

Please print clearly in **BLOCK LETTERS** with a black pen. Please tick the appropriate boxes.

Application No. •

DEVELOPMENT APPLICATION FORM

1 APPLICATION TYPE

- Development: Local Designated Integrated
 Combined Development & Construction Certificate Complying Development Construction Certificate: Building work Engineering work

2 APPLICANT'S DETAILS

Are you the ... TRUSTEES Owner Builder Owner/builder Consultant

Applicant's name(s) Full name **OLD BEGA HOSPITAL RESERVE TRUST**

Applicant's postal address Street **P.O. BOX 382**

Town/Locality **BEGA** State **NSW** Postcode **2550**

Daytime contact details Phone No. **64938361** Fax No. **64938361**

NO PHONE ON SITE

YOUR CONTACT IS

JAY ELLARD, TRUST CHAIRMAN

Mobile **NONE** Email **jan.ellard@pippind**

3 OWNER'S DETAILS

Owner(s) must consent to the lodgement of the application. See item 'Owner's declaration'. 94

Owner's name(s) Full name **DEPARTMENT OF LANDS, NSW**

Owner's postal address Street or PO **P.O. BOX 309**

Town/Locality **NOWRA** State **NSW** Postcode **2541**

Daytime contact details Phone No. _____ Fax No. _____

Mobile _____ Email _____

4 PROPERTY AND DEVELOPMENT DETAILS

You will need to submit a locality sketch (Refer to guidelines) Property address **PRINCES HWY**

Town/Locality **BEGA, NSW** Area of land **2 ACRES**

Lot(s)/Portion **296** DP/SP/Sec **729021**

Type of development

Please tick appropriate box

- Use of land/building Subdivision of land Carrying out works Demolition
 Erection of a building Strata subdivision Other **REPAIRATION**

Describe what you are proposing

If complying development, please nominate category. (Refer to guidelines)

eg dwelling house or bed and breakfast (refer to guidelines)

REPAIRS TO ROOF & WALLS OF BURNT OUT STRUCTURE OF THE HISTORIC "OLD BEGA HOSPITAL"

Existing development/use

REPAIRS TO HISTORIC OLD BEGA HOSPITAL

Total project value (excluding value of land) \$ _____

No. of subdivision lots **1**

Will the development be completed in stages? No Yes → Describe _____

PPIA DISCLAIMER FOR DA FORMS The personal information provided on this form is collected by Bega Valley Shire Council for the purposes of processing this application by Council employees and other authorised persons. This form will be stored within Council's record management system and may be available for public access and/or disclosure under various NSW Government legislation.

Assess No. _____

Parcel No. _____

DW doc No. _____

Receipt No. _____

Receipt date _____

CS staff _____

REGISTRATION STAMP

- Assessed fee DA \$ _____
- Administration fee \$ _____
- Integrated/concurrence fee \$ _____
- Notification fee \$ _____
- Advertising fee DA \$ _____
- Construction Certificate \$ _____
- Long Service Levy DA/CC \$ _____
- Sewer connection \$ _____
- On-site disposal \$ _____
- Inspection fees \$ _____
- Occupation Certificate \$ _____
- Eng design plan checking fee \$ _____
- Other \$ _____

TOTAL \$ _____

BEGA VALLEY SHIRE COUNCIL
Environmental Planning and Assessment Act 1979 Section 78a

5. STRUCTURE DETAILS

Is the development...?

Please tick the sections that apply to this development.

For ALL developments

- New
 Additions/alterations

For dwellings

- Detached house
 Kit home
 Transportable dwelling (excl. caravan/mobile home)

For residential units Incl. dual occ.

- State number of
new/additional units and whether they are ...
 Attached
 Detached

What are the current uses of all or parts of the building(s)/land?

Vacant Not vacant No. of pre-existing dwellings No. of storeys

Details of construction materials

Refer to guidelines for the schedule of construction materials as required by the Australian Bureau of Statistics.

Walls Code Floor Code
 Roof Code Frame Code
 Wall colour Roof colour Building Code of Australia building classification

Is the application accompanied by evidence of payment of the Long Service Levy? (Refer to guidelines)

Area of land m² Gross floor area of the entire development m² Building construction value \$
 No Yes A Construction Certificate cannot be released until the Long Service Levy (if applicable) has been paid (\$109F of the Environmental Planning and Assessment Act 1979).

6. BUILDER OR OWNER-BUILDER

Is the builder ...

Not yet known Licensed Owner License No. OR owner/builder permit No.

