



"Comfortable Country Living"

Combined Application for DEVELOPMENT APPLICATION & CONSTRUCTION CERTIFICATE

(for Building Work ONLY)

(Sections 78A & 81A, *Environmental Planning & Assessment Act 1979*)

Bogan Shire Council
P.O. Box 221
Nyngan, NSW 2825
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Office Use Only

DA No.: _____

CC No. _____

Date
Received: _____

The personal information that Council is collecting from you on this application form is personal information for the purposes of the Privacy and Personal Information Protection Act 1998 (PIIP Act). The supply of the information by you is not voluntary but is required by the Environmental Planning & Assessment Act, and in accordance with such Act and the Local Government Act, is required to be contained in a Public Register to which the public has right of access. This personal information may be supplied under certain circumstances to other public sector agencies e.g. Australian Bureau of Statistics, Australian Taxation Office, in accordance with the PIIP Act. Enquiries may be directed to Council's Public Officer concerning the PIIP Act or Council's Privacy Management Plan or your right of access to your personal information held by Council or its amendment.

Part 1

Site and Applicant Details

1. Location of the proposed development

Unit No. _____ House No. _____ Property/Building Name _____
Street _____
Town/Village/Locality _____

2. Land title description

We need this to correctly identify the land

Lot(s) _____ Section _____
Deposited Plan(s) _____
Other _____ Strata Plan _____

3. Your (the Applicant's) name

If you represent a company, please apply in the company's name. State your position under the "Title - Other".

Title D Mr D Mrs D Ms D Miss
D Dr D Other: _____
Surname _____
Given names _____
Company _____
Contact person _____

4. Your postal address

5. Your contact details

Phone (BH) _____ Mobile _____
Fax _____ Email _____

Part 2**Development Details****6. Development Proposal**

Indicate the **Type** of development proposed

- | | |
|---|---|
| <input type="checkbox"/> Use of land/building | <input type="checkbox"/> Carrying out of work |
| <input type="checkbox"/> Erection of a building | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Subdivision of Land/building | <input type="checkbox"/> Advertisement/advertising sign |
| <input type="checkbox"/> Change of building use | |

7. Development Description

e.g. erection of dwelling, strata subdivision of a residential flat building, change of use of building from warehouse to retail store, etc

8. Proposed Use

State the intended use of the land/building, e.g. warehousing of whitegoods, motor vehicle repairs, etc.

9. Staged development?

Are you applying for development consent in stages?

- No**
- Yes** Attach information which describes the stages of your development.

10. What is the estimated cost of the development

Estimated Cost:

(Incl. GST – round up to nearest \$1,000.00)

\$

11. Are you also seeking an approval under the Local Government Act 1993?

You can apply with this development application to seek an approval for any of the listed activities which require approval under Section 68 of the *Local Government Act, 1993*. Additional fees may be applicable.

NOTE: the plans, specifications & information required for Council to process and assess the relevant Activity (including that which is specified in the Regulations under the Local Government Act) must also be submitted with this application.

No **Yes** – Tick the appropriate box(es) below /

(If you apply for any of the following activities please ensure the appropriate documentation required under the Local Government Act is also submitted – insufficient information WILL delay the processing of your development application)

- Install a manufactured home, moveable dwelling or associated structure on land
- Carry out water supply work
- Draw water from a council water supply or a standpipe or sell water so drawn
- Install, alter, disconnect or remove a meter connected to a service pipe
- Carry out sewerage work
- Carry out stormwater drainage work
- Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer
- 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
- Operate a system of sewage management (within the meaning of section 68A)
- 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
- Operate a public car park
- Operate a caravan park or camping ground
- Operate a manufactured home estate
- Install a domestic oil or solid fuel heating appliance, other than a portable appliance
- Install or operate amusement devices

Part 2

Development Details (cont.)

12. Does the development require the Concurrence of State Agencies?

No **Yes** – If yes, state applicable agencies below /

13. Is this application for Integrated Development?

Nominate the additional approvals to be obtained from the administering approval bodies.

NOTE: an application for Integrated Development must include:

- sufficient information to permit the approval body to assess the application;
- an additional fee of \$320 is applicable for each approval body - Council requires a separate cheque to be made out to these bodies;
- additional copies of plans as determined by Council.

