting held? (please tick appropriate box)

Yes



No



If yes, with whom (SOPA Staff name)

Ben Woods, Peter Gony, Jack Idzikowski,
Phillippa Russell, Bassem Aflik, Ian Souter

Date 22.2.11



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Part 4 Applicant details

Note: The applicant must be the party responsible for the development proposal, for example the property owner, building owner, lessee of the land/building, event promoter/organiser/venue host (or a person authorised by the owner to lodge the application). A building contractor or consultant however cannot be the applicant unless the contractor/consultant is the owner/lessee of the land/building or event promoter/organiser/venue host. The Authority will deal only with the Applicant in the event of formal notifications regarding this application.

Title	Given Name/s [#]	Family Name [#]
MR	BASSAM	AFLAK

Organisation/Company Name (if applicable)

SITE 3 DEVELOPMENT CO. PTY LTD

Address[#]

Line 1 LOCKED BAG 1451

Line 2

Line 3 MEADOWBANK

Postcode

2114

Home Number

Business Number

Mobile Number

8878 2888

Fax Number

Email Address

ba@waterpoint.am

Applicant Signature[#]Date[#]

5/4/2011

Note: If you are signing on behalf of a company please state capacity to the right

Capacity within the Company[#]

DIRECTOR



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Part 5 Contact details

Note: Before this application can be lodged at least one of the modes of contact must be supplied. It is important that we are able to contact you (or a representative) if we need more information. Please give us as much information as possible. The Authority will deal only with the applicant or applicant's representative in the event of any query or communication regarding this application.

Nominated Contact[#] (please tick appropriate box)

Applicant (as above)

Applicant Representative (please fill out details below)

☐☒

Title

Given Name/s[#]Family Name[#]

MR

Ian

SOUTER

Organisation/Company Name (if applicable)

SOUTER & ASSOCIATES

Address[#]

Line 1

Suite 18 Princes St Marina

Line 2

16 Princes St

Line 3

Newport

Postcode

2106

Home Number

Business Number

Mobile Number

9979-5709

0414 991 991

Fax Number

Email Address

9979-9489

soutera.bigpond.net.au

Applicant Representative Signature

Date

5-4-2011

Note: If you are signing on behalf of a company please state capacity to the right

Capacity within the Company



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Part 6 Proposed development description

Important – Please answer these questions

Is the proposed development located on land that is, or is part of, a critical habitat?

Yes

No

Not Sure

☐
☒
☐

Would the proposed development significantly affect threatened species, populations or ecological communities or their habitats?

Yes

No

Not Sure

☐
☒
☐

Important – a written description must be provided of the type of development being proposed (e.g. alterations and additions to an existing building)

Subdivision of one lot into 4
Stratum lots

Cost of proposed development/works (AU\$)#

NIL

Note: Capital investment value includes all costs necessary to establish and operate the project, including the design and construction of building works, structures, ancillary infrastructure, and fixed or mobile plant (excluding land costs and GST). For events, include an estimate of costs of holding the event, whether or not the event is a charity or otherwise.

Part 7 Attachments (please mark box * / ✓)

Note: Please consult with a Planning Officer at the Sydney Olympic Park Authority for any information below that you may require to be submitted as part of the application. All plans must be appropriately referenced with a name, drawing number and date. Plans are to be made available in electronic format via a CD Rom or USB Disk.

☒ Plan of the Land[#]

Three copies of the plan of the land indicating (where relevant):

- a) Site location, positioning, boundary dimensions, site area and north point;
- 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, roads and footpaths;
- e) Location and uses on sites adjoining the land.

☒ Plan and details of the proposed development[#]

Three copies of the plan and detailed specifications of the proposed development indicating (where relevant):

- a) The location, positioning, and dimensions of the proposed development or works in relation to the land's boundaries and adjoining development land;
- b) Proposed demolition works (including vegetation removal);
- c) Floor plans of proposed development showing layout, partitioning, room sizes and intended uses;
- d) Elevations and sections showing proposed external finishes and heights;
- e) Building perspectives, photomontages and material samples board;
- f) Proposed parking and vehicular circulation arrangements;
- g) Proposed landscaping and treatment of the land (including plant type and, height and maturity).

