

OFFICE USE ONLY		
Date	Receipt Number	Amount
APPLICATION NUMBER:		

Part One	Application and Site Details
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1. Applicant

Please give us as much detail as possible so that we are able to contact you if required. We will post all correspondence to this address. Please note that the applicant is the only person Council will communicate with in the matter.

Mr Mrs Ms Other

Family name (or company)

Full Given Names

Postal Address.....

.....

Email Address.....

Telephone..... Mobile..... Fax.....

2. Owner/s Details (See also Item 10 - Owner/s Consent)

Owners full name or authorised person.....

Position (if company) Telephone.....

Address.....

.....

3. Location of Proposed Development/Works

<p><i>We need this information to correctly identify the land.</i></p>	Unit Number.....House Number
	Street

	Suburb
	Lot No DP
Section Number	

4. Description of Development

<p><i>Please describe briefly everything that you want approved by Council, including signs, hours of operation, use, subdivision, demolition, single or two storey dwelling, carport etc.</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Use of land/building <input type="checkbox"/> Erect a building <input type="checkbox"/> Subdivision <input type="checkbox"/> Carrying out of works <input type="checkbox"/> Demolition <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Alterations/Additions <input type="checkbox"/> Other <p>Description</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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5. Other Development Requirements

<p><i>Does your proposal involve any of the following?</i></p> <p><i>* A staged development application sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. The application may set out detailed proposals for the first stage of development. The details must be clearly specified in the description of the proposed development and the accompanying Statement of Environmental Effects.</i></p> <p><i>** For biodiversity compliant development as defined in Schedule 1 of the Environmental Planning and Assessment Regulation 2000, reasons must be provided as to why the development is biodiversity compliant.</i></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please specify below:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A variation of any Development Standard. <input type="checkbox"/> Designated development. <input type="checkbox"/> Regional development under State Environmental Planning Policy (State and Regional Development) 2011. <input type="checkbox"/> Staged development* under Section 83B of the Environmental Planning and Assessment Act. <input type="checkbox"/> Involve land that is part of critical habitat. <input type="checkbox"/> Significantly affect threatened species, populations or ecological communities or their habitats**. <input type="checkbox"/> Concurrence of any other authority. If so please list below: <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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6. Integrated Development

Is this application for integrated development*? Yes No

If yes, please specify below:

* Integrated development is development that requires licences or approvals from other Government Departments. Please see Council's Fact Sheet 'Integrated Development'.

A \$320 cheque made payable to each relevant Government Authority/Department is required along with an extra \$140 handling fee made out to MidCoast Council.

Applications under the Heritage Act 1977, National Parks and Wildlife Act 1974 or the Water Management Act 2000 are 'Advertised Development' and will attract an additional advertising fee.

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 s.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) s.43(b)
 s.43(d) s.47 s.48 s.55 s.122
 Roads Act 1993 s.138
 Rural Fires Act 1997 s.100B
 Water Management Act 2000 s.89 s.90 s.91

7. Approval under Section 68 Local Government Act 1993

Do you also want a Local Government Act Approval? Yes No

If yes, please specify below, which approvals are required:

Please see Council's Fact Sheet in relation to Section 68 of the Local Government Act 1993.

An approval under Section 68 of the Local Government Act may be required for plumbing or drainage alterations where town water/sewer is not provided, installation of solid fuel heaters, etc. Please note, a separate application will be required to install an on-site sewage management system.

8. Estimated Cost of Work

The estimated cost of the development, labour and materials or contract price should include GST and is subject to a check by Council before final acceptance.

\$.....

Please specify below:

Contract or Registered Quantity Surveyor's Cost Report provided for development over \$3,000,000.00
 Estimated cost as Cost Summary Guide below
 Development not involving building work

Please note, the Cost Summary Guide below **must** be filled out if a copy of the building contract or a Registered Quantity Surveyor's Cost Report is not provided.

COST SUMMARY GUIDE			
(refer to the "Building Construction Cost Guide" at the back of the attached Development Application Checklist)			
Main floor area (excluding verandahs and garages) m2 ... x =	\$.....
Floor area (including verandahs and balconies) m2 ... x =	\$.....
Floor area including garages and parking m2 ... x =	\$.....
Cost of additional components m2 ... x =	\$.....
TOTAL AREA m2 ... x =	\$.....
		TOTAL VALUE INCLUDING GST	\$.....

CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices.

Signed: Name: Date:

9. Disclosure of Political Donations and Gifts

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

Yes No

If yes, complete the **Political Donation Declaration** and lodge it with this application. If 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 the application who has made a political donation or has given a gift in the period from the date of lodgement of the application and the date of its determination.

Under Section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation and/or gift to an elected representative of MidCoast Council and/or any MidCoast Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.

10. OWNER/S CONSENT (As detailed in Item 2 of this application)

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

Name/s.....

Signature/s.....

All owners of the land must sign this form. Without the original signatures of the current owner/s, we will not accept the application. This is a very strict requirement for all applications.

If you are signing as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc).

In the case of land owned by a company:

- a) two (2) directors must sign this form, or
- b) a director and a company secretary; or
- c) for a proprietary company that has a sole director who is also the sole company secretary – that director.

If the property is a unit under strata title or a lot in a community title, then in addition to the owners signature the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the chairman or secretary of the body corporate or the appointed managing agent.

* In the case of Crown land, consent is to be given by the NSW Trade and Investment - Crown Lands Department (unless the applicant is a public authority)

11. APPLICANT/S CONSENT

Have you completed the attached Development Application Checklist? Yes

THE ATTACHED CHECKLIST FORMS PART OF THIS APPLICATION AND MUST BE COMPLETED AND SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION TO AN ACCEPTABLE STANDARD AS DETAILED IN THE CHECKLIST WILL RESULT IN YOUR APPLICATION BEING RETURNED.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that if incomplete, the application may be returned to me, delayed, rejected or more information may be requested.

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Customer Service Officer to initial this form as receiving all documentation as marked on checklist.

.....
SIGNATURE OF APPLICANT

NOTE: If your proposal involves building work you may apply for a Construction Certificate at the same time. Complete both this form and a Construction Certificate Application Form.

Privacy Statement: The information provided in this form may constitute personal information as defined in the Privacy and Personal Information Protection Act 1998. Council is collecting this information so that it can consider matters and take relevant actions required under related planning legislation, regulations, standards, codes, policies etc. in relation to dealing with your application. The information may be made available to other parties where such access is in accordance with relevant legislation, regulation or policy. The submission of personal information in this case is required by law and if not provided (wholly or in part) may affect or prevent consideration of the matter by Council. Council is to be regarded as the agency that holds the information, which will ultimately be stored in Council's records system. You may make application for access or amendment to information held by Council and you may also request that Council suppress your personal information from a public register. Enquiries concerning this matter can be addressed to Council's Privacy Contact Officer.

INFORMATION SUBMISSION REQUIREMENTS

All relevant information in the following checklist must be provided when you lodge your Development Application. Further information may sometimes be required after the initial assessment and inspection of the site. A Council officer will contact you soon after the initial inspection if this is the case.

Copies of all relevant information must be provided as follows:

- **Minor developments such as single residential dwellings, residential alterations and additions, change of use, signs:**
4 x copies and 7 x A4 notification plans.
- **Regional and designated development:**
9 x copies including 1 unbound, a CD copy and 7 x A4 notification plans.
- **All other developments:**
7 x copies, including 1 unbound and 7 x A4 notification plans.

