



DUBBO REGIONAL COUNCIL

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DEVELOPMENT APPLICATION

(Section 78A, Environmental Planning & Assessment Act 1979)

Application No: **D** /

Parcel No(s):

Date lodged:

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 and Assessment Act, and in accordance with such 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 eg Australian Bureau of Statistics, Australian Taxation Office, in accordance with the PIIP Act and GIPA 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 Village/ Locality

Street

Property/Building name

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, apply in the company's name. State your position under 'Title - Other'.

Title Mr Mrs Ms Miss

Surname

Given names

Company

Company contact name

4. Your postal address

Postcode

5. Your phone or fax number

Phone BH () Fax ()

Mobile

Email

Part 2

Development Details

6. Development proposal

Indicate the **type** of development proposed

Tick the applicable box(s) below:

- | | |
|--|--|
| <input type="checkbox"/> Use of land/building
<input type="checkbox"/> Erection of a building *
<input type="checkbox"/> Subdivision of land/building
<input type="checkbox"/> Advertisement/advertising sign
* may be subject to an additional DA fee | <input type="checkbox"/> Carrying out of work *
<input type="checkbox"/> Demolition *
<input type="checkbox"/> Change of use
<input type="checkbox"/> Change of building use *
(ie change in BCA classification) |
|--|--|

7. Development description

(Eg erection of dwelling, Strata subdivision of residential flat building, change of use of building from warehouse to retail store etc)

Development Details

8. Proposed use

State the intended use of the land /building (eg warehousing of white goods, motor vehicle repairs etc)

9. 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: Plans, specifications and 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.

Yes If yes, tick the appropriate box(s) below No

NB: 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
- Operate a manufactured home estate
- Operate a caravan park or camping ground
- Install, alter, disconnect or remove a meter connected to a service pipe
- Draw water or sell water from a Council water supply standpipe
- Connect a private drain or sewer with a public drain or sewer of Council
- Dispose of waste (trade waste) into Council's sewer
- Install, construct or alter a waste treatment device
- Install, construct or alter a human waste storage facility (eg septic tank)
- Swing/hoist goods over a public road by means of a lift, hoist or tackle
- For fee or reward, transport waste over or under a public place
- Place a waste storage container in a public place
- Install a domestic oil or solid fuel heating device
- Carry out sewerage work
- Carry out water plumbing work
- Carry out stormwater drainage work
- Place a waste in a public place
- Install/operate amusement devices
- Operate a public carpark

10. 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:

- a) Sufficient information to permit the approval body to assess the application;
- b) An additional fee of \$250 for each approval body - Council requires a separate cheque to be made out to each body; and;
- c) Additional copies of plans as determined by Council.

Yes If yes, tick the appropriate box(s) below No

- **Fisheries Management Act, 1994** - s 144 s 201 s 205 s 219
- **Heritage Act, 1977** ♦ - s 58
- **Mine Subsidence Compensation Act, 1961** - s 15
- **Mining Act, 1992** - s 63, 64
- **National Parks and Wildlife Act, 1974** - s 90
- **Petroleum (Onshore) Act, 1991** - s 9
- **Protection of the Environment Operations Act, 1997** ♦
 - s 43(a), 47 & 55 - Environment protection licence to authorise scheduled development work
 - s 43(b), 48 & 55 - Environment protection licence to authorise scheduled activities
 - s 43(d), 55 & 122 - Licence to regulate water pollution from non-scheduled activities
- **Roads Act, 1993** - s 138
- **Rural Fires Act, 1997** - s 100B (see Item 22 for submission details)
- **Water Management Act, 2000** ♦
 - s 89 Water Use Approval *
 - s 90 Water Management Work Approval: Water supply work approval *
 - s 91 Activity Approval

♦ Indicates a Nominated Integrated development which must be advertised

11. Does the development require the concurrence of State agencies?

Yes If yes, state below the applicable agencies: No

12. Staged development?

Are you applying for development consent in stages?

Yes If yes, attach information which describes stages of the development No

13. Does this development require advertising?

Indicate if this Development is required to be advertised as a statutory requirement.

