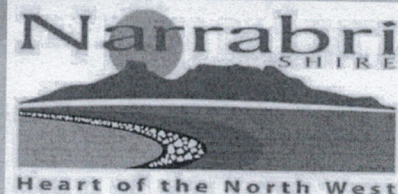


Application Number

Date Lodged



# Land Use Application

## Development Application, Construction Certificate & Section 68 Approval

### 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

### 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

151

Section No

DP No

DP755475

Street No

211

Street Name

Vine Lane

Town

Boggabri

State &amp; Postcode

NSW 2382

### 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

Paul + Joanne Bell

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

Postal Address

211 Vine Lane

Town

Boggabri

State &amp; Postcode

NSW 2382

Telephone Number

0455 934406

Fax Number

Email Address

admin@boggabrihardware.com.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)

Paul Bell

Date

14/12/20

Owner 2 Signature

Owner 2 Name (please print)

Joanne Bell

Date

14/12/20



## 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

## Email

☐ Tick this box if you wish to receive all correspondence by email.

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



09/12/2020

## 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 \_\_\_\_\_

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): \_\_\_\_\_

### Class 10a

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

### Class 10b

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

☐ Demolition (provide details) \_\_\_\_\_

☐ Landscaping works \_\_\_\_\_

## 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
- ☐ 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 Caravan Park / Camping Ground

**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.

## 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), carport, additions, dwelling	AREA in m <sup>2</sup>		Rate per m <sup>2</sup>		Estimated Value
Dwelling (Standard Timber Cladding)*	_____ m <sup>2</sup>	x	\$ _____	=	\$ _____
Additions/Alterations	_____ m <sup>2</sup>	x	\$ _____	=	\$ _____
Verandah	_____ m <sup>2</sup>	x	\$ _____	=	\$ _____
Carport/kit shed	_____ m <sup>2</sup>	x	\$ _____	=	\$ _____
Garage	_____ m <sup>2</sup>	x	\$ _____	=	\$ _____
<input type="checkbox"/> Please tick to attach additional details	TOTAL VALUE OF WORKS				\$ 6,683,242

### 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](http://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 \$10,000. 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)

## 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 \_\_\_\_\_ m<sup>2</sup>

Gross floor area of the new building \_\_\_\_\_ m<sup>2</sup>

Gross site area of the land on which the building is to be erected \_\_\_\_\_ m<sup>2</sup>

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)

<b>1. FLOOR</b>	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
<b>2. FRAME</b>	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Other
<b>3. ROOF</b>	<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		
<b>4. WALLS</b>	<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

<b>Purpose of Collection:</b>	The information in this form will be used and disclosed for the purposes of communication with you, Council exercising its functions under <i>Environmental Planning and Assessment Act</i> and as required by law.
<b>Supply:</b>	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.
<b>Access/Correction &amp; Storage:</b>	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](mailto:council@narrabri.nsw.gov.au)

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