

APPLICATION FOR:

- **DEVELOPMENT CONSENT**
- **COMPLYING DEVELOPMENT CERTIFICATE**
- **CONSTRUCTION CERTIFICATE**

Under the Environmental Planning & Assessment Act 1979



Contact us:

Upper Hunter Shire Council
PO Box 208
Scone NSW 2337

P: 02 6540 1100
E: council@upperhunter.nsw.gov.au

Office locations:

135 Liverpool St, Scone
34-40 Vennacher St, Merriwa
47 Mayne St, Murrurundi

- 1) Tick the boxes and fill out all sections as appropriate. Failure to do so may result in delays in your application.
- 2) Fees must be paid at the time of lodgement. Quote may be obtained by phone or at Council offices.
- 3) Applications can be lodged in person at one of Council's offices during business hours, or by post.

For further information please contact Council's Environmental Services Department on (02) 6540 1136 during business hours, 8.30am - 4.30pm Monday to Friday.

Application No. _____ Date Received _____ Quote No. _____ Lodgement Officer _____

1. TYPE OF APPROVAL OR CERTIFICATE REQUIRED

- Development Consent** - Please indicate if any of the following are also applicable:
- Integrated development Advertised development Designated development
- Construction Certificate**
- Complying Development Certificate**
- Modification to consent or certificate:**
- Section 4.55 (1) - correction of a minor error, mis-description or miscalculation only
- Section 4.55 (1A) - a minor modification that is of minimal environmental impact
- Section 4.56 - modification of a Development Consent issued by the Land & Environment Court
- Section 4.55 (2) - Other modification
- Construction Certificate amendment
- Complying Development Certificate modification

2. PROPERTY DESCRIPTION

Lot No/s.	<input type="text"/>	Section No.	<input type="text"/>	DP/SP No.	<input type="text"/>
Street No.	<input type="text"/>	Street Name	<input type="text"/>		
Town/Village/Locality	<input type="text"/>				

Note: If the property does not have an allocated street address or rural road number, you will be required to submit an application form.

3. PROPOSAL

Briefly describe the proposal and/or modification, including any demolition and the proposed use(s).

Estimated cost of work

	Complete cost summary on page 7
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Note: The cost of the development is the genuine estimate of (a) the cost associated with the construction of the building, and (b) the cost associated with the preparation of the building for the purpose for which it is to be used (such as the cost of installing plant, fittings, fixtures and equipment. **Owner builders will need to include a full cost of labour.**

Development Consent Number (if approved)

Approval date

4. APPLICANT DETAILS

Name

Note: If the applicant is a company, please list all company directors in Section 10 of this form.

Postal address

Contact name

Phone

Email address

ABN if applicable

I hereby make application to Council for permission to develop as per plans and specifications submitted. I understand that if the information submitted is incomplete, the application may be delayed, rejected or more information may be requested.

Signature/s

Date

5. POLITICAL DONATIONS

Have you made a political donation in the last two years or given a gift to any local Councillor or Council employee?

No Yes (if yes, you must complete and attach a Political Donations Disclosure Form)

Note: Any 'reportable political donation' or 'gift' made after lodgement of this application must also be disclosed within seven days of making the donation/gift. (As per Section 10.4 of the Environmental Planning and Assessment Act 1979).

6. DEVELOPMENT DETAILS

Gross site area

 m²

Gross floor area of existing building

 m²

No. of pre-existing dwellings

Gross floor area of new building work

 m²

No. of buildings to be demolished

Capacity of swimming pool (if proposed)

No. of new dwellings to be created

No. of storeys

Asbestos to be disturbed (m²)

 m²

Single occupancy Dual occupancy Attached Detached (free standing) Semi detached

7. FOR DEVELOPMENT APPLICATIONS

7a. Threatened Species

Does the land comprise critical habitat? No Yes (If yes, please submit a species impact statement)

Is the development likely to affect threatened species, populations or ecological communities or their habitats?

No Yes (If yes, please submit a species impact statement unless the development is considered a biodiversity compliant development)

7b. Subdivision Only

Torrens Strata

Number of existing lots:

Number of additional lots created:

Does the development propose the creation of a new road? No Yes

Section 7 continued over the page

7c. For Integrated Development and/or Concurrence

Where consent is required from Council as well as one or more other approval bodies referred to in Section 4.46 of the Environmental Planning and Assessment Act 1979 please tick the relevant approval below:

Fisheries Management Act 1994

- Section 144
- Section 201
- Section 205
- Section 219

Heritage Act 1997

- Section 58

Mining Act 1992

- Section 63
- Section 64

Mine Subsidence Compensation Act 1961

- Section 15

Rural Fires Act 1997

- Section 100B

Protection of the Environment Operations Act 1997

- Section 43 (a), 47 & 55
- Section 43 (b), 48 & 55
- Section 43 (d), 55 & 122

Water Management Act 2000

- Section 89
- Section 90
- Section 91

National Parks & Wildlife Act 1974

- Section 90

Note: For each authority approached on your behalf regarding approvals for this application, a cheque for \$320 made payable to the authority must accompany the application.