☒ Statement of Environmental Effects[#]

A Statement of Environmental Effects including:

- a) A description of the existing environment;
- b) A description of the proposed development (construction and operation);
- c) Compliance with relevant Environmental Planning Instruments; and
- d) Potential environmental impacts and mitigation measures proposed to minimise potential impacts.



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NA Other Supporting Information

The Sydney Olympic Park Authority may require/request additional supporting information, including, but not limited to, the following:

- a) Heritage Impact Statement;
- b) Ecological Impact Study;
- c) Traffic Impact Study/Management Plan;
- d) Building Code of Australia Assessment;
- e) Accessibility Assessment;
- f) Engineering Report(s);
- g) Noise/Acoustic Assessment;
- h) Solar/wind Assessment;
- i) Air Assessment.

Note: Applicants may choose to use the Authority's pro-forma Statement of Environmental Effects if the proposed development is less than \$1million and is of minor potential impact.

Part 8 land owners consent

If the applicant is not the land owner, the land owner must give consent for the application to be lodged.

Title

Given Name/s[#]Family Name[#]

MR

NICHOLAS

HUBBLE

Land owner's signature[#]Date[#]

9/5/11

Note: If the Sydney Olympic Park Authority is the land owner, arrangements should be made by the applicant for obtaining land owner's consent.

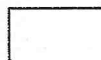
Part 9 Applicant political donation [#]

Have you, the Applicant, made a gift or political donation to a staff member of the Sydney Olympic Park Authority, a member of the Sydney Olympic Park Authority Board or the Minister for Planning in the past two years?

Yes



No



If yes, please fill out the political donation declaration form

JOSEF RISTOWAY 5/4/2011



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Part 10 Check list (please mark box */✓)

Use this check list to ensure you have covered all your development application needs.

- ☒ Pre lodgement meeting;
- ☒ Site address/location details;
- ☒ Applicant details;
- ☒ Contact details;
- ☐ Land owner's consent;
- ☒ Signed and dated form;
- ☒ Development description;
- ☒ Cost of works;
- ☐ Proposed development plans;
- ☒ Statement of Environmental Effects;
- ☐ Other supporting information;
- ☒ Applicant political donation declaration;
- ☒ Development application fees (refer to Attachment 2). Note: For the application to be accepted, the DA Fee must be paid.
- ☒ Electronic copy of plans on CD Rom/USB Drive.

Part 11 Lodgement details

You can Lodge your completed application by

Mail: Sydney Olympic Park Authority
8 Australia Avenue
SYDNEY OLYMPIC PARK, NSW 2127

In Person: Sydney Olympic Park Authority
8 Australia Avenue
SYDNEY OLYMPIC PARK, NSW 2127

Email: Sydney Olympic Park Authority
planninginfo@sopa.nsw.gov.au
(Note: file size must be <3mb)



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General collection and use of information provided

Purpose of Collection:	For delivery of development consent process at Sydney Olympic Park.
Intended Recipients:	Authority Staff and approved contractors of the Sydney Olympic Park Authority.
Supply:	A development application is voluntary however a completed application is required for delivery and management of development requiring consent at Sydney Olympic Park.
Access:	Authority staff, approved contractors or Freedom of Information Request.
Storage:	Sydney Olympic Park Records Management

The information provided by you on this form will be used by Sydney Olympic Park Authority (the Authority) or its agents to process this application. Once collected by the Authority, the information may be posted on the Authority's website.

