



Amended

APPLICATION FORM

Made under the Environmental Planning & Assessment Act, 1979,
Local Government Act, 1993

OFFICE USE ONLY	DA No.	10.2017.318.1
	Property No.	14827
	Date Received:	18.5.17
	CSO:	

1. TYPE OF APPLICATION (please tick)

- Development Application (please select type) > Local Integrated Designated
- Complying Development Certificate (please specify type) (refer to Note 5) _____
- Construction Certificate > Building Subdivision/Civil Works (Refer to Note 5)
- Occupation Certificate (Refer to Note 5)
- Local Government Act 1993 - Section 68 Activities
- Compliance Certificate (Refer to Note 6)

2. PROPERTY DESCRIPTION (Land to which application relates)

Flat / Street No: 80 Street Name: Tahmoor Road

Suburb or Town: Tahmoor

Lot No: 224 Section: - DP/SP No: 10669

3. PROPOSED DEVELOPMENT (Description of proposal - i.e erection/alterations to building, subdivision, demolition, change of use)

Subdivision into 35 lots; new road construction and associated works; demolition of all existing structures; partial dam filling

BCA Class (if relevant) _____

Estimated Cost (Please state full market price for labour and materials) \$ Roadworks \$540,000

4. STAGED DEVELOPMENT

You can apply for development consent for only part of your proposal now, and for the remaining part(s) at a later date. Are you applying for development consent in stages?

No Yes > Please attach information which describes the stages of your development.

5. DISCLOSURE OF POLITICAL DONATIONS AND GIFTS (Refer to Note 3)

In accordance with Section 147 of the Environmental Planning and Assessment Act 1979 have you made any "reportable political donations" and/or gifts within 2 years prior to the lodgement date of this application.

No Yes > You must complete a disclosure statement. This document is available from Council's Customer Service Counter at Council or from Council's website at: www.wollondilly.nsw.gov.au

6. APPLICANT (for Construction and Occupation Certificate applications the applicant must be the owner/s)

Name: Precise Planning Contact Person: Jeff Bulfin

Postal Address: PO Box 426 Northbridge NSW Postcode 1560

Phone: 0415225732 Email: jeff@deepriever.com.au

Signature(s): Date: 16.5.17

8. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT REQUIREMENTS

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.

Is your proposal **Designated Development**? Yes Please attach an Environmental Impact Statement (EIS).
No Please attach a Statement of Environmental Effects (SEE)

Is your proposal likely to significantly impact on **threatened species**, populations, ecological communities or their habitats?
Yes Please attach a Species Impact Statement.
No

9. INTEGRATED DEVELOPMENT CONSENT – APPROVALS FROM STATE AUTHORITIES (Refer to Note 4)

Integrated Development Consent relates to development where consent is required from Council and one or more government authorities in accordance with S91 of the Environmental Planning and Assessment Act 1979. Does this development require a license, permit or approval under any of the following Acts?

Fisheries Management Act 1994 (see note 4)	<input type="checkbox"/> S144	<input type="checkbox"/> S201	<input type="checkbox"/> S205	<input type="checkbox"/> 219
Heritage Act 1977	<input checked="" type="checkbox"/> S58			
Mine Subsidence Compensation Act 1961	<input checked="" type="checkbox"/> S15			
Mining Act 1992	<input type="checkbox"/> SS63	<input type="checkbox"/> SS64		
National Parks & Wildlife Act 1974	<input type="checkbox"/> S90			
Petroleum (Onshore) Act 1991	<input type="checkbox"/> S9			
Protection of Environmental Operations Act 1997	<input type="checkbox"/> SS43 (a), 47 and 55			
	<input type="checkbox"/> SS43 (b) 48 and 55			
	<input type="checkbox"/> S43 (d), 55 and 122			
Roads Act 1993	<input type="checkbox"/> S138			
Rural Fires Act 1997	<input checked="" type="checkbox"/> S100B			
Water Management Act 2000	<input type="checkbox"/> S89, 90, 91			

Note: For each different Authority approached on your behalf regarding approvals for this application, a cheque for \$320 made payable to the Authority and additional copies of plans as determined by the Consent Authority must accompany this application.

10. LOCAL GOVERNMENT ACT 1993 – SECTION 68 ACTIVITIES

The following activities require approval under Section 68 of the Local Government Act 1993. Approvals may either be sought with this application or at a later date. If approval is sought with this application, the relevant box should be selected and details supplied with this application.

- Install or construct a waste treatment device – If selected please specify type of system below:
 Aerated System (AWTS) Absorption Trench Pumpout Other _____
- Alterations to an existing sewerage management system - If selected please specify type of system below:
 Aerated System (AWTS) Absorption Trench Pumpout Other _____
- Connect to an existing sewerage management facility
- Carry out water supply and/or stormwater drainage (including tank water supply, Stonequarry Estate and Nangarin Estates)
- Carry out sewerage work where Council is the water authority not Sydney Water (such as Stonequarry and Nangarin Estates)
- Use a building or install and use a temporary structure as a place of entertainment or religious or public meeting
- Install a domestic oil or solid fuel heating appliance
- Install a manufactured home, moveable dwelling or associated structure on land.
- Temporary Occupation of a Building Site (Supplementary form to be completed in addition to this form)
- Other please specify (Including use of Council land, etc.) _____

Sewage System Details

Residential Commercial/Industrial (servicing up to 49 people) Commercial/Industrial (servicing 50+ people)

- Buildings and fixtures to be connected: _____
- Septic Tank/Collection Well Capacities (if applicable): _____
- Number of Persons: _____

Installers Details

Contact Person: _____ Licence No: _____

Postal Address: _____ Post Code: _____

Phone: _____

11. BASIX COMPLIANCE

A BASIX Certificate is required for development involving any new dwelling(s), alterations and additions with a project value of \$50,000 or greater and swimming pools where capacity is greater than 40,000 litres. Have you submitted a BASIX certificate with your proposal and is all the information submitted with the application consistent with the commitments made in the BASIX Certificate?