Builder's name

Full name

Builder's postal address If different to applicant or owner

Street or PO Postcode

Daytime contact details

Phone No. Fax No.
 Mobile Email

7. INTEGRATED DEVELOPMENT AND OTHER APPROVALS

Is this application integrated development? (Refer to guidelines)

No Yes → List approvals

Does this application seek approval for one or more of the matters listed in Section 68 Local Government Act 1993? (Refer to guidelines)

No Yes → List approvals sought
 eg install waste treatment (septic tank) or solid fuel heating device or use of public land

8. CONSTRUCTION CERTIFICATE AND PCA

Does this application include an application for a construction certificate?

No Yes → Please tick 'combined development and construction certificate' on p1 Application type.

Do you wish to appoint Council as the Principal Certifying Authority to issue other required certificates? (Refer to guidelines)

No Yes → If 'yes' this will also be an application for a Final Occupation Certificate. The date of application will be taken to be the date that a final inspection is requested. If an Interim Occupation Certificate is required, a separate application must be lodged at that time.

9. OWNER'S DECLARATION

I/We the undersigned are the owner(s) of the property described in this application and consent to its lodgement.

I/We hereby permit any duly authorised officer of the Council of Bega Valley Shire to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration of the Act(s), regulation or planning instrument.

I/We warrant that there are no restrictions registered on the Title to the subject land that would affect Council's assessment of this application.

Signature of ALL owner(s). If more than one owner of the land, every owner must sign. If the property is owned by a company, the company's seal (where issued) and ABN number must be provided with at least one executive signature. Any person signing on behalf of the owner must state the authority by which that person acts. In the case of STRATA PLANS, the Body Corporate seal must be provided and the date of resolution authorising owner's consent.

Date

10. APPLICANT'S DECLARATION

I/We the undersigned hereby apply for consent to carry out the development described in this application and all accompanying plans and documents.

I/We undertake to develop in accordance with the development consent approval granted by the Council and conform with the provisions of the relevant Act(s), regulations, codes and the local environmental plan.

I/We further undertake to pay any fee or charges assessed by Council in connection with the development and indemnify Bega Valley Shire Council against all claims arising from negligence (or otherwise) resulting from work carried out in connection with the development within the road reserve.

I/We have attached all information as required by the Development Matrix (Refer to guidelines).

Signature of applicant(s) Date

Please print clearly in **BLOCK LETTERS** with a black pen. Please tick the appropriate boxes.

DA No. •

1 LEGAL REQUIREMENTS

1 Is your proposal ...

- i) permissible in the zone? Yes No
 - ii) consistent with the zone objectives? Yes No
 - iii) in accordance with any relevant clause of the *Bega Valley Local Environmental Plan or Development Control Plan (DCP)*? Yes No
- If NO, provide details of any variation.

2 For single dwelling house, alterations and additions: (Consult DCP No. 1 Residential standards)

FLOOR SPACE RATIO The proposal has a Floor Space Ratio (FSR) of: : FSR

DCP No. 1 Does your proposal comply? Yes No

NOT required in rural zones

LANDSCAPED AREA I have calculated landscaping to be: % of site area

DCP No. 1 Does your proposal comply? Yes No

NOT required in rural zones

NOTE 1: MINIMUM landscaped area required is 35% of the site area (DCP No. 1).

NOTE 2: Landscape area DOES NOT INCLUDE balconies, pools, driveways and paved areas. It DOES INCLUDE decks where there is a direct connection to ground level and are no higher than 500 mm above final ground level.

HEIGHT What is the maximum vertical height above natural ground level to the top most ridge of the building? metres

DCP No. 1 Does the maximum vertical height of the proposal comply with the relevant height limits as specified in relevant DCPs? Yes No

SETBACKS FRONT: The proposed setback is: metres

DCP No. 6 Does your proposal comply? Yes No

NOTE 1: The MINIMUM front set back, boundary line to building line, is 7.5 metres. In rural zones it is 20 m.

SIDE: The proposed minimum side setback is: mm

Does your proposal comply? Yes No

NOTE 2: The MINIMUM side set back is 900 mm or greater. In rural zones it is 20 m.

CORNER: Does your proposal comply? Yes No

NOTE 3: For development on CORNER SITES the secondary frontage is to have a minimum side back of 3 metres. In rural zones it is 20 m.

DESIGN ELEMENTS Has your design taken into consideration the following in respect to the development site and neighbouring properties?

DCP No. 1, Part 3

PART 3 Section 6	Private open space	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Section 7	Sunlight access	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Section 8	Privacy	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Section 9	Dwelling layout and interior	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

BEGA VALLEY SHIRE COUNCIL

Forms may be lodged at any of Council's offices in • Bega • Bermagui • Eden • Merimbula
Mail to: Bega Valley Shire Council, PO Box 492, Bega NSW 2550
All enquiries • (02) 6499 2222 • www.begavalley.nsw.gov.au

2 CONTEXT AND SETTINGS (site analysis)

a) How does the proposal allow for existing or future amenity of the locality?
 (Consider any site restrictions and constraints and/or any existing development including that of adjoining properties eg privacy, overshadowing, views.)

