

Development Application

*made under the Environmental Planning and Assessment Act 1979
Section 4.12*

FEES & CHARGES

DA No.	<input type="text"/>	Assessment No.	<input type="text"/>	Receipt No.	<input type="text"/>	Date	<input type="text"/>
Lodgement Fee	<input type="text"/>	Plan Reform Fee	<input type="text"/>	Advertising Fee	<input type="text"/>		
<small>Job No: 1410-1140</small>		<small>Job No: 9915-5910</small>		<small>Job No: 1410-1050</small>			

Would you like a copy of the receipt? ☐ Yes ☐ No

PART A – APPLICANT'S DETAILS

Name/s

Company Name (if applicable)

Postal Address

Contact No. Alternate No.

Email

I apply for approval to carry out the development as described in this application. I declare that all the information in this application and checklist is to the best of my knowledge, true and correct.

Signature/s Date

PART B - PROPERTY DETAILS

Lot / Section / DP Numbers can be found on the Rates Notice or Certificate of Title for the land. In relation to mooring sites, Part B relates to the property adjacent to the proposed site.

Street No. Street Name

Town/Locality Postcode

Lot No/s Section DP No/s

Number of Existing Dwellings

PART C – DEVELOPMENT DETAILS

- | | | |
|---|--|--|
| <input type="checkbox"/> Erection of Dwelling | <input type="checkbox"/> Erection of Shed / Garage | <input type="checkbox"/> Additions / Alterations to Dwelling |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Demolition | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Use of Land/ building | <input type="checkbox"/> Deferred Commencement | <input type="checkbox"/> Mooring Site |
| <input type="checkbox"/> Other – Please specify | | |

Detailed description of the development

Existing development / use – e.g. existing dwelling, vacant land

Total estimated cost (inclusive GST)

PART D – OWNER’S DETAILS

☐ Details are the same as Part A – Applicant’s Details (Note: All owners are still required to sign the form)

Name/s

Company Name (if applicable)

Postal Address

Contact No.

Alternate No.

Email

Do you agree to receive all correspondence via email? ☐ Yes ☐ No

As owner/s of the land to which this application relates to, I/we consent to carry out the development described in this application. I/we also authorise:

- Council representatives to enter the property for the purpose of site inspections;
- Council to make copies of all the documents for the purpose of determining the application or to people who may be affected by the proposal

Note:

- If more than one owner every owner must sign.
- If you are signing on the owner’s behalf as their legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director)
- A current Title Search not more than 3 months old to be provided.
- If the owner is a company, a current ASIC extract must be supplied as documentary evidence and application must be executed as per section 127 of the Corporations Act 2001.
- If the land is Crown Land, consent will be required from NSW Department of Primary Industry – Lands. Please refer to separate attachment Landowner’s Consent: Landowner’s consent application.

Name

Signature

Date

Name

Signature

Date

If more than two signatures are required please attach a separate document.

PART E – SUBDIVISION (only to be completed if application is for a subdivision)

No. of Lots:

Existing

Proposed

Are you proposing to install a new road/s?

☐ Yes☐ No

If yes, how many?

Will this be a staged development?

☐ Yes☐ No

If yes, how many?

Description of stages

PART F – OTHER APPROVALS

I require consideration as Integrated Development ☐ Yes ☐ No If yes, include Attachment A

I require consideration as a Mooring Site ☐ Yes ☐ No If yes, include Attachment B

I require a Construction Certificate (CC) to be lodged at the same time as the development application. If yes, include Construction Certificate Application Form. ☐ Yes ☐ No

NOTE: Additional fees may apply for the relevant approvals.

PART G – ENVIRONMENTAL IMPACT

One of the following must be completed for all applications

☐ Statement of Environmental Effects (SEE) - refer Attachment C
https://www.wentworth.nsw.gov.au/wp-content/uploads/2020/06/Development-Application-Form-Attachment-C-Statement-of-Environmental-Effects_updated-Jan-21.pdf

or

☐ Environmental Impact Statement (EIS) - Designated Development Only

1. Does your proposal require clearing of native vegetation as defined in Sections 60B and 60C of the Local Land Services Act 2013?