- Yes
No

For further information on BASIX refer to the Website: www.basix.nsw.gov.au

12. BUILDER'S DETAILS

Name: _____ Phone: _____
Postal Address: _____
Suburb: _____ Postcode: _____ Licence No: _____

13. NOMINATION OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

Should you decide to nominate Wollondilly Shire Council as the PCA this section must be completed by the owner(s) (Refer to Note 5)

I/We appoint **Wollondilly Shire Council** as the Principal Certifying Authority to issue the construction certificate, occupation certificate/subdivision certificate and carry out all other required inspections.

Signature(s) (ALL OWNERS TO SIGN): _____

14. AUSTRALIAN BUREAU OF STATISTICS SCHEDULE

All New Buildings Please complete the following:

- Number of storeys (including underground floors) _____
- Gross Floor area of new building (m²) _____
- Gross site area (m²) _____

Residential Buildings only Please complete the following details on residential structures

- Number of dwellings to be constructed _____
- Number of pre-existing dwellings on site _____
- Number of dwellings to be demolished _____
- The estimated area (if any), in square metres, of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development. _____
- Will the new dwelling(s) be attached to other new buildings? Yes No
- Will the new building(s) be attached to existing buildings? Yes No
- Does the site contain a dual occupancy (two dwellings on the same site)? Yes No

Material - Residential Buildings Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or Slate	<input type="checkbox"/> 20
Brick (veneer)	<input type="checkbox"/> 12	Concrete or Slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Concrete or stone	<input type="checkbox"/> 20	Fibre Cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80
Fibre Cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not Specified	<input type="checkbox"/> 90
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70	Frame	Code
Curtain (glass)	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80	Timber	<input type="checkbox"/> 40
Steel	<input type="checkbox"/> 60	Not Specified	<input type="checkbox"/> 90	Steel	<input type="checkbox"/> 60
Aluminium	<input type="checkbox"/> 70			Aluminium	<input type="checkbox"/> 70
Other	<input type="checkbox"/> 80			Other	<input type="checkbox"/> 80
Not Specified	<input type="checkbox"/> 90			Not Specified	<input type="checkbox"/> 90

15. PRIVACY POLICY

By completing this form you are enabling Wollondilly Shire Council to collect personal information about you for the purpose of assisting in the determination process of your application. This information is required by law and failure to provide the information may lead to rejection or delays of your application. At any time you have the right to access, view or correct the personal information that you have provided. Please note that the information supplied on this document may be advertised to the public for comment if the development is designated development, or is required to be advertised under Council's Development Control Plan (DCP). The information will be stored in Council's records system and may be placed on Council's Website or be subject to a request to access information under the Government Information (Public Access) Act 2009 (GIPAA).

NOTES:

- Note 1:** In the case of Crown Land within the meaning of the Crown Lands Act 1989, the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council, from time to time.
- Note 2:** In the case of land owned by a company, the owner's consent must be signed in accordance with the provisions of s52A or s127 of the *Corporations Act 2001* (Commonwealth)
- Note 3:** Changes to the Local Government and Planning Legislation Amendment (Political Donations) Bill 2008 amended the Environmental Planning and Assessment Act 1979 in the following way:
- Any person making a planning application or submission is required to disclose "reportable political donations"¹ and gifts made to any Local Councillor (or Council Staff member) within two (2) years of making the application or submission. Failure to do so constitutes an offence of 100 units, or \$11,000.
 - The disclosure is to accompany an application or submission, or if the donation or gift is made following the submission or application, then within seven (7) days of the donation or gift.
 - Details in this disclosure are predefined, and include the details of who is to receive the benefit, the details of the donor, as well as the donation amount or gift being donated.
- Note 4. Excavation or Filling of a Waterway**
Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewerage treatment ponds etc.
- Yes You will need a permit under Section 201 of the *Fisheries Management Act 1994* from NSW Department of Primary Industries.
- No
- Obstruct Fish Passage**
Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?
- Yes You will need a permit under Section 201 or 219 of the *Fisheries Management Act 1994* from NSW Department of Primary Industries.
- No
- Note 5.** Section 73A of the *Building Professionals Act 2005* provides that an accredited certifier must not carry out certification work for a person unless the certifier, or their employer, has entered into a written agreement with the person.
- Note 6.** Issue of a Certificate of Compliance under Section 22D of the *Swimming Pool Act 1992* and part 4A of the *Environment Planning and Assessment Act 1979*.

ADDITIONAL INFORMATION

The consent authority may, within 21 days of receiving the Development Application, ask for additional information on the development if that information is necessary for the determination of the application or if that information is required by a concurrence authority.

The consent authority may, within 25 days after the lodgement of a Development Application for Integrated Development, ask for additional information concerning the development if the information is necessary for the determination of the application or if the information is required by an approval body.

The application may be supported with additional material (eg., photographs, slides, models, etc) illustrating the proposed development and its context.

HELPFUL DOCUMENTATION:

Further information is available from Council's website www.wollondilly.nsw.gov.au or by contacting Development Services on (02) 4677 1135.

- Instructions on lodging a Development Application
- Development Application Checklist – Residential Development (Single Residential ONLY)
- Statement of Environmental Effects (Residential Developments ONLY)

Housing Code Complying Development Checklists – Department of Planning Website <http://housingcode.planning.nsw.gov.au>

COUNCIL OFFICES:

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