Please provide a list of any authorities from which concurrence must be obtained

8. FOR CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT

Building details (please tick)

Roof		Code
<input type="checkbox"/>	Tiles	10
<input type="checkbox"/>	Concrete / slate	20
<input type="checkbox"/>	Fibre cement	30
<input type="checkbox"/>	Other	90

Floor		Code
<input type="checkbox"/>	Concrete / slate	20
<input type="checkbox"/>	Timber	40
<input type="checkbox"/>	Other	90

Walls		Code
<input type="checkbox"/>	Brick (double)	11
<input type="checkbox"/>	Brick (veneer)	12
<input type="checkbox"/>	Concrete / stone	20
<input type="checkbox"/>	Fibre cement	30
<input type="checkbox"/>	Timber	40
<input type="checkbox"/>	Curtain glass	50
<input type="checkbox"/>	Steel	60
<input type="checkbox"/>	Aluminium	70
<input type="checkbox"/>	Other	90

Frame		Code
<input type="checkbox"/>	Timber	40
<input type="checkbox"/>	Steel	60
<input type="checkbox"/>	Aluminium	70
<input type="checkbox"/>	Other	90

Building Classification

Please indicate the building classification under the Building Code of Australia

Builder's Details

- Licensed Builder Owner Builder To be advised

Name

Postal address

Phone/Mobile Builder's Licence

Email address

Builder's ABN

Complying Development

Under which environmental planning instrument is this development Complying Development?

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Infrastructure) 2007
- Other

9. OWNER DETAILS

An original signature must be provided and every owner must sign the application. If the owner is a company, a director, secretary or authorised delegate must sign the application and state their position. If the property is under strata or community title and any works are proposed on common property, the common seal of the owner's corporation must be stamped on this form, as well as the owner's signature.

If the owner is a company, please list all company directors in Section 10 of this form.

Name	<input type="text"/>		
Postal address	<input type="text"/>		
Telephone	<input type="text"/>	Mobile	<input type="text"/>
Email address	<input type="text"/>		

As owner/s of the land to which this application relates. I/we consent to this application. I/we also consent to authorised Council officers entering the land to carry out inspections relating to this application. I/we accept that all communication regarding the application will be through the nominated applicant.

Signature/s	Name/s and position, if a company	Date	Company seal
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

10. LIST OF COMPANY DIRECTORS

Is the applicant or property owner a company?

No Yes - all company directors must be listed below.

This information is used to determine potential conflicts of interest for Councillors and staff.

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

11. FOR APPROVAL UNDER SECTION 68 OF THE LOCAL GOVERNMENT ACT 1993

Does this application seek approval for one or more of the following matter under Section 68 of the Local Government Act 1993?

No Yes (If yes, please tick the relevant activity below)

- Installing a manufactured home, moveable dwelling or associated structure on the land
- Carry out sewerage work
- Carry out stormwater drainage work
- Water supply work:** 20mm water connection 25mm water connection

Plans and/or specifications must be submitted detailing all work to be approved (including size and location of proposed plumbing).

For any other approval/s under the Local Government Act 1993 or Section 138 of the Roads Act 1993, please complete and attach 'Approval to Carry Out an Activity' form.

12. LODGEMENT INFORMATION

Please list any plans, reports and associated documentation being submitted to support your application. A checklist is available below.