Additional information regarding this application can be requested under the GIPA Act or the Privacy Management Plan. Further information can be found at <http://www.sydnevolympicpark.com.au/corporate>

Please note that information provided will be public information

Attachment 1 – development types

Type of development	Conditions
Designated development	<ul style="list-style-type: none">• Development < \$10 million;• Development listed in Schedule 3 of the <u>Environmental Planning and Assessment Regulations 2000</u>.
Integrated development	<ul style="list-style-type: none">• Development < \$10 million• Development that requires a permit/approval from another government body as listed in Section 91 of the <u>Environmental Planning and Assessment Act 1979</u>.
Local development	<ul style="list-style-type: none">• Development < \$10 million;• Development that requires consent under an Environmental Planning Instrument;

Attachment 2 – fees and charges

Payment of any applicable fees in accordance with the Environmental Planning and Assessment Regulation 2000.

Important Note: The fees identified below are for guidance only and other fees and charges may apply – always check with the Sydney Olympic Park Authority before making a payment.

DA Fee is to be submitted by the applicant with the Development Application package. Refusal to pay the DA Assessment Fee will result in automatic refusal to accept the application in accordance with Clause 51 of the Regulations and it will be returned to the applicant.

The Sydney Olympic Park Authority may require a Quantity Surveyor's certificate as proof of estimated development costs.

Estimated cost (\$AU)	Maximum fee payable (\$AU)
• Up to \$5,000	• \$110
• \$5,001–\$50,000	• \$170, plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost.
• \$50,001–\$250,000	• \$352, plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000.
• \$250,001–\$500,000	• \$1,160, plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.
• \$500,001–\$1,000,000	• \$1,745, plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.
• \$1,000,001–\$10,000,000	• \$2,615, plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.
• More than \$10,000,000	• \$15,875, plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.

Electronic Fee Payment Option.

All direct payments/deposits need to be made to the following account:

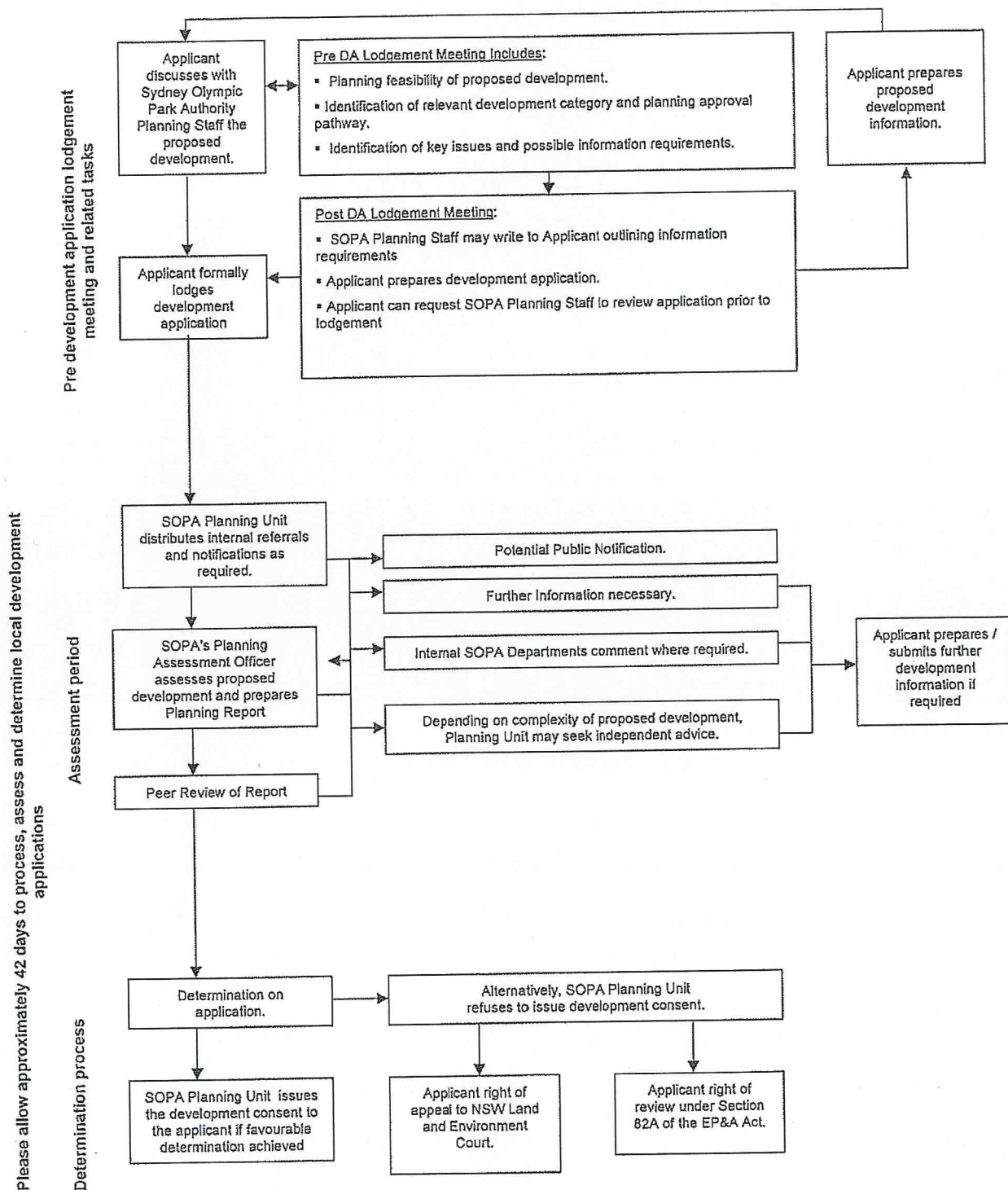
Sydney Olympic Park Authority
Westpac Bank
BSB: 032 001
Account: 203543

