

Application Number

DA2021/0098

Date Lodged

27 May

D184425

**FURTHER INFORMATION**

Narrabri Shire Council
46-48 Maitland Street
PO Box 261
NARRABRI NSW 2390
Tel: 02 6799 6866
Fax: 02 6799 6888
council@narrabri.nsw.gov.au

Land Use Application

Development Application, Construction Certificate & Section 68 Approval

Property

Lot and DP numbers are found on the Certificate of Title or on a Rates Notice.

Note: Not all properties have section numbers

Lot No

16

Section No

DP No

1060622

Street No

37-39

Street Name

TIRBEREENA STREET

Town

NARRABRI

State & Postcode

NSW 2390

Owner

This section must be completed and signed by ALL owners.

Companies will need to either provide their ACN or attach letterhead correspondence indicating the approval to lodge the application

Names / Company Name

NARRABRI SHIRE COUNCIL

Australian Company Number (ACN) (Provide when the owner is a company)

Postal Address

PO Box 261

Town

NARRABRI

State & Postcode

NSW 2390

Telephone Number

67 96866

Fax Number

Email Address

council@narrabri.nsw.gov.au

As owner/s of the property, I / we consent to this application, and grant permission for Council's Officers to enter the property / premises for the purpose of assessment of this application or to conduct inspections relative to this application.

Owner 1 Signature

Owner 1 Name (please print)

Date

Owner 2 Signature

Owner 2 Name (please print)

Date

Applicant

The Applicant is the owner or agent chosen by the owner of the land to act on their behalf in the management of the application.

All correspondence and communication is directed to the Applicant

Name / Company Name

Postal Address

Town

State & Postcode

Telephone Number

Fax Number

Email Address

I /We hereby apply for Development Consent and/or a Construction Certificate or Section 68 Activity Approval to carry out the Development described below. I/We grant consent to Narrabri Shire Council for the release of any plan(s) and documents submitted in relation to this development application for the purposes of Council fulfilling its requirements under the *Government Information (Public Access) Act 2009*. To assist the progress of this Application, I/We agree to copies of correspondence being forwarded to the owner/s.

Signature

Applicant Name (please print)

Date

Application

Type of application required

Refer to the 'Development Guide'

A **development application** (DA) is required to obtain approval for the proposed development.

Section 68 of the Local Government Act 1993 contains a list of activities that require approval from Council. These activities include but not limited to the works outlined on page 3.

A **construction certificate** (CC) looks at how the building will be constructed and is checked for compliance against the Building Code of Australia.

The appointment of a **Principal Certifying Authority** (PCA) will also be required. The CC and PCA may be carried out by Council or a private certifier.

DA

S68

CC

☒ Development Application (DA)

Have you attended a Pre-Lodgement Meeting?

☐ No ☒ Yes with

Luke Hooy

Council Officer Name

Indicate if any of the following also apply

☐ The application is for 'advertised' development

☐ The application is for a 'staged' development

☐ The application is for 'designated' development

☐ Integrated development application (additional fees apply)

If integrated, indicate under which act/s approval is required

☐ Rural Fires Act

☐ Heritage Act

☐ Roads Act

☐ Water Management Act

☐ National Parks & Wildlife Act

☐ Fisheries Management Act

☐ Protection of the Environmental Operations Act

☐ Activity Approval (S68) - Section 68 of the Local Government Act 1993

☐ Construction Certificate (CC)

NOTE: The CC Section on Pages 5-6 of this form **MUST** be completed

Development Application details: (if applicable)

DA Consent No:

Date of Consent:

Class of building under the Building Code of Australia (BCA):

Does the application involve an alternative solution under the BCA?

☐ No

☐ Yes (additional fees apply)

☐ Appoint Council as the Principal Certifying Authority (PCA)

For inspections and the issue of Certificates. The PCA Agreement form must be completed and signed by the person having benefit of the consent.

Should Council not be appointed PCA please specify who:

Proposal

Tick the boxes that best describe the proposal

Single dwellings, granny flats & associated development / building

Class 1a

- ☐ New Single Dwelling
- ☐ Additions/Alterations to dwelling
- ☐ Studio
- ☐ Granny Flat
- ☐ Other structure (provide details):
- ☐ Demolition (provide details)
- ☐ Landscaping works

Class 10a

- ☐ Garage / Carport
- ☐ Shed
- ☐ Deck
- ☐ Pergola / Awning

Class 10b

- ☐ Swimming Pool
- ☐ Retaining Wall
- ☐ Fence
- ☐ Rainwater Tank

Commercial, industrial, multi-residential, dual occupancy & subdivision developments