☐ Yes – please address questions 2-5

☐ No – please go to question 6

2. Does the area of the native vegetation being cleared exceed the offset threshold declared by clause 7.2 of the Biodiversity Conservation Regulation 2017?

☐ Yes

☐ No

3. Is the clearing of native vegetation, or other action prescribed by clause 6.1 of the Biodiversity Conservation Regulation 2017, occurring on land included on the Biodiversity Values Map

<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap> published under clause 7.3 of the Biodiversity Conservation Regulation 2017?

☐ Yes

☐ No

4. If Yes to either Question 2 or 3, please attach a Biodiversity Development Assessment Report (BDAR) prepared by an accredited assessor. <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>

5. If No to either Question 2 or 3, please attach test of significance as detailed in Section 7.3 of the Biodiversity Conservation Act 2016.

6. Is your proposal on land that is critical habitat or partial critical habitat or is your proposal likely to have a significant effect on threatened species, populations, ecological communities or their habitats?

☐ Yes – Please attach a Species Impact Statement

☐ No – Please explain in the Statement of Environmental Effects

PART H – DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

Under Section 10.4 of the Environmental Planning and Assessment Act 1979, any reportable political donations to a councillor and/or any gift to a Councillor or Council Employee within a two (2) year period before the date of this application must be publicly disclosed.

Are you aware of any person with a financial interest in this application who made a reportable donation or gift within the last two (2) years?

☐ Yes – Please complete the Political Donations and Gifts Disclosure Statement and lodge it with this application (available from the Council website)

☐ No – In signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.

NOTE: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false disclosure statement.

PART I – SUPPORTING INFORMATION

To enable assessment of your application, Council requires the following supporting information. Please note, if the information is not provided this may lead to your application being delayed or rejected.

- ☐ A3 copies of each of the following plans for approval
 - Floor Plan
 - Site Plan
 - Elevation Plan
- ☐ BASIX Certificate (where applicable)
- ☐ Completed Statement of Environmental Effects (refer Part G above)
- ☐ A current Title Search not more than 3 months old.
- ☐ Biodiversity Development Assessment Report (BDAR) or Test of Significance (where applicable, refer Part G above)

Privacy and Personal Information Protection Notice

The personal information provided on this form is collected by Wentworth 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.

FEES & CHARGES

There are two fees that are payable on lodgement of this application. These are:

- **Lodgement Fee** – This is a fee charged by Council that is set by the NSW Government, which is aimed at covering a portion of Council's costs for the processing of the application.
- **Plan Reform Fee** – This is included within the above mentioned lodgement fee (where applicable) and is paid to The Department of Planning & Environment for any development works that fall under the category 'building works or subdivision' that is estimated to have a value greater than \$50,000.
- **Advertising Fee** – Charged in accordance with NSW Legislation for Designated and Integrated Developments.

A schedule of fees are available on the Wentworth Shire website under the Council Business Tab. Alternatively you can call Council's Health & Planning Division on 03 5027 5027.

PART A – APPLICANT'S DETAILS

Anyone can apply for approval; it does not necessarily have to be the owner of the land; however the owner will still need to provide consent in Part D – Owner's Details. Please complete the details of the person who is applying for this consent.

NOTE: It is the applicant's responsibility to provide Council with any additional details that may be requested.

PART B – PROPERTY DETAILS

This section asks you to provide details on the land where the development / building work is to be situated. These details are available on your rates notice or a Certificate of Title.

NOTE: Not all properties have a section number.

PART C – DEVELOPMENT DETAILS

Select from the list the most appropriate description of your development. Note: you can select more than one option.

Provide a detailed description of your proposal including any details such as building works, earthworks and any demolition work to be carried out. If there is not enough room, please attach a separate document.

The cost of the project should include but not limited to building construction, building materials, landscaping, drainage, fencing, labour and drainage but not include the cost of the land.

PART D – OWNER'S DETAILS

The owner of the land is generally the people/ company listed on the Title to the Land. All owners listed on the title must sign the application form giving consent to the proposed development / building works. If there is not enough room, please attach a separate document.