A. GENERAL (APPLICANT TO CHECK THE BOXES)

FEES: Have the required fees been paid? An application will be returned if not accompanied by fees.	<input type="checkbox"/> Yes
OWNERS CONSENT: Have all owners signed the development application form? All owners of the land must give consent to the lodging of this application. Without owners consent, we will not accept the application.	<input type="checkbox"/> Yes
MIDCOAST WATER: Has MidCoast Water stamped a set of plans for submission to Council as part of the development application? Properties where sewer and/or town water is <u>available</u> require assessment by MidCoast Water <u>prior</u> to lodging your Development Application with Council. Plans <u>must</u> be stamped by MidCoast Water prior to lodgement with Council.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
STATEMENT OF ENVIRONMENTAL EFFECTS: Has a Statement of Environmental Effects been submitted? The Statement of Environmental Effects is a written statement that must be submitted with ALL development applications which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments both during and after construction and the proposed method of mitigating any adverse effects.	<input type="checkbox"/> Yes
SCHEDULE OF EXTERNAL COLOURS, MATERIALS AND FINISHES: Has a schedule of external colours, materials and finishes been provided? A schedule of external colours and finishes keyed to the external elevations of the proposed building is required for all residential development of more than 2 dwellings and all new commercial buildings.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
BASIX CERTIFICATE: Has a BASIX Certificate been provided? For all new residential buildings including multi unit developments, swimming pools (over 40,000 litres) and all residential additions over \$50,000 in value. Note: All DA commitments as specified in the BASIX Certificate must be shown on the DA plans. If an ABSA Certificate is provided with the BASIX Certificate, then 2 sets of plans must have an ABSA stamp.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
WATER SENSITIVE DESIGN CERTIFICATION: Have you completed the checklist for water sensitive design and provided the appropriate certification for your application? For small scale development or redevelopment (where the legal property description is less than or equal to 2000m ²) provide a print out of the small scale stormwater quality model (SSSQM) certification. For single residential housing either a summary of the deemed to comply sizing (Table 2, DCP 54) or SSSQM certification. For large scale development including redevelopment and additions (where the legal property description is greater than 2000m ²) a MUSIC model summary and digital copy of the model is to be provided.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A

B. PLANS AND DRAWINGS	
<p>PLANS OF THE PROPOSED DEVELOPMENT <i>Have the following plans been provided as set out below?</i></p> <ul style="list-style-type: none"> • SITE PLAN A birds-eye view of the existing and proposed development of the site, including stormwater treatment structures, existing trees and vegetation on the subject site and immediate neighbouring properties, and the proposals relationship to boundaries and neighbouring development. • FLOOR PLAN A birds-eye view of your existing and/or proposed layout of rooms within the development. • ELEVATION PLANS A side on view on your proposal. Drawings of all affected elevations (north, south, east and west facing) of your development need to be included in your application. • SECTION PLAN A diagram showing a cut through the development at the most typical point. • A4 PLAN FOR NOTIFICATION PURPOSES All applications will be notified unless exempt in accordance with Council's Notification Policy. These plans need only show the site plan and elevations and are not to include any interior detail, which may affect your rights to privacy, but should describe the height of the building relative to the natural ground and distances from boundaries. Preferably 1 page only. <p><i>All plans must be legibly drawn in ink, be drawn to scale and fully dimensioned.</i></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>ADVERTISING STRUCTURES AND/OR SIGNS <i>Does your proposal involve an advertising structure or sign?</i></p> <p>If you are planning on erecting an advertising structure or sign you will need to submit details of the structure, materials to be used and how it will be fixed to the building; its size, colours, lettering and overall design; the proposed location shown on a site plan and building elevation; details of illumination (if applicable).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>SHADOW DIAGRAMS <i>Have shadow diagrams been submitted?</i></p> <p>For proposals which will result in an increase in shadowing on urban allotments. Plans must show existing and proposed shadows cast at 21 June at 9am, 12noon and 3pm in plan form and elevation form if shadows fall upon neighbouring dwellings.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>SURVEY PLAN <i>Has a survey plan been submitted?</i></p> <p>A survey plan with levels to Australian Height Datum (AHD) prepared by a registered surveyor must be submitted as required by any relevant development control plan* that applies to the site.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>LANDSCAPE PLANS: <i>Have landscape plans been submitted?</i></p> <p>A landscape plan prepared by a qualified landscape architect or horticulturist must be submitted as required by any relevant development control plan* that applies to the site.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>WATER SENSITIVE DESIGN (STORMWATER CONCEPT PLANS) <i>Have water sensitive design (stormwater plans) been provided?</i></p> <p>Stormwater disposal quality and quantity concept plans must be submitted as required by any relevant development control plan* that applies to the site.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>SUBDIVISION PLAN <i>Has a plan of subdivision been submitted?</i></p> <p>This plan is required if your development involves the subdivision of land or alterations to the strata plan (you may be requested to supply digital plans for Torrens and Community Title Subdivisions in Council's preferred format during the assessment process).</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>
<p>WASTE MANAGEMENT PLAN <i>Has a waste management plan been submitted?</i></p> <p>A waste management plan is required and must be submitted as required by any relevant development control plan* that applies to the site.</p> <p>Details of waste storage and disposal should include: location of waste storage area (garbage and recycling); location of collection area; construction of storage room; number of bins (garbage and recycling); and hours of collection.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> N/A</p>