No **Yes** – Tick the appropriate box(es) below /

<i>Fisheries Management Act 1994</i>	<input type="checkbox"/>	s.144	<input type="checkbox"/>	s.201	<input type="checkbox"/>	s.205	<input type="checkbox"/>	s.219
<i>Heritage Act 1977</i>	<input type="checkbox"/>	s.58						
<i>Mine Subsidence Compensation Act 1961</i>	<input type="checkbox"/>	s.15						
<i>Mining Act 1992</i>	<input type="checkbox"/>	ss. 63, 63						
<i>National Parks and Wildlife Act 1974</i>	<input type="checkbox"/>	s.90						
<i>Petroleum (Onshore) Act 1991</i>	<input type="checkbox"/>	s.9						
<i>Protection of the Environment Operations Act 1997</i>								
<input type="checkbox"/> s.43(a), 47 & 55 -		Environment protection licence to authorise scheduled development work						
<input type="checkbox"/> s.43(b), 48 & 55 -		Environment protection licence to authorise scheduled activities						
<input type="checkbox"/> s.43(d), 55 & 122 -		Licence to regulate water pollution from non-scheduled activities						
<i>Roads Act 1993</i>	<input type="checkbox"/>	s.138						
<i>Rural Fires Act 1997</i>	<input type="checkbox"/>	s.100B (see Item 19 for submission details)						
<i>Water Management Act 2000</i>								
<input type="checkbox"/> s.89 -		Water use approval						
<input type="checkbox"/> s.90 -		Water management work approval						
<input type="checkbox"/> s.91 -		Activity approval						

14. Part of your environmental consideration

Tick the applicable boxes, to indicate the likely affect of the proposed development.

Is the land, or part of it, Critical Habitat? **Yes** **No**

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats? **Yes** **No**

Note: A more comprehensive environmental assessment must be submitted with this application, either in the form of a **Statement of Environmental Effects, Environmental Impact Statement, and/or Species Impact Statement**

15. Documents accompanying this application

Please list all documents accompanying this application:

Part 3

Building Details

16. Are you using a licensed builder?

To be completed only if the proposed building will be residential building work.

Yes If yes, complete below /

Builder's Licensed Name: _____

Builder's Licence No.: _____

Builder's Contact Phone No.: _____

Builder's Postal Address _____

No If No, will the work be done by the Owner: **Yes**
 No

Note: If you intend obtaining an Owner-Builders Permit for works exceeding \$12,000, you will be required to have completed a specified training course before the Office of Fair Trading will issue such Permit.

Note: For 'Residential Building Work' an Owner-Builder permit is required if the owner of the property intends to undertake the construction work (including supervising & co-ordinating) and the market value of the proposed work is greater than \$5,000.

Part 3

Building Details (cont.)

17. Is a Builder's Insurance Indemnity Certificate Required?

D Yes D No

An Insurance Indemnity Certificate must be obtained for any 'residential building work' performed by a licensed builder or contractor which exceeds a contract value of \$12,000.

18. Is a Long Service Levy Payment Required?

D Yes D No

The Long Service Levy (0.35%) applies to all building work costing \$25,000 & above.

Note: An exemption claim for up to 50% of the paid Levy can be made by Owner-Builder Permit holders, Churches & Non-profit Organisations to the Long Service Payments Corporation within 3 months of such payment – exemption claim forms are available from the Corporation's website: www.lspc.nsw.gov.au, or enquire at Council's Customer Service Centre.

19. Building Classification

What is the classification of the building under the *Building Code of Australia*? _____

20. What are the building(s)'s main building materials:

Exterior Walls

- D Single brick (11)
- D Brick veneer (12)
- D Full brick (11)
- D Concrete block (20)
- D Concrete (20)
- D Curtain glass (50)
- D Mud/adobe/pise (80)
- D Not Applicable
- D Other: _____ (80)

- D Aluminium cladding (70)
- D AAC (Autoclaved Aerated Concrete) (20)
- D Steel (60)
- D Weatherboard (timber) (40)
- D Weatherboard (cement fibre) (30)
- D Cement fibre sheeting (30)
- D Unknown (90)
- D

Roof

- D Precoloured metal sheeting (60)
- D Zincalume/gal sheeting (60)
- D Aluminium sheeting (70)
- D Fibreglass sheeting (80)
- D Concrete (20)
- D Cement fibre (30)
- D Plastic sheeting (80)
- D Not Applicable
- D Other: _____ (80)

- D Concrete Tile (10)
- D Terracotta Tile (10)
- D Shingles (10)
- D Slate (20)

Floor

- D Timber (40)
- D Timber subfloor (40)
- D Steel (80)
- D Not Applicable
- D Other: _____ (80)

- D Concrete (20)
- D Natural earth (80)
- D Steel subfloor (80)
- D Unknown (90)

Frame

- D Timber (40)
- D Reinforced concrete (80)
- D Masonry (80)
- D Not Applicable
- D Other: _____ (80)

- D Steel (60)
- D Aluminium (70)
- D Unknown (90)

21. Individual building floor area & development details

Proposed Building	Floor Area (m ²)	No. of storeys	Gross Site Area (m ²) of the land

- How many new dwellings in the building are proposed? _____ Number of existing dwellings to be demolished? _____
- Is the new building to be attached to any existing building? Yes/No Does the land contain a dual occupancy? Yes/No
- Is the new building to be attached to any new building? Yes/No

22. PCA Nomination

D No D Yes – If yes, please read below /

Are you nominating Council as the Principal Certifying Authority for the proposed building works?