THE BUILDING IS AN HISTORIC EXISTING BUILDING

b) How does the proposal complement the built environment?
 (Consider the character, siting, bulk, scale, shape, height, density design and external appearance of the development, landscape, streetscape and over all public domain.)

EXISTING * HISTORIC.

3 TRANSPORT, TRAFFIC AND ACCESS

- a) Is legal and practical access available? Yes No
- b) Is adequate servicing available?
 (Sewer, water, electricity and telephone.) Yes No
- c) Has adequate provision been made for vehicle access, egress, turning and/or parking areas? Yes No

4 ENVIRONMENTAL IMPACTS

a) Could your proposal cause erosion or sedimentation of water courses during construction or on completion? Yes No
 ↳ If YES, provide details of how you intend to mitigate those impacts (eg sedimentation and erosion control plan submitted)

b) Does the proposal require excavation and/or filling? Yes No

- c) Will the proposal ...
 - i) involve significant removal of vegetation? Yes No
 - ii) affect native habitat? Yes No
 - iii) have you considered whether any trees or other vegetation on the land should be preserved?
 ↳ If YES, have you outlined the method of tree and root zone protection for those trees to be retained? Yes No

iv) disturb any Aboriginal artifacts or relics?
 ↳ If YES, provide details of how you intend to mitigate those impacts.

d) Has an '8-part test' under Section 5 a of the *Environmental Planning and Assessment Act 1979* been considered to determine whether the proposal is likely to have a significant effect on threatened species populations or ecological communities or their habitats? Yes No

e) Is the site subject to natural hazards such as (please tick the appropriate boxes and describe):

- Bushfire Flooding
- Landslip
- Tidal inundation
- Other _____

How do you propose to mitigate any adverse impact on your development?

4 WASTE DISPOSAL

- a) How will the effluent be disposed of? Sewer On-site
- b) Has the appropriate form been completed and details provided? Yes No

Signature of applicant(s)

John A. Ellard

Date 23 AUG 06

Date / /



SUPPORTING DOCUMENTATION

This must be signed and attached to your development application.

MATRIX

KEY	✓	information required
	●	information NOT required IF applying for DA only
	■	please check with Council staff

- Statement of environmental effects
- Site analysis
- Site plan
- Floor plan
- Elevation plan
- Section plan
- Landscaping plan
- Survey contour plan
- Specification
- Heritage report
- Erosion/sediment control
- Modification plan (M4 or M3)
- Shadow diagrams
- Stormwater management plan
- Whistle management plan
- Subdivision plan
- Advertising structure or sign
- Food & registered premises (Food SEPP 65 development)
- BASIX certificate
- Access report
- Bushfire report
- CSM
- Transport study
- Flora & fauna study

DEVELOPMENT TYPE

Residential

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
Construction of residential dwelling	✓	✓	✓	✓	✓	✓	✓	✓	●	■	✓	✓	✓	✓	✓						✓		■	✓	■
Alterations and additions to residential dwelling	✓	✓	✓	✓	✓	✓			●	■		✓	✓	✓	✓						✓		■	✓	■
Construction of garage, carport or outbuilding	✓	✓	✓	✓	✓	✓			●	■	✓	✓													
Establishment of a home business	✓		✓	✓						■		✓													
Construction of a dual occupancy	✓	✓	✓	✓	✓	✓	✓	✓	●	■	✓	✓	✓	✓	✓						✓		■	✓	■
Construction of above/inground swimming pool	✓	✓	✓	✓	✓	✓	✓	✓	●	■	✓	✓										■			
Farm shed	✓		✓	✓	✓	✓			✓	■	✓									✓	✓				
Multi-unit housing	✓	✓	✓	✓	✓	✓	✓	✓	●	■	✓	✓	✓	✓	✓						✓	✓	■		■
Use of land for dwelling purposes non- sewerred areas	✓	✓	✓																			■	✓		

Commercial/industrial

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
Construction/alteration of commercial/industrial building	✓	✓	✓	✓	✓	✓	✓	✓	●	■	✓	✓	■		✓	✓								■	✓
Shop fit-out	✓			✓	✓	✓	✓		✓	■															
Food shop or restaurant	✓			✓	✓	✓			●	■									✓						
Change of use for shops/offices	✓		✓	✓					●	■															
Landscaping including filling/clearing of land	✓	✓	✓				✓	✓	✓	■	✓	✓													■
Advertising structure/sign	✓	✓	✓		✓					■		✓							✓						

Subdivision

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
Subdivision of land/strata/community title	✓	✓	✓					✓		■	■	✓			✓	✓						■	✓		■
Boundary adjustment	✓	✓	✓							■					✓							■			

Other

Demolition of a structure	✓		✓	✓	✓					■	✓				✓										
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- ① Shadow diagrams (2 storeys or above)
- ② SEPP 65 development (3 or more storeys)
- ③ OSM (if in non-sewerred area)
- ④ BASIX required for alterations and additions after 1 July 2006.