* All current development control plans can be viewed on Council's website www.midcoast.nsw.gov.au

C. REPORTS		
BUSHFIRE ASSESSMENT REPORT <i>Has a bushfire assessment report been submitted?</i> A bushfire assessment report addressing the requirements of <i>Planning for Bush Fire Protection 2006</i> must be submitted for all developments proposed within bush fire prone land.		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
ECOLOGICAL ASSESSMENT REPORT <i>Has an ecological assessment report been submitted?</i> An ecological assessment report prepared by a qualified ecologist is required for all development where there may be impacts on native flora and fauna.		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
ARBORIST REPORT <i>Has an arborist report been submitted?</i> Arborist reports are to be prepared by a Consulting Arborist with a Qualification Framework (AQF) Level 5 in Arboriculture. When preparing an Arborist Report, the Arborist is not an advocate for any party, but has an overriding duty to assist Council in making an impartial decision. The report must address appropriate management strategies and protection measures in accordance with Australian Standard AS 4970-2009 (Protection of Trees on Development).		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
HERITAGE REPORT <i>Has a heritage report been submitted?</i> For all applications involving heritage items or works to buildings in conservation areas a heritage impact statement prepared by a relevantly qualified person (i.e. heritage architect/planner) must be submitted in the form of a Heritage Report or as part of the Statement of Environmental Effects. The report must assess the impact of the proposed works on the heritage significance of the building and/or the impact on the conservation area.		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
ACOUSTIC REPORT <i>Has an acoustic report been submitted?</i> An acoustic report prepared by a qualified acoustic consultant will be required where noise from the development has the potential to impact on the amenity of the surrounding area.		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
TRAFFIC IMPACT ASSESSMENT REPORT <i>Has a traffic impact assessment report been submitted?</i> A traffic impact assessment report prepared by a suitably qualified professional will be required for developments that will have an impact on the safety and operational efficiency of the adjacent roads. Please refer to Council's Fact Sheet - <i>Traffic Impact Assessment Report</i> .		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
GEOTECHNICAL REPORT <i>Has a geotechnical report been submitted?</i> A geotechnical report prepared by a qualified geotechnical engineer will be required for developments that may impact on acid-sulphate soils or to confirm the suitability of the site for on-site sewage disposal (e.g. site topography or size, proximity to watercourses, etc).		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
CONTAMINATION REPORT <i>Has a Contamination Report been submitted?</i> Contamination is a concentration of any substance that presents a risk to human health or the environment. A preliminary investigation report must be submitted if the answer to any of the questions is 'yes'.		<input type="checkbox"/> Yes <input type="checkbox"/> N/A
a) Are you aware of any contamination of the site, or land near the site, no matter when and no matter who caused that contamination?; or		<input type="checkbox"/> Yes <input type="checkbox"/> No
b) Has the site ever been used for any activity, which may have resulted in the contamination of the site, or land near the site?		<input type="checkbox"/> Yes <input type="checkbox"/> No
c) Do you know if the site or land near the site has ever been remediated or investigated for contamination?		<input type="checkbox"/> Yes <input type="checkbox"/> No
d) Do you know if the site or land near to a site has been used for any of the following activities at any time? (please tick any relevant activity)		<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Acid/alkali plant and formulation <input type="checkbox"/> Agricultural/horticultural activities <input type="checkbox"/> Airports <input type="checkbox"/> Asbestos production and disposal <input type="checkbox"/> Boatyards <input type="checkbox"/> Chemical manufacture and formulation <input type="checkbox"/> Council works depot <input type="checkbox"/> Defence works <input type="checkbox"/> Drum re-conditioning works <input type="checkbox"/> Dry cleaning establishments <input type="checkbox"/> Electrical manufacturing (transformers) <input type="checkbox"/> Electroplating and heat treatment premises	<input type="checkbox"/> Engine works <input type="checkbox"/> Explosives industry <input type="checkbox"/> Funeral parlours <input type="checkbox"/> Gas works <input type="checkbox"/> Iron and steel works <input type="checkbox"/> Landfill sites <input type="checkbox"/> Land associated with oyster production <input type="checkbox"/> Metal treatment <input type="checkbox"/> Mining and extractive industries <input type="checkbox"/> Oil production and storage <input type="checkbox"/> Paint formulation and manufacture <input type="checkbox"/> Panel beating	<input type="checkbox"/> Pesticide manufacture and formulation <input type="checkbox"/> Power stations <input type="checkbox"/> Power stations railway yards <input type="checkbox"/> Scrap yards <input type="checkbox"/> Service stations <input type="checkbox"/> Sheep and cattle dips <input type="checkbox"/> Smelting and refining <input type="checkbox"/> Spray painting substations (electrical) <input type="checkbox"/> Tanning and associated trades <input type="checkbox"/> Waste storage and treatment <input type="checkbox"/> Waterboard plant or depot <input type="checkbox"/> Wood preservation