Important: Payment Confirmation must be sent to:

Fax: (02) 9714 7324 or accountsreceivable@sopa.nsw.gov.au

Please state 'Development Application' and provide Applicant name and contact details in payment confirmation

SOPA Planning Unit Development Application Flow Diagram



Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosure Statement Details		Name of person making this disclosure statement		Planning application reference (e.g. DA number, address or other description)		planning application title or reference, property	
Name of person making this disclosure statement		JOSEF RISTWAY					
Person's interest in the application (circle relevant option below)							
You are the APPLICANT		<input checked="" type="radio"/> YES / NO		OR		You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION	
YES		NO				YES / NO	
Reportable political donations or gifts made by person making this declaration or by other relevant persons							
<p>* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).</p> <p>* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.</p>							
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift.	Donor's residential address or entity's registered address or other official office of the donor; address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift		
DONATION	BILDERBERG PTY LTD ABN 56 008 645 136	SUITE 101, 25 ANGERS STREET MACDONALDSTOWN NSW 2114	AUSTRALIAN LIBERAL PARTY	10/11/2007	\$5000.00		
DONATION	SAME AS ABOVE	SAME AS ABOVE	AUSTRALIAN LIBERAL PARTY	16/07/2007	\$2000.00		
DONATION	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	21/08/2007	\$1250.00		
DONATION	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	15/11/2007	\$3500.00		
Please list all reportable political donations and gifts—additional space is provided overleaf if required.							
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.							
Signature(s) and Date							
Name(s)							
JOSEF RISTWAY 23/08/09 5/4/2011							
JOSEF RISTWAY							

Cont...
Political Donations and Gifts Disclosure Statement to Council

Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
DONATION	BILBERIA PTY LTD ABN 56 008 645 136	SUITE 101, 25 ANGAS STREET MEADOWBANK NSW 2114	AUSTRALIAN LABOR PARTY	22/05/2008	16,000.00
DONATION	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	25/11/2008	2000.00
	*	<i>Joseph B. Tunney</i> 23/06/09			
DONATION	BILBERIA PTY LTD ABN 56 008 645 136	SUITE 101, 25 ANGAS STREET MEADOWBANK NSW 2114	AUSTRALIAN LABOR PARTY	05/06/2009	\$5,000.00
	<i>Joseph B. Tunney</i> 28/06/09				
	<i>Joseph B. Tunney</i> 5/4/2011				