Yes If yes, tick the applicable box below No

- Designated development
- State-significant advertised development
- Other advertised development
 - ➔ Nominated integrated development (♦)
 - ➔ Threatened species development
 - ➔ Class 1 aquaculture development
 - ➔ Specified by LEP or DCP

Development Details

14. What is the estimated cost of the development?

Estimated cost (includes GST)
[Round up to the nearest \$1,000]

\$

15. What are the operational hours of the development?

Days of Operation	Hours of Operation	Days of Operation	Hours of Operation
<input type="checkbox"/> Monday – Friday	..... to	<input type="checkbox"/> Monday	..... to
<input type="checkbox"/> Saturday	..... to	<input type="checkbox"/> Tuesday	..... to
<input type="checkbox"/> Sunday	..... to	<input type="checkbox"/> Wednesday	..... to
<input type="checkbox"/> Public Holidays	..... to	<input type="checkbox"/> Thursday	..... to
OR		<input type="checkbox"/> Friday	..... to

16. Part of your environmental consideration

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

Indicate which of the following statements is applicable:

➔ Is the land, or part of it, a 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.**

Part 3

Signatures

17. Are you the owner of the land?

Yes

No

If no, please ensure Q18 is completed

18. Consent of all 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, the company seal must be provided with at least one executive signature.

Date:

/ /

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) signatures:

.....

19. 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 GIPA 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.

Date:

/ /

Applicant's signature

.....

Name if not the applicant:

Capacity if not the applicant:

Part 4

Accompanying Documents

20. You must list all documents accompanying this application:

(Schedule 1 EP&A Reg.)

.....

(If insufficient room, please attach a separate sheet listing all accompanying documents.)

21. Have you provided:

- Three (3) copies of the plans/drawings of the proposed development? YES
- Three (3) copies of the applicable supporting Statement of Environmental Effects and/or other supporting documentation? YES

Part 5

Submission Checklist

22. The Development Application must be accompanied with the following documents:

(Schedule 1 EP&A Reg.)

Yes N/A Office Use
 Only

• Site Plan of the land , which must indicate the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location, boundary dimensions, site area and north point of the land,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Existing vegetation and trees on the land,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- The location and uses of existing buildings on the land,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Existing levels of the land in relation to buildings and roads,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- The location and uses of buildings on sites adjoining the land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plan(s) of the development , which must indicate the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Elevations and sections showing proposed external finishes & heights of proposed buildings,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed finished levels of the land in relation to existing & proposed buildings & roads,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed parking arrangements, entry and exit points for vehicles, & provisions for movement of vehicles within the site (including dimensions where appropriate),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed landscaping and treatment of the land (indicating plant types and their height and maturity)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed methods of draining the land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the development involves building work to alter, expand or rebuild an existing building , a scaled plan of the existing building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A Statement of Environmental Effects (in the case of development other than designated development), which must indicate the following:	<input type="checkbox"/>		<input type="checkbox"/>
- The environmental impacts of the development,	<input type="checkbox"/>		<input type="checkbox"/>
- How the environmental impacts of the development have been identified,	<input type="checkbox"/>		<input type="checkbox"/>
- The steps to be taken to protect the environment or lessen the expected harm to the environment,	<input type="checkbox"/>		<input type="checkbox"/>
- Any matters required to be indicated by any guidelines issued by the Director-General of DOP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An Environmental Impact Statement (in the case of designated development).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A Species Impact Statement (in the case of land that is, or part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities or their habitats).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A list of the category 1 fire safety provisions that are to apply to the building under its new use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the development involves any subdivision work:			
- Details of the existing and proposed subdivision pattern (including roads and allotments),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Details of consultation with public authorities responsible for provision of utility services,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Preliminary engineering drawings indicating proposed infrastructure including roads, water, sewerage, stormwater, power, telephone, gas,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Existing and finished ground levels, existing buildings, trees, wells and water channels,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Details of areas to be filled, including nominating any existing trees to be removed,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Preliminary soil and water management details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Additional information required by Council , where applicable:			
- Measures proposed to protect any adjoining properties, roads and footpaths, and the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Waste products generated by the development, their collection and manner of disposal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Soil and water management plan, including erosion and sedimentation control details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Type, vehicle size, frequency and delivery times of service and delivery vehicles to the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the development is located on Bush Fire Prone Land:			
- A bush fire assessment detailing compliance/deviations from <i>Planning for Bush Fire Protection</i> ,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- And if Integrated due to s100B , provide all details specified under clause 44 of the Rural Fires Regulation 2008, together with completion of the NSW RFS Referral Form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The planFIRST additional DA fee