GUIDE ONLY
Building Construction Cost
For fee estimation purposes Period 1 July 2017 – 30 June 2018
(inclusive of GST)

		\$ Rate per m ²			\$ Rate per m ²
DWELLING & DUAL OCCUPANCIES (including additions)			SHOPS		
Fibro	Slab	1077.20	Lock-up single storey		1080.20
	Timber floor	1120.65	Two storey plaza style		1274.35
Weatherboard	Slab	1077.20	Supermarket		1516.25
	Timber floor	1120.65	Department store – 2-3 storey		1574.10
Brick veneer	Slab	1226.40			
	Timber floor	1308.90	Shopping complex, comprising all above		2217.85
Cavity brick		1464.85	Parking area	- under cover	952.45
First floor additions		1962.75	Parking area	- open	151.50
Relocated Dwelling (not manufactured home)		340.00			
PATIOS/VERANDAHS					
	Concrete floor	517.15	DEMOLITION		53.05
	Timber floor	579.30			
PERGOLA		259.55	OFFICES		
DECK NO ROOF		412.15	2/3 storey		1395.75
GARAGES/CARPORTS/SHEDS			MOTELS, CLUBS, HOTELS		
			Motel	- up to 2 storey	1780.50
			Hotel	- up to 2 storey	2029.30
Brick	Attached	718.85	Club	- up to 3 storey	2094.75
Fibro	Detached	523.65	Parking area	- under cover	952.45
			Parking area	- open	151.50
Weatherboard/metal	Detached	523.65			
Garage	Under dwelling	633.65	INDUSTRIAL		
Carport	Kit	200.50	Warehouse – single storey, brick walls, truss roof		979.15
Carport	Kit	268.45	Portal frame – metal cladding office accommodation		946.90
Carport	Constructed	235.05	Portal frame-blockwork walls first floor office		1081.65
Carport	Constructed	301.90			
Machinery shed/garage (metal construction)	Concrete floor	334.20	Portal frame – metal cladding, mezzanine floors, first floor office accommodation, ground floor showroom, prestige finish		1238.65
Machinery shed/garage (metal construction)	Earth floor	272.95	Load bearing cavity brickwork open web joists		970.25
Garden shed maximum 20m ²		89.10			
FLATS/UNITS			TOWN HOUSES VILLAS		
Units of up to 3 storeys – including parking		1543.95	Villa units	Project brick veneer	1307.05
Balcony, cantilever, tiled floor		601.50	Town houses	Custom cavity brick	1611.95
			2 storey		
PLEASE NOTE: These costs apply to a level site only. Additional costs to be estimated for foundation walls and garages or room under. If the above categories do not adequately reflect the type of construction, contact Council's Building Assessment Section.					
SWIMMING POOLS					
<i>Guide only – does not include landscaping, paving, retaining walls, electrical, spas</i>					
	New	Secondhand		New	Secondhand
Concrete – marble finish	802.05		Vinyl lined – below ground	556.95	278.50
Fibreglass	725.15	334.20	Vinyl lined – above ground	451.15	200.52
FENCING					
Face brick with inserted panels per lineal metre			792.05	Brushwood 1.8	222.50
Pool type 1.5			137.40	Colourbond 1.8	87.70
RETAINING WALLS					
Brick 1m high per lineal metre	582.55	Block 1m high	352.15	Treated pine 1m high	364.00