NOTE 1 Large development proposals must be discussed with a Council Development Control Planner to enable the applicant to be advised of the appropriate DA requirements.

NOTE 2 No work is to commence on site until a Construction Certificate is issued.

NOTE 3 A building shall not be occupied until a Final Occupation Certificate has been granted.

The above is not seen as an exhaustive list, if any doubt/query, please contact a Council development officer.

Applicant's declaration and signature

I confirm I have provided all the relevant details as specified by the Matrix.

Julia A. Ellard

Date 13 AUG 06

Signature of Council officer:

I have sighted the required supporting documents.

X

Date

SCOPE OF WORKS

1. INCLUDE PRELIMINARIES, TEMPORARY SCAFFOLDING, LABOUR, SUPERVISION, SIGNAGE, FENCING, AMENITIES, SITE STORAGE AND SERVICES
2. REPAIR AND REPLACE DAMAGED AND MISSING BRICKWORK TO TOP COURSE OF BRICK WALLS
3. CHIMNEY NUMBER 8 TO BE REBUILT TO MATCH EXISTING CHIMNEYS
4. PROVIDE TIMBER TOP PLATES AND TIE DOWNS TO BRICK WALLS. REINSTATE ANY TIMBER LINTELS OVER OPENINGS TO SUPPORT ROOF TRUSSES
5. DESIGN, FABRICATE AND INSTALL PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATION. TRUSSES TO BE AT MAX 900 CENTRES AND DESIGN IN ACCORDANCE WITH THE AUSTRALIAN BUILDING CODE
6. INSTALL TRUSSES IN A MANNER WHICH GIVES SUPPORT TO THE EXISTING CHIMNEY STACKS. PROVIDE ALL NECESSARY INCIDENTAL SUPPORTS FOR RIDGES, VALLEYS AND BOX GUTTERS
7. TRUSS MANUFACTURER TO PROVIDE AND BE RESPONSIBLE FOR SHOP DRAWINGS. SHOP DRAWINGS ARE TO BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO MANUFACTURE.
8. PROVIDE TIMBER ROOF BATTENS AT MAX 900 CENTRES INCLUDING INSULATION BLANKET AND ALUMINIUM SARKING SHEET
9. PROVIDE 0.48 BMT CORRUGATED GALVANISED STEEL ROOF SHEETING. PROVIDE ALL NECESSARY FIXINGS AND GALVANISED STEEL VALLEY FLASHINGS, BOX GUTTERS, RIDGE AND HIP CAPPINGS
10. REINSTALL AND WHERE NECESSARY PROVIDE NEW LEAD FLASHING TO CHIMNEY STACKS
11. RECONSTRUCT ALL TIMBER FASCIAS, BARGES, EAVES LINING AND INCIDENTAL TRIMS TO AFFECTED, DAMAGED OR OMITTED BARGES, EAVES OR FASCIAS. TIMBER SPECIES TO BE SIMILAR TO EXISTING TYPE (HARDWOOD) SEASONED AND PRIMED IN PROFILES TO MATCH EXISTING
12. INSTALL WHERE NECESSARY ANY INCIDENTAL BARGE AND SOAKER FLASHINGS
13. PROVIDE COLORBOND STEEL GUTTER SIMILAR IN PROFILE AND COLOR TO EXISTING COMPLETE WITH REINSTATEMENT OF GALVANISED STEEL CIRCULAR DOWNPIPES AND BRACKET SUPPORTS/FIXINGS. CONNECT DOWNPIPES UP TO EXISTING STORMWATER SYSTEM WHERE PREVIOUSLY CONNECTED
14. PROVIDE A COMPLETE 13MM PLASTERBOARD CEILING WITH BATTEN SUPPORTS, TAPE JOINTS AND SQUARE SET CORNICE. CEILING LINING TO BE SANDED, UNDERCOATED AND PAINTED. ALLOW FOR DECORATIVE CEILING PANELS SIMILAR TO EXISTING ADJACENT CEILING PANELS WHERE NECESSARY
15. ALL RECONSTRUCTED TIMBER FASCIAS, BARGES, EAVES LINING AND INCIDENTAL TRIMS TO BE PAINTED OF SIMILAR COLOUR TO MATCH EXISTING
16. REMOVE ALL BUILDER RUBBISH AND DEBRIS AT COMPLETION OF THE WORK