If nominating Council as the Principal Certifying Authority for the proposed building works, you must also complete an additional form titled "Appointment of Bogan Shire Council as the Principal Certifying Authority".

Note: The appointment of the Principle Certifying Authority (PCA) can not be made by the Builder/Principle Contractor unless they are also the owner of the land.

23. Documents accompanying this application

Please list all documents accompanying this application:

Part 4**Signatures**

24. Are you the owner of the land? D **Yes** D **No** – If no, please ensure Q. 26 is completed.

25. Applicant's declaration

Before signing, make sure you have addressed and completed all applicable questions on this form.

I apply for approval to carry out the development described in this application, and I declare that to the best of my knowledge and belief, the information supplied is correct and complete. I also understand that:

- Personal information, provided on/with this application will be available to be accessed by the Public pursuant to the EP&A Act and the LG Act. The subject Acts permit members of the public to obtain extracts of the application and of certain accompanying documentation.
- I am not entitled to copyright and am taken to have indemnified all persons using the application and documents in accordance with the Act against any claim or action in respect of breach of copyright (cl 57, EP & A Reg. 2000).
- This application authorises Council officers to enter the property to perform inspections associated with its processing, determination and compliance.
- I am liable to pay for/rectify any damage caused to Council roads, drains etc arising from construction works associated with the proposed development.

Applicant's Signature _____

Applicant's Name _____

Capacity, if not Applicant _____

26. Consent of all Land Owners to lodge this application

The owner(s) authorisation to lodge this application must be obtained if you are not the owner. This is a mandatory requirement of the Act.

Note: If the land is owned by a company, a company seal must be provided with at least one executive signature.

As owner of the above property, I/we consent to this application and grant permission for:-

- (1) The Applicant to:
 - submit amendments in relation to such application,
 - make application for activity approvals associated with the development,
 - make application for associated construction certificate(s),
 - make application for review/modification of any subsequent approval; and
- (2) Council officers to enter upon such property for the purposes of assessing this application and the performing of any associated and subsequent inspections.

Owner(s) Name: _____

(print)

Owner(s) Signature(s): _____

Date: _____

Part 5**Submission Checklist****27. The Application must be accompanied by the following documents:**

(Schedule1 EP&A Reg.)

Yes	N/A	Office Use Only
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For the Development Application

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> • Site Plan of the land, which must indicate the following: <ul style="list-style-type: none"> - Location, boundary dimensions, site area and north point of the land, - Existing vegetation and trees on the land, - The location and uses of existing buildings on the land, - Existing levels of the land in relation to buildings and roads, - The location and uses of buildings on sites adjoining the land. • A Plan(s) of the development, which must indicate the following: <ul style="list-style-type: none"> - The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development, - Floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building, - Elevations and sections showing proposed external finishes & heights of proposed buildings, | D | D | D |
| | D | D | D |
| | D | D | D |
| | D | D | D |
| | D | D | D |
| | D | D | D |
| | D | D | D |
| | D | D | D |
| | D | D | D |

- Elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made (using the abbreviations set out in clause 7 of Schedule 1 of the Regulations),	D	D	D
- Proposed finished levels of the land in relation to existing & proposed buildings & roads,	D	D	D
- Proposed parking arrangements, entry and exit points for vehicles, & provisions for movement of vehicles within the site (including dimensions where appropriate),	D	D	D
- Proposed landscaping and treatment of the land (indicating plant types and their height and maturity)	D	D	D
- Proposed methods of draining the land.	D	D	D
- For BASIX affected development, such other matters as any BASIX certificate for the development requires to be included on the sketch,	D	D	D
- For BASIX optional development, if the development application is accompanied by a BASIX certificate or BASIX certificates, such other matters as any BASIX certificate for the development requires to be included on the sketch.	D	D	D
• In the case of development that involves the erection of a building , an A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site (as referred to in clause 56 of the Regulation),	D	D	D
• If the development involves building work to alter, expand or rebuild an existing building , a scaled plan of the existing building.	D	D	D
• A Statement of Environmental Effects (in the case of development other than designated development), which must indicate the following:			
- The environmental impacts of the development,	D	D	D
- How the environmental impacts of the development have been identified,	D	D	D
- The steps to be taken to protect the environment or lessen the expected harm to the environment,	D	D	D
- Any matters required to be indicated by any guidelines issued by the Director-General of DoP	D	D	D
• An environmental impact statement (in the case of designated development).	D	D	D
• A species impact statement (in the case of land that is, or is part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities, or their habitats).	D	D	D
• If the development involves a change of building use:			
- A list of the Category 1 fire safety provisions that currently apply to the existing building, and	D	D	D
- A list of the Category 1 fire safety provisions that are to apply to the building under its new use.	D	D	D
• If the development involves any subdivision work:			
- Details of the existing and proposed subdivision pattern (including roads and allotments),	D	D	D
- Details of consultation with public authorities responsible for provision of utility services,	D	D	D
- Preliminary engineering drawings indicating proposed infrastructure including roads, water, sewerage, stormwater, power, telephone, gas,	D	D	D
- Existing and finished ground levels, existing buildings, trees, wells and water channels,	D	D	D
- Details of areas to be filled, including nominating any existing trees to be removed,	D	D	D
- Preliminary soil & water management details.	D	D	D
• If the land is within a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the <i>Wilderness Act 1987</i> , a copy of the consent of the Minister for the Environment to the carrying out of the development,	D	D	D
• Additional information required by Council , where applicable:			
- Measures proposed to protect any adjoining properties, roads and footpaths, and the public.	D	D	D
- Waste products generated by the development, their collection and manner of disposal.	D	D	D
- Soil & water management plan, including erosion & sedimentation control details.	D	D	D
- Type, vehicle size, frequency and delivery times of service and delivery vehicles to the site.	D	D	D
• If the development is located on Bush Fire Prone Land:			
- A bush fire assessment detailing compliance/deviations from Planning for Bush Fire Protection,	D	D	D
- And if Integrated due to s100B, provide all details specified under clause 46 of the Rural Fires Regulation 2002, together with completion of the NSW RFS Referral Form.	D	D	D
• A development application for any BASIX affected development must also be accompanied by a BASIX certificate or BASIX certificates for the development, being a BASIX certificate or BASIX certificates that has or have been issued no earlier than 3 months before the date on which the application is made.	D	D	D
• If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.	D	D	D
• if the development involves the erection of a temporary structure , the following documents:			
- Documentation that specifies the live and dead loads the temporary structure is designed to meet,	D	D	D
- A list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,	D	D	D
- In the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the <i>Building Code of Australia</i> are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),	D	D	D

Part 5

Submission Checklist (cont.)

- | | | | |
|---|---|---|---|
| - Documentation describing any accredited building product or system sought to be relied on for the purposes of section 79C (4) of the Act, | D | D | D |
| - Copies of any compliance certificates to be relied on, | D | D | D |
| • in the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant —a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies. | D | D | D |
| • A development application that relates to development in respect of which a site compatibility certificate is required by a State Environmental Planning Policy must be accompanied by such a certificate. | D | D | D |

For the Construction Certificate Application

- | | | | |
|--|---|---|---|
| • Detailed building plans , drawn to a suitable scale and consisting of a block plan and a general plan, that show: | | | |
| - A plan of each floor section, and | D | D | D |
| - A plan of each elevation of the building, and | D | D | D |
| - The levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and | D | D | D |
| - The height, design, construction and provision for fire safety and fire resistance (if any), | D | D | D |
| • Specifications for the development: | | | |
| - That describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and | D | D | D |
| - That state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used, | D | D | D |
| • A statement as to how the performance requirements of the <i>Building Code of Australia</i> are to be complied with (if an alternative solution, to meet the performance requirements, is to be used), | D | D | D |
| • A description of any accredited building product or system sought to be relied on for the purposes of section 79C (4) of the Act, | D | D | D |
| • Copies of any compliance certificate to be relied on, | D | D | D |
| • If the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building , | D | D | D |
| • In the case of development to which clause 6A (of Schedule 1 of the Regulations) applies, such other matters as any BASIX certificate for the development requires to be included in the plans and specifications. | D | D | D |
| • If the development involves building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion): | | | |
| - A list of any existing fire safety measures provided in relation to the land or any existing building on the land, and | D | D | D |
| - A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work, | D | D | D |
| • An application for a construction certificate that relates only to fire link conversion need only be accompanied by a document that describes the design and construction, and mode of operation, of the new fire alarm communication link. | D | D | D |