From 1 November 2002 councils and state government consent authorities have been required to collect an additional 'planFIRST' fee on certain development applications (DAs) across New South Wales. This additional DA fee after collection by councils and consent authorities is sent to the Department of Planning and Environment, to supplement the NSW Government's implementation of planFIRST.

What development is subject to the fee?

The additional fee will be payable on development applications that:

- Are valued at more than \$50,000, and
- Involve the erection of a building, the carrying out of work, or the demolition of a building or work.

What development is not subject to the fee?

The additional fee is not applicable to the following types of development:

- Development not involving building, work or demolition (eg change of use, subdivision, strata subdivision),
- Complying development, and
- Development for which a development application is not required (eg projects requiring environmental assessment under part 5 of the EP&A Act).

How much is the additional fee?

The additional fee is 64 cents for every \$1,000 of the estimated cost of the proposed development. So for a development costing \$100,000, the extra fee will be \$64. This is **additional** to any development application fees that may be charged by the council or consent authority. The fee is rounded-down to the nearest dollar.

Can the additional fee be reduced, refunded or waived?

The PlanningNSW additional DA fee is not refundable if the development application is withdrawn or refused.

Even if the consent authority decides not to collect a DA fee for development which is subject to the additional fee, an amount equivalent to the additional fee must still be forwarded to the Department of Planning and Environment.

Goods and services tax (GST)

The additional fee forms part of the overall DA fee for which there is a GST exemption. As such it is not subject to GST.

Request for review of determination

Where Council's fee for review of a DA determination is expressed as a certain percentage (%) of the original DA fee, it applies only to the Council component of the original DA fee and does not include the Department of Planning and Environment's additional DA fee.

Modification application of a development consent

Where Council's fee for a modification application of a development consent is expressed as a certain percentage (%) of the original DA fee, it applies only to the Council component of the original DA fee and does not include the Department of Planning and Environment's additional DA fee.

OFFICE USE

TYPE OF APPLICATION

- DA only Integrated Designated Advertised/Publicised
 Plumbing/Drainage

OWNERSHIP

Parcel No(s):

- | | Yes | No |
|---|--------------------------|--------------------------|
| • Is the parcel registered? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are the owners recorded in 'Property' the same as on the application? | <input type="checkbox"/> | <input type="checkbox"/> |
| • Have all owners signed the application? | <input type="checkbox"/> | <input type="checkbox"/> |
-
-

TYPE OF DEVELOPMENT (New line for each separate development)

Devel. type	Work type		Number of dwellings	Storeys	Estimated cost
	N(New)	A(Adds) M(Modification)			

Subdivision - additional lots created:	
No. of advertising signs:	

PLUMBING AND DRAINAGE CALCULATIONS (Applicable only to industrial/commercial)

Soil waste fixtures				Other sanitary fixtures					
WC	Urinal	Bidet	Sub Total	Shower	Bath	Basin	Sink	Tubs	Sub Total
Allowance - minus 1 for each of the above columns with fixtures			Box A	Allowance - minus 1 for each of the above columns with fixtures					Box B

PLUMBING AND DRAINAGE DATA ENTRY

Total calculable soil fixtures (ie Box A)	
Total calculable sanitary fixtures (ie Total Box A + Box B)	
Number of units/flats/motel rooms (if applicable)	

PAYMENT DETAILS

Fee groups: *Include P&D as applicable	Fee types:
Quote No:	

Duty officer:	CS officer:
Date:	