- ☐ Multi-residential
- ☐ Commercial development
- ☐ Industrial development
- ☐ Change of building use
- ☐ Dual occupancy
- ☐ Shop fit-out
- ☐ Community building
- ☐ Temporary use of a building
- ☐ Affordable housing
- ☐ Signage
- ☐ Bed and Breakfast
- ☐ Demolition (provide details)
- ☒ Other
- ☐ Subdivision (provide details)

Type:

☐ Torrens title subdivision

☐ Strata Subdivision

Construction:

☐ Does not involve road construction

☐ Involves construction of a new road or extension of an existing road

Lots: Number of current lots:

Number of proposed lots:

Activity Approvals—Section 68

- ☐ Install a manufactured home, moveable dwelling or associated structure on land
- ☐ Water supply, sewerage and stormwater drainage work
- ☐ Engage in a trade or business on Community Land
- ☐ Erect hoarding or occupy public roads (including footways) for swinging or hoisting goods or exposure of articles for sale or otherwise
- ☐ Operate a public car park, caravan or camping ground, or manufactured home estate
- NOTE:** You will need to also complete the separate form Caravan Park / Camping Ground
- ☐ Install a domestic oil or solid fuel heating appliance, other than a portable appliance
- ☐ Install or operate amusement devices
- ☐ Use a standing vehicle or any article for the purpose of selling any article in a public place
- ☐ Carry out activity prescribed by the regulations or an activity of a class/description prescribed by regulations
- ☐ Temporary structure
- ☐ Approval to Install, Alter or Construct a Waste Treatment Device or Human Waste Storage Facility and Approval to Operate a system of Sewage Management.

NOTE: You will need to also complete the separate form for the approval to install/operate a system.

☐ Other

Description

Detailed description of the proposed development and detail all works and any proposed use.

Temporary use of land

NOSH NARRABRI - long lunch /

* Dinner - date: 28/8/2021.

* People: 300 + event stuff.

* Time 4-12pm

Value

Estimate Cost

Refer to the Guidelines - Building Cost Estimate

The value of works is used in fee calculations and to determine developer contributions.

If there are not enough lines for each element, please attach details and tick the box.

* For additional works and associated costs, please refer to "Guidelines— Building Cost Estimate"

BUILDING ELEMENT

eg. Deck, garage (Metal clad or cavity brick),

AREA in m²

Rate per m²

Estimated Value

Dwelling (Standard Timber Cladding)*

	m ²	x	\$		=	\$	
--	----------------	---	----	--	---	----	--

Additions/Alterations

	m ²	x	\$		=	\$	
--	----------------	---	----	--	---	----	--

Verandah

	m ²	x	\$		=	\$	
--	----------------	---	----	--	---	----	--

Carport/kit shed

	m ²	x	\$		=	\$	
--	----------------	---	----	--	---	----	--

Garage

	m ²	x	\$		=	\$	
--	----------------	---	----	--	---	----	--

☐ Please tick to attach additional details

TOTAL VALUE OF WORKS \$ 30,000

Value of works

Council calculates the cost of works on the estimated 'market price' for the completed project. This may not necessarily reflect the actual cost of the development to the applicant, for example, an applicant may source materials free or second hand and use their own labour (owner-builder).

Council uses building cost indicators contained in the current addition of the Rawlinson's Construction Cost Guide. A list of the common development types and rates are included in the guidelines.

Fees and Charges

Application fees and charges will be determined by Council based on the estimated cost provided above and are to be paid when you lodge the application. Please contact the Planning and Development Department if you require a quote of the applicable fees.

Political Donations and Gifts

Any reportable political donation and/or gift to a Councillor or Council employee within a two 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 in the last two (2) years?

- ☐ **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.
- ☐ **Yes** ▶ Complete the Political Donation and Gifts Disclosure Statement from and lodge with this application.

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

COMPLETE THIS SECTION WHEN APPLYING FOR A CONSTRUCTION CERTIFICATE

Person applying for the CC

The person applying for a construction certificate may be the property owner, project manager, or other person entitled to appoint a Principal Certifying Authority (PCA), but not the builder unless they are also the property owner.

This section of the form must be signed by the person applying for the construction certificate

Name / Company Name

**Should the postal address and contact details be the same as the Applicant please state "As per Applicant" below. Ensure form is signed below.*

Postal Address:

Town

State & Postcode

Telephone Number

Fax Number

Email Address

Applicant Name (please print)

Signature

Date

Builder

Builder details are required prior to issue of the Construction Certificate.

