



70 Market Street Balranald NSW 2715
PO Box 120 Balranald NSW 2715
Ph: 03 5020 1300 Fax: 03 5020 1620
Email: council@balranald.nsw.gov.au

APPLICATION FOR DEVELOPMENT / CONSTRUCTION CERTIFICATE AND COMPLYING DEVELOPMENT

Environment Planning & Assessment Act 1979

TYPE OF APPROVAL SOUGHT – Please indicate by “X”	
<input type="checkbox"/> DEVELOPMENT CONSENT (DA)	<input type="checkbox"/> SUBDIVISION
<input type="checkbox"/> CONSTRUCTION CERTIFICATE (CC)	<input type="checkbox"/> COMPLYING DEVELOPMENT CERTIFICATE (CDC)

1. Person completing this form - name and address details etc:	Applicant's Name:	<input type="text"/>		
	Postal Address:	<input type="text"/>		
	<i>Any correspondence will be posted to the above address</i>			
	Phone:	<input type="text"/>	Company Contact Person (below):	
	Mobile:	<input type="text"/>	<input type="text"/>	
	Fax:	<input type="text"/>	Email:	<input type="text"/>

2. Location of the land to be developed and the title description of the property	Unit No:	<input type="text"/>	Street No:	<input type="text"/>	Street:	<input type="text"/>
	Town:	<input type="text"/>			Site Area m ² :	<input type="text"/>
	Lot(s):	<input type="text"/>	Section:	<input type="text"/>	DP/SP:	<input type="text"/>
	Assessment No:	<input type="text"/>				
	<i>The above information is available from your rate notice, property deeds, or from Council's property maps</i>					

3. Description of your proposed development	Is a construction certificate application to be lodged at the same time as the application for development consent?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	OR Has Development Consent previously been granted?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If Yes, Development Consent No:	<input type="text"/>	Date of Determination:	<input type="text"/>
	Building Code of Australia Building Classification:		<input type="text"/>	