Document Type	Number of copies

Lodgement Checklist	Key:														
	✓ Required × Not required ▲ To be advised Please submit the number of document copies indicated														
	Residential dwelling	Alterations & additions to residential dwellings	Garage/outbuilding, awning etc	Swimming pool	Rural shed	Dual occupancy	New multi-unit dwelling	Strata subdivision	Torrens subdivision	Industrial/commercial building	Alterations & additions to industrial/commercial	Earthworks	Demolition	Change of use	Other
Number of plan copies	4	4	4	4	4	4	4	6	6	4	4	4	4	4	4
Additional plans (for integrated DA)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Statement of Environmental Effects	2	2	2	2	2	4	4	4	4	4	4	4	4	2	4
Electronic Files/CD	✓	✓	▲	▲	▲	✓	✓	✓	✓	✓	✓	▲	▲	▲	▲
Site Plan (including cut & fill)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor plan	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	×	×	✓	×
Elevation plan	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	×	×	×	×
Notification Plan (A4 size)	▲	▲	▲	▲	▲	6	6	6	6	▲	▲	▲	▲	▲	▲
Specifications	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	×	×	×	×
Engineering plans (for CC/CDC)	✓	✓	✓	✓	✓	✓	✓	▲	▲	✓	▲	▲	×	▲	▲
Stormwater Drainage Details	✓	✓	✓	×	✓	✓	✓	×	✓	✓	✓	×	×	×	▲
Shadow Diagrams	▲	▲	▲	×	▲	✓	✓	×	×	▲	▲	×	×	×	▲
Landscaping Plan	×	×	×	×	▲	✓	✓	×	▲	✓	▲	×	×	×	▲
Erosion/sediment Control Plan	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	✓	✓	×	✓
Bushfire Assessment	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	×	×	▲	▲
BASIX Certificate	4	▲	×	×	×	4	4	×	×	×	×	×	×	×	▲
Waste Management Plan	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	×	×	▲	▲
Heritage Impact Statement	▲	▲	▲	▲	▲	▲	▲	×	▲	▲	▲	▲	▲	▲	▲
Aboriginal Heritage Assessment	▲	▲	▲	▲	▲	▲	▲	×	▲	▲	▲	▲	▲	×	▲
Flora and Fauna Assessment	▲	▲	▲	×	▲	▲	▲	×	▲	▲	▲	×	×	×	▲
Acoustic Assessment	▲	▲	×	×	×	▲	▲	▲	▲	▲	×	×	×	▲	▲
Flood Study	▲	▲	×	×	▲	▲	▲	×	▲	▲	▲	▲	×	▲	▲
Traffic Report	×	×	×	×	×	×	✓	×	▲	✓	▲	×	×	▲	▲
Parking and Access Plan	▲	▲	✓	×	✓	✓	✓	×	▲	✓	✓	×	×	✓	▲
Cost Summary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	▲
Schedule of Fire Safety Measures	×	×	×	×	×	×	×	×	×	×	×	×	×	✓	×

Note: The Upper Hunter Development Control Plan (DCP) provides clear and concise development guidelines for various forms of development. Section 2a of the DCP outlines the general requirements for preparing and lodging a development application with Council.

PRIVACY NOTICE

The personal information that Council is collecting from you is personal information for the purposes of the Privacy and Personal Information Protection Act 1998. Any personal information supplied or collected will only be stored and processed for lawful purposes directly related to the functions and activities of Upper Hunter Shire Council.

Council will display some plans and reports (which may be subject to copyright law) online on its DA Tracking portal. In addition, plans and reports may be inspected at Council's Administration Building. No personal information will be displayed. The Environmental Planning and Assessment Act 1979 (NSW) requires Council to make applications and accompanying information, including plans, publicly available during any required notification period.

- OFFICE USE ONLY -

Application Number Related Application

Property

Proposal

Fees			
Fee Type	Amount	Receipt Number	Date Received
Development/CDC application			
Planning Reform fee			
Notification			
Section 68 (Local Gov. Act)			
Construction certificate			
Inspections. Quantity:			
Long Service Levy			
Water connection/meter			
Other			
Total			

The following information has not been submitted and remains outstanding in respect to this application.

DEVELOPMENT APPLICATION FORM COST SUMMARY REPORT

(Development Cost no greater than \$1,000,000)

Development Application No.

Complying Development Certificate No.

Construction Certificate No.

Date

Analysis of development costs (including GST)

BUILDING/WORKS	
Demolition	\$
Site preparation cut/fill	\$
Concrete slab/footings	\$
Landscaping	\$
Vehicular access/car parking	\$
Structure	\$
External walls, windows & doors	\$
Internal walls, windows & doors	\$
Wall finishes	\$
Floor finishes	\$
Ceiling finishes	\$
Fittings & equipment	\$
Hydraulic services	\$
Mechanical services	\$
Fire services	\$
Lift services	\$
External works	\$
External services	\$
Other related work	\$
Subtotal A	\$

SUBDIVISION WORKS	
Bulk earthworks	\$
Engineering or construction work costs (e.g. roads, stormwater, water & other utilities)	\$
Consultation/surveyor fees	\$
Subdivision plan preparation costs	\$
Execution and registration of plan of subdivision, covenants, easements and other rights costs/fees	\$
Subtotal B	\$

OTHER	
Other related development costs	\$
Preliminaries & margin	\$
Subtotal C	\$

Total Development Cost A + B + C	\$
Total including GST	\$

Note: Clause 25J of the Environmental Planning and Assessment Regulation 2000 defines the development cost as:

(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- (a) if the development involves the erection of a building, or the carrying out of engineering or construction work - the costs of or incidental to erecting the building, or carrying out the work including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation;
- (b) if the development involves a change of use of land - the costs of or incidental to preparing anything necessary to enable the use of the land to be changed;
- (c) if the development involves the subdivision of land - the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

Note: For the purpose of determining the proposed cost of carrying out development, Council may have regard to the above cost estimates of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.

Note: In some circumstances Council may request that the above costs be verified through the provision of costing documentation or quotes from licensed builders or registered surveyors or engineers. Where development costs are estimated to be in excess of \$1,000,000 a report from an appropriately qualified quantity surveyor must be provided with the development application.