Owners should ensure all builders and tradespeople have a valid licence. Contact the Department of Fair Trading for further information or visit www.fairtrading.nsw.gov.au

Residential Work including dual occupancies and multi-residential development

Builder Details - Please nominate builder:

Name:

Licence No:

Address:

Phone/Mobile:

Email:

☐

Principal Contractor (builder)

Value of works \$20,000 and under:

The principal contractor for the work must be appropriately licensed. Builders details must be provided to the PCA prior to the release of the construction certificate (CC).

Value of works over \$20,000:

Home Building Compensation Fund Insurance A copy of insurance from the Home Building Compensation Fund must be obtained by the principal contractor and be submitted to the PCA prior to the release of the CC.

☐

Owner Builder

*An **owner builder permit** is required when works exceed \$5,000. A copy of the permit, when applicable, must be submitted to the PCA prior to the release of the construction certificate.*

Commercial/Industrial development and all other development:

☐

Provide **principal contractor details** as above including their name, address and licence number, prior to release of the construction certificate (CC)

COMPLETE THIS SECTION WHEN APPLYING FOR A CONSTRUCTION CERTIFICATE

ABS Data

The Australian Bureau of Statistics (ABS) uses this information as key economic indicators for the country. If there are two or more different material types to be used, then please nominate the primary material type.

Where multiple buildings apply, a separate attachment may be provided

Development details

Complete the following details (where applicable)

For each proposed new building, indicate:

Number of storeys of the proposed building

Gross floor area of the existing building

 m²

Gross floor area of the new building

 m²

Gross site area of the land on which the building is to be erected

 m²

Swimming pool

 litres

For each proposed new residential building, indicate:

Number of existing dwellings on the site

Number of existing dwellings to be demolished

Number of dwellings to be constructed

Will the new building be attached to an existing building ☐ Yes ☐ No

Will the new building be attached to any other new building ☐ Yes ☐ No

Does the site contain a dual occupancy ☐ Yes ☐ No

Number of new units:

Number of additional units:

Current uses of the building

Proposed uses of the building (if changed)

Material to be used:

Please indicate the material to be used in the construction of the new building(s)

- | | | | |
|-----------------|---|---|--|
| 1. FLOOR | <input type="checkbox"/> Concrete | <input type="checkbox"/> Timber | <input type="checkbox"/> Other |
| 2. FRAME | <input type="checkbox"/> Timber | <input type="checkbox"/> Steel | <input type="checkbox"/> Aluminium <input type="checkbox"/> Other |
| 3. ROOF | <input type="checkbox"/> Tiles | <input type="checkbox"/> Concrete/slate | <input type="checkbox"/> Fibre cement <input type="checkbox"/> Steel |
| | <input type="checkbox"/> Aluminium | <input type="checkbox"/> Other | |
| 4. WALLS | <input type="checkbox"/> Brick (double) | <input type="checkbox"/> Brick (veneer) | <input type="checkbox"/> Concrete/stone <input type="checkbox"/> Steel |
| | <input type="checkbox"/> Fibre cement | <input type="checkbox"/> Aluminium cladding | <input type="checkbox"/> Timber/weatherboard |
| | <input type="checkbox"/> Curtain glass | <input type="checkbox"/> Other | |

Privacy & Personal Information Protection Notice

- Purpose of Collection:** The information in this form will be used and disclosed for the purposes of communication with you, Council exercising its functions under *Environmental Planning and Assessment Act* and as required by law.
- Supply:** The application will be placed on public exhibition and published on Council's website. If you do not provide information (or any part of it) your application may not be accepted.
- Access/Correction & Storage:** Narrabri Shire Council will collect and store the information. You can access the correct information by contacting your local Council.

Lodgement Details

You can lodge the completed application by:

Mail: PO Box 261, NARRABRI NSW 2390

In Person: 46-48 Maitland Street, NARRABRI NSW 2390

Email: council@narrabri.nsw.gov.au

What Now: For further information regarding your application please contact your local Council.

Statement of Environmental Effects

In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, a development application must be accompanied by a Statement of Environmental Effects.

FURTHER INFORMATION

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This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as dwellings, alterations & additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

Property

Lot No

16

Section No

DP No

1060622

Address

37-39 TIBBEREENA LT, NARRABRI.

Area of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

Description of the Site

The site is relatively flat with good access from N°1 oval. The site forms part of the community land reserve that is Narrabri aquatic centre.

Proposal

Provide a description of the proposed development including a full description and all the details of the consent sought

The proposed development is for the temporary use of the site for the purpose of holding the NOSH NARRABRI long lunch / dinner.

Planning

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on Council's Website.

What is the zoning of the land: RE1 - Public Recreation

Is the proposal permissible within the zoning? Temporary Use ☒ Yes ☐ No

Refer to the Local Environmental Plan (LEP)

Is the proposal in accordance with the Acceptable Solutions of the DCP? ☐ Yes ☐ No

If No, details of how it meets the performance outcomes is required.