11. Affected Neighbours	Have you discussed the application with affected neighbours? <input type="checkbox"/> YES <input type="checkbox"/> NO (We strongly recommend that you discuss this application with your neighbours)																																												
12. Principal Certifying Authority	<p>Before you commence the development, you must appoint a Principal Certifying Authority (PCA). You can nominate Council or a private accredited certifier.</p> <p>Do you wish to nominate Balranald Shire Council as your Principal Certifying Authority?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> OTHER</p> <p>If other, Name: <input style="width: 400px; height: 25px;" type="text"/></p> <p style="text-align: center;">Accreditation No: <input style="width: 400px; height: 25px;" type="text"/></p> <p style="text-align: center;">Date of Expiration: <input style="width: 400px; height: 25px;" type="text"/></p> <p>You must advise Council of the appointment of a PCA a minimum of 2 days before work commences.</p>																																												
13. Builder / Owner - Builder details	<p><input type="checkbox"/> Not known <input type="checkbox"/> Owner Builder</p> <p><input type="checkbox"/> Licensed Builder – Licence No. <input style="width: 400px; height: 25px;" type="text"/></p> <p style="text-align: center;">Name: <input style="width: 400px; height: 25px;" type="text"/></p> <p style="text-align: center;">Address: <input style="width: 400px; height: 25px;" type="text"/></p> <p style="text-align: center;">Phone: <input style="width: 400px; height: 25px;" type="text"/></p>																																												
14. Schedule for building work only	<p>What are the current uses of the building/land? <input style="width: 150px; height: 20px;" type="text"/> (If land is vacant state that it is Vacant) <input style="width: 150px; height: 20px;" type="text"/></p> <p>Does this site contain a dual occupancy? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Gross floor area proposed addition or new building (m²) <input style="width: 150px; height: 20px;" type="text"/></p> <p>Gross floor area whole building (m²) <input style="width: 150px; height: 20px;" type="text"/></p> <p>Gross site area (m²) <input style="width: 150px; height: 20px;" type="text"/></p> <p>Number of pre-existing dwellings: <input style="width: 50px; height: 20px;" type="text"/> Number of dwellings to be demolished: <input style="width: 50px; height: 20px;" type="text"/></p> <p>How many dwellings are proposed: <input style="width: 50px; height: 20px;" type="text"/> How many storeys? <input style="width: 50px; height: 20px;" type="text"/></p> <p>Materials to be used:</p> <p>Please a tick in the box which best describes the materials the new work will be constructed of:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 25%;">WALLS</th> <th style="text-align: left; width: 25%;">ROOF</th> <th style="text-align: left; width: 25%;">FLOOR</th> <th style="text-align: left; width: 25%;">FRAME</th> </tr> </thead> <tbody> <tr> <td>11 <input type="checkbox"/> Brick (Double)</td> <td>10 <input type="checkbox"/> Tiles</td> <td>20 <input type="checkbox"/> Concrete</td> <td>40 <input type="checkbox"/> Timber</td> </tr> <tr> <td>12 <input type="checkbox"/> Brick (Veneer)</td> <td>20 <input type="checkbox"/> Concrete</td> <td>40 <input type="checkbox"/> Timber</td> <td>60 <input type="checkbox"/> Steel</td> </tr> <tr> <td>20 <input type="checkbox"/> Concrete / Stone</td> <td>30 <input type="checkbox"/> Fibre Cement</td> <td>80 <input type="checkbox"/> Other</td> <td>70 <input type="checkbox"/> Aluminium</td> </tr> <tr> <td>30 <input type="checkbox"/> Fibre Cement</td> <td>60 <input type="checkbox"/> Steel</td> <td>90 <input type="checkbox"/> Unknown</td> <td>80 <input type="checkbox"/> Other</td> </tr> <tr> <td>40 <input type="checkbox"/> Timber / Weatherboard</td> <td>70 <input type="checkbox"/> Aluminium</td> <td></td> <td>90 <input type="checkbox"/> Unknown</td> </tr> <tr> <td>50 <input type="checkbox"/> Curtain glass</td> <td>80 <input type="checkbox"/> Other</td> <td></td> <td></td> </tr> <tr> <td>60 <input type="checkbox"/> Steel</td> <td>90 <input type="checkbox"/> Unknown</td> <td></td> <td></td> </tr> <tr> <td>70 <input type="checkbox"/> Aluminium</td> <td></td> <td></td> <td></td> </tr> <tr> <td>80 <input type="checkbox"/> Other</td> <td></td> <td></td> <td></td> </tr> <tr> <td>90 <input type="checkbox"/> Unknown</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	WALLS	ROOF	FLOOR	FRAME	11 <input type="checkbox"/> Brick (Double)	10 <input type="checkbox"/> Tiles	20 <input type="checkbox"/> Concrete	40 <input type="checkbox"/> Timber	12 <input type="checkbox"/> Brick (Veneer)	20 <input type="checkbox"/> Concrete	40 <input type="checkbox"/> Timber	60 <input type="checkbox"/> Steel	20 <input type="checkbox"/> Concrete / Stone	30 <input type="checkbox"/> Fibre Cement	80 <input type="checkbox"/> Other	70 <input type="checkbox"/> Aluminium	30 <input type="checkbox"/> Fibre Cement	60 <input type="checkbox"/> Steel	90 <input type="checkbox"/> Unknown	80 <input type="checkbox"/> Other	40 <input type="checkbox"/> Timber / Weatherboard	70 <input type="checkbox"/> Aluminium		90 <input type="checkbox"/> Unknown	50 <input type="checkbox"/> Curtain glass	80 <input type="checkbox"/> Other			60 <input type="checkbox"/> Steel	90 <input type="checkbox"/> Unknown			70 <input type="checkbox"/> Aluminium				80 <input type="checkbox"/> Other				90 <input type="checkbox"/> Unknown			
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<p>15. Owner's Consent</p> <p>Must be completed by the owner of the land. If the owner is a company or strata title body corporate, the application must be signed by a director or an authorised person and delegated under common seal.</p>	<p>Owner's Name: <input type="text"/></p> <p>Owner's Address: <input type="text"/></p> <p>Phone Number: <input type="text"/></p> <p>As the owner/s of the land to which this application relates, I/we consent to this application, I also give consent for authorised Council Officers to enter the land to carry out inspections.</p> <p>Owner's Signature/s: <input type="text"/> <input type="text"/></p> <p>Owner's Representative or Agent: <input type="text"/></p>
<p>16. Applicant's Declaration</p>	<p>I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct.</p> <p>I also certify that the development proposal submitted with this form and as detailed on the attached plans will comply with all covenants, caveats and restrictions to user however described or recorded on this title.</p> <p>I also understand that if incomplete, the application may be delayed, rejected or more information may be requested.</p> <p>Signature: <input type="text"/></p> <p>Date: <input type="text"/></p>
<p>17. Privacy Policy</p>	<p>The information you provide in this application will enable your application to be assessed by the certifying authority under the <i>Environmental Planning and Assessment Act 1979</i>. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact the Council if the information you have provided in your application is incorrect or changes.</p>
<p>18. How to lodge your application</p>	<p>Applications should be addressed to: General Manager Balranald Shire Council</p> <p>Mail: PO Box 120 BALRANALD NSW 2715</p> <p>How to contact us: Phone: (03) 5020 1300 Fax: (03) 5020 1620 Email: council@balranald.nsw.gov.au</p> <p>Personal Delivery: 70 Market Street BALRANALD NSW 2715</p> <p>If you wish to discuss a proposal, it is essential that you arrange an appointment. We recommend that you consult with a Council officer before submitting this application.</p>

BALRANALD SHIRE COUNCIL
DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE CHECKLIST