If the owner is a Company/ partnership etc, then evidence of role of signatories is to be supplied in the form of a Company Extract from the ASIC website.

PART E – SUBDIVISION

Only complete this section if your development is a subdivision.

PART F – OTHER APPROVALS

You can apply for other approvals at the same time as lodging your Development Application. If you require one of these approvals, please complete the appropriate paperwork and submit with your DA.

Note: Additional fees may apply for the relevant approval. Contact Council's Health & planning Division on 03 5027 5027 if you are unsure.

PART G – ENVIRONMENTAL IMPACT

Environmental Impact is an important part of the application and must be completed in order for your development application to be assessed. Council has developed a Statement of Environmental Effects to assist you in preparing this information. https://www.wentworth.nsw.gov.au/wp-content/uploads/2020/06/Development-Application-Form-Attachment-C-Statement-of-Environmental-Effects_updated-Jan-21.pdf

PART H – DISCLOSURE OF POLITICAL DONATIONS & GIFTS

This section must be completed by applicant and owners. If you selected yes, you will need to fill out the Political Donations and Gifts Disclosure Statement and lodge it with this application.

PART I – SUPPORTING INFORMATION

Most applications will require a Site Plan, Floor Plan and Elevations.

All plans are to be drawn to scale and provided in A3 size (where possible).

Below is a guide to assist in what information is required to be submitted with your development application.

Site Plan

A site plan is a birds-eye view of the existing and proposed development on the site and its position in relation to boundaries and neighbouring developments.

- North point and scale
- Street name and number
- Name and contact details of who prepared the plans
- Location of
 - property boundaries and
 - any existing physical and natural features e.g. building, vegetation, driveways etc
 - Existing easements and/or utility services e.g. water, sewer, stormwater drains, discharge points etc
 - Existing and proposed structure/s and/or additions
 - Vehicle access and car parking
 - New vehicle crossings
- Site dimensions (length, width and site area)
- Relative location of adjoining buildings
- Existing and proposed site ground levels and floor levels
- Contour lines of site and spot levels at all corners of the building
- Extent of any cut and fill to be carried out
- Swimming Pools must show pool fencing, gates, reduced height levels (RLs) reduced to existing/proposed levels, location of filters/pumps and backwash connections.

Floor Plans

A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development.

- Existing Internal layout (required for alterations and additions)
- Proposed internal layout

The above plans should include:

- Room uses, wall/partitions, areas and dimensions
- Location of stairs and essential fire safety measures (if any)
- Floor levels and steps in floor levels (RLs)
- Wall structure type and thickness
- Calculations of all existing and proposed floor areas

Elevation Plans

Elevation plans are a side on view of your proposal that shows all 4 sides (north, south, east and west).

- Height of existing and proposed structure/s and/or additions
- Existing and proposed surface finishes e.g. brick wall, tile, colorbond roof
- Location and heights of windows
- Levels for roof ridge, floor and ceiling (expressed as Reduced Levels (RLs) or levels to AHD
- Roof Pitch

BASIX Certificate

- A BASIX Certificate is required for:
 - all new habitable buildings
 - alterations and additions over \$50,000
 - swimming pools and spas with a capacity of 40,000 litres or more
- For further information or to apply visit: www.basix.nsw.gov.au

**Statement of
Environmental Effects**

- A template version is available to be filled out
https://www.wentworth.nsw.gov.au/wp-content/uploads/2020/06/Development-Application-Form-Attachment-C-Statement-of-Environmental-Effects_updated-Jan-21.pdf

Title Search

-
- A current Title Search not more than 3 months old (refer to link below to choose an information provider)
http://www.nswlrs.com.au/land_titles/information_brokers

**Biodiversity
Development
Assessment Report
(BDAR)**

- To be prepared by Accredited Assessor
<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>

Test of Significance

- Five parts test under Section 7.3 of the Biodiversity Conservation Act 2016

CONTACT COUNCIL BEFORE FILLING IN THIS FORM