Refer to the Development Control Plan

Are there any restrictions on the Certificate of Title? ☐ Yes ☐ No

If yes, please attach a copy of the covenant or restriction.

If you answered "No" to any of the above you should make an appointment to discuss your proposal with a planner before lodging a development application.

Varying a Standard

Is the design contrary to a development standard? ☐ Yes ☐ No

If yes, please indicate whether it is a:

as per

☐ Local Environmental Plan (LEP) development standard, and/or

☐ Development Control Plan (DCP) development standard, and/or

☐ Other Planning Control _____

Please attach a detailed documentation indicating the development standard to be varied and reasons in support of the variation. Reference must be made to the performance criteria or objective of the LEP or DCP.

Access, Traffic & Utilities

Is legal and practical access available to the development? ☒ Yes ☐ No

Are additional access points to road network required? ☐ Yes ☒ No

Has vehicle manoeuvring and onsite parking been addressed in the design? ☒ Yes ☐ No

Is power, water, electricity, sewer and telecommunications services readily available to the site? ☒ Yes ☐ No

Justification

Access, Traffic and Utility service are all available and sufficient for the proposed Temporary use. Note: Portable amenities to be located at the site

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? ☐ Yes ☒ No

Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? ☐ Yes ☒ No

Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? ☐ Yes ☒ No

Does the development involve any significant excavation or filling? ☐ Yes ☒ No

Could the development cause erosion or sediment run-off (including during the construction period)? ☐ Yes ☒ No

Justification

Flora & Fauna Impacts

Will the development result in the removal of any vegetation from the site? ☐ Yes ☒ No
 Is the development likely to have any impact on threatened species or native habitat? ☐ Yes ☒ No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Justification

Natural Hazards

Is the development site subject to any of the following natural hazards:

☒ Flooding ☐ Bushfire

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

Justification

The land is flood liable - the event is Temporary Use (2 days).

Stormwater Disposal

How will stormwater (from roof and hard standing) be disposed of:

☐ Street Drainage ☐ Easement ☐ Other

Justification

N/A

Social & Economic

Will the proposal have any economic consequences in the area? Positive ☒ Yes ☐ No

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? Noise ☒ Yes ☐ No

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? ☐ Yes ☒ No

Justification

The event will result in a positive economic consequence. noise is biggest issue - neighbours and police to be notified.

Declaration

Signature

gunninger

Name (please print)

Amy Withington

Date

13 May 2011

Narrabri Shire Council Quote Estimate

Quote No:	Quote21/0194	Date Issued:	19/05/2021
		Expiry Date:	31/05/2021
Applicant:	Nosh Narrabri Incorporation PO Box 756 NARRABRI NSW 2390		
Property:	LOT 16 DP1060622	Stage/Decision:	Issued
Details:	Temporary Use - NOSH Narrabri Long Lunch	Status:	Current
Group:	Development Application		
Category:	DA Other (Not specifically categorised)	Estimated Cost:	\$30,000.00
Lodged*:	19/05/2021		

Description	Quantity	Amount	GST	Total
NC Development Application Fee	30,000.00	\$260.00		\$260.00
	Sub Total:	\$260.00		\$260.00
	Total:	\$260.00		\$260.00

This is a Quote only and the Fees and Charges may differ at the time of submitting the Application.

> Stewart to sign as owner.

> Referrals

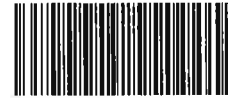
- NSW Police.
- Anthony Smetanin.
- Neighbour notify (Cranai park).

RFI - Copy of Insurance

- Copy of Traffic Management Plan.



Receipt/Tax Invoice



D000184425

ABN: 95717801656
46-48 Maitland Street
Narrabri NSW 2390
Phone: 02 6799 6866

Customer
Nosh Narrabri Incorporation
PO Box 756
NARRABRI NSW 2390

Date 27 May 2021
Time 2:51:08PM
Register NC.ADMIN_LEFT
Operator AMYW

<i>Item/Description</i>	<i>Qty</i>	<i>Price</i>	<i>GST</i>	<i>Amount</i>
† Application ID: da2021/0098 - Temporary Use - NOSH Narrabri Long Lunch Detail: NC Development Application Fee	1.00	260.00	0.00	260.00
Total Amount:			0.00	260.00

<i>Payment</i>	<i>Amount</i>
Eftpos NI	260.00
Total Tendered	260.00
Rounding Amount	0.00
Change	0.00
Includes GST	0.00

† Refer to the Invoice for GST treatment.