1. Application Form	Have you completed all the spaces on the application form? Has the owner signed and endorsed the application form?	<input type="checkbox"/> <input type="checkbox"/>
2. Restrictions / Easements	The owner has identified all covenants, easements or restrictions to use and indicated on the plans.	<input type="checkbox"/>
3. Plans or drawing describing the proposed development	Your plans or drawings describing the proposed development must indicate (where relevant): <ul style="list-style-type: none"> • Floor plans of proposed buildings showing layout, partitioning, room sizes, each floor section and intended uses of each part of the building; • Elevations and sections showing proposed external finishes and heights; • Proposed finished levels of the land in relation to buildings and roads; • Indicate the height, design, construction and provision for fire safety resistance (if any); • The specification is to describe the construction and materials to be used in the building, method of drainage sewerage and water supply and whether the materials to be used are new or second hand; • Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate); • A site plan and landscape concept plan; • All identified BASIX commitments. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
4. Location plan of the Land	Supporting detail may be required in addition to your site plan including: <ul style="list-style-type: none"> • Location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development; • Location, boundary dimensions, site area, scale, and north point; • Existing vegetation and trees on the land; • Location and uses of existing buildings on the land; • Existing and proposed levels of the land and buildings; • Location and uses of buildings on sites adjoining the land where required by Council. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
5. Required Attachments	Have you attached the correct number of copies of your plans or drawings describing the proposed development and location of the land? <ul style="list-style-type: none"> • 3 copies of plans or drawings describing the proposed development • 3 copies of the location plan of the land • 3 copies of specifications • Application Fees • BASIX Certificate • Statement of Environmental Effects 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

PLEASE NOTE: New Dwelling Applications
Alterations / Additions (over \$50,000, Swimming Pools over 40,000ltr)

BASIX Certificate

The Building Sustainability Index (BASIX) is a web based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indices.

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall/ceiling insulation.

You need a BASIX Certificate in Balranald Shire Council when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at www.basix.nsw.gov.au.

The applicant is required to submit the BASIX Certificate with the Development Application or Complying Development Certificate Application. The plans and specifications must also identify the BASIX commitments which will be checked by a professional building certifier during construction. Where submitted plans or specifications are inconsistent with the relevant BASIX Certificate, Council will require applicants to submit consistent applications before progressing with the assessment process, either by amending plans/specifications or by submitting a new BASIX Certificate with commitments that match the rest of the application.

Applicants can generate the BASIX Certificate only on the BASIX website: www.basix.nsw.gov.au. For more information, phone BASIX Help Line on 1300 650 908.

POLITICAL DONATIONS & GIFTS – DAs ONLY

Your attention is drawn to the Department of Planning's Guidelines on Political Donations & Gifts. The guidelines require the following:

Any persons with a financial interest in the application, is required to disclose all reportable political donations and gifts made within the previous 2 years when making a planning application to the Council. A disclosure must also be made of any reportable political donations or gifts made during the period the planning application is being considered prior to it being determined. These include:

- (i) all reportable political donations made to any local councillor of the council,
- (ii) all gifts made to any local councillor or employee of that council.

A reportable political donation made to a local councillor of any local council includes any donation made at the time the person was a candidate for election to the council.

STATEMENT OF ENVIRONMENTAL EFFECTS

If unsure about any of the details required it is recommended that you contact Council's Infrastructure and Development Department by calling (03) 5020 1300 and make an appointment to discuss your proposal with an assessment officer.

Property Details

Lot(s)	<input type="text"/>	DP	<input type="text"/>
House Number(s)	<input type="text"/>	Street	<input type="text"/>
Town	<input type="text"/>		

Description of the Site and Locality

Details of the Proposed Development

Matters for Consideration

(Matters for consideration pursuant of the Environmental Planning & Assessment Act 1979 Section 79C)

a) Compliance with relevant environmental planning instruments

(ie Local Council Plans, draft LEPs).

(i) Is the land zoned residential?

YES

NO

(ii) Is the proposal permissible within the zone?

Note: If unsure check with Council's Infrastructure and Development Department or obtain a s149 Certificate from Council.

b) Likely impacts of the development, including environmental impacts on both the natural and built environments of the locality.

YES

NO

(i) Will the proposal result in the loss of any vegetation from the site?

(ii) If yes, outline details and identify on site plan.

(iii) Are any landscaping works proposed on the land?

(iv) If yes, please describe the proposed works and detail what existing trees/vegetation to be removed/ retained or show details on the site plan.

(v) Does the proposal involve excavation or filling of the site?

(vi) If yes, outline details and / or identify on plans.

(vii) Is vehicular access available from the street?

(viii) Outline details of vehicular access and parking arrangements (location, car parking, etc)

(ix) Will the proposal impact on adjoining residences?

(x) If yes, outline where possible building works are proposed to be sited on the land to demonstrate the relationship to existing building (ie distances from the boundaries, etc). These details should be shown on the site plan.

c) Suitability of the site for the development

YES

NO

(i) Is the area an established residential area?

(ii) Are existing utility services available and adequate to serve the development (ie water, sewerage, telephone, gas, stormwater and garbage)?

(iii) If no, what alternative arrangements are proposed?

(iv) Are there any other matters relating to your proposed development or use, such as Management details, operating or construction hours, noise etc?

(v) If yes, please specify.
