

Appendices

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Appendix 1

Application for Development Consent

(Total No. of pages including blank pages = 16)



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Development Application/Construction Certificate	
This Form	<p>Use this form to apply for development consent to:</p> <ul style="list-style-type: none"> ▪ Erect, alter or demolish a building or structure ▪ Subdivide land ▪ Change the use of land or a building ▪ Strata subdivide a building ▪ Carry out earthworks or similar ▪ Display an advertisement or erect a sign <p>Or to apply for a Construction Certificate.</p>
Pre-lodgement Checklist	<p>A Pre-lodgment Checklist needs to be filled out and submitted with this application. A copy of this checklist is attached for your use.</p>
What You Need To Complete	<p>If you are submitting a combined Development Application and Construction Certificate you need to complete the entire form. i.e. – All of Parts 1 to 4.</p> <p>If you are submitting a Development Application only you need to complete Parts 1, 2 and 3 of this form.</p> <p>If you are submitting a Construction Certificate only you need to complete parts 1, 2 and 4 of this form.</p>
Contacting Us	<ul style="list-style-type: none"> • Council's Office is located at 209 Comur Street in Yass • Our Postal Address is PO Box 6, Yass, NSW 2582 • Our web address is – www.yassvalley.nsw.gov.au • We can also be contacted at – council@yass.nsw.gov.au <p>Our Customer Service team will be able to assist you with a range of enquiries. Our office hours are 8.30 am to 5.00 pm. Contact us on (02) 62261477, 1300 553 652 or by fax on (02) 62262598</p> <p>Our Development Services team is also happy to answer any questions you may have, however professional staff within this team are only available between the hours 3.00pm and 5.00pm Monday to Friday for general enquiries. For specific enquiries appointments may be made outside of these hours as necessary.</p>

Part 1 – Applicant, Site and Owners Details			
1. Applicants Name and Address <i>Council will contact and send all correspondence to this address</i>	Title – Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ Family Name (or company) <u>Bogo Operations Pty Ltd</u> Given Names (or ABN) <u>41 604 273 725</u> Postal Address <u>PO Box 426</u> <u>Cowra NSW 2794</u> Postcode _____ Signature of Applicant _____ Phone (02) <u>6345 4253</u> Mobile () <u>0488 138 880</u> Fax (02) <u>6345 4212</u> Email <u>info@bogoquarry.com.au</u> <i>Only if a company</i> Contact Person <u>Michael Howe</u> Reference <u>Director</u>		
2. Location and Title Description of the Property <i>We need this to correctly identify the land</i>	Lot(s) _____ Section No _____ DP(s) _____ <u>Lot 1 DP 1205646 and part Lot 115 DP 876302</u> _____ Street Address <u>134 Paynes Road Bookham NSW 2582</u> <i>Attach list if insufficient space</i>		
3. Who Owns the Land? <i>Please give the name of every owner. Attach a list if there is insufficient space.</i> <i>In signing this form the owner consents to its lodgement with Yass Valley Council.</i>	Name <u>Bogo Quarry Pty Limited</u> Address <u>PO Box 426</u> <u>Cowra NSW</u> Postcode <u>2794</u> Signature <u><i>Michael Howe</i></u> Name <u>MICHAEL HOWE</u> Address <u>PO Box 426, Cowra NSW 2794</u> _____ Postcode _____ Signature <u><i>Michael Howe</i></u>		
4. Site Access	In signing this Development Application form do you grant consent for Council Officers to enter upon the land the subject of the application for the purposes of assessing the proposed development? Note: In the majority of cases this will be an unannounced visit.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

5. Pecuniary Interest	Does Yass Valley Council employ the applicant or is the application being submitted on behalf of an employee of Council?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Does the applicant or owner have any relationship to the staff or Councillors of Yass Valley Council or is the application being submitted on behalf of someone who has such a relationship?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If you have answered yes to either of the above questions you must disclose this relationship _____ _____ _____		
Part 2 – Development Details			
6. What are the Present and Previous Uses of the Land?	Present use <u>Hard rock extraction, processing & stockpiling, product despatch and periodic asphalt production</u> Previous known use(s) <u>Grazing of sheep & cattle</u> _____ _____		
7. Type of Development	<input type="checkbox"/> Erection of a Dwelling House <input type="checkbox"/> Erection of a Shed / Carport or Deck <input type="checkbox"/> Erection of any other Building or Structure <input type="checkbox"/> Construction / Installation of a Swimming Pool <input type="checkbox"/> Demolition <input type="checkbox"/> Earthworks <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of Use <input type="checkbox"/> Advertising Sign <input checked="" type="checkbox"/> Other (Specify) <u>Ongoing operations at Bogo Quarry</u>		
8. Summarise the proposed Development <i>If there is insufficient space please attach a written description of your proposal.</i>	Please give a detailed outline of what you are proposing. <u>Extend the operational life of Bogo Quarry for approximately 30 years, increase production to a maximum of 500 000 tpa, operation of a mobile asphalt plant and/or concrete batching plant at Bogo Quarry on a campaign basis, as required.</u> If the development includes a building what will it be used for? <u>N/A</u> _____ _____		

9. Are you applying for approval under Section 68 of the Local Government Act 1993	<div style="display: flex; justify-content: space-between;"> <div> Yes <input type="checkbox"/> </div> <div> <input type="checkbox"/> Domestic oil/fuel heater <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Place of Public Entertainment <input type="checkbox"/> 2nd Hand Transportable Dwelling <input type="checkbox"/> On-Site Sewage Management System <input type="checkbox"/> Connect to Council's sewer or water supply <input type="checkbox"/> Other (specify) _____ </div> </div>		
	No <input checked="" type="checkbox"/>		
10. Materials To Be Used <i>Please tick appropriate boxes</i>	Floor <input type="checkbox"/> Concrete or Slate (20) <input type="checkbox"/> Timber (40) <input type="checkbox"/> Other (80) <input type="checkbox"/> Not Specified (90) <input type="checkbox"/> Steel (30)	Frame <input type="checkbox"/> Timber (10) <input type="checkbox"/> Steel (20) <input type="checkbox"/> Aluminium (70) <input type="checkbox"/> Other (80) <input type="checkbox"/> Not Specified (90) <input type="checkbox"/> Masonary (30) <input type="checkbox"/> Composite Foam (40) <input type="checkbox"/> Ply Framing (50)	Walls <input type="checkbox"/> Double Brick (11) <input type="checkbox"/> Brick Veneer (12) <input type="checkbox"/> Concrete or Stone (20) <input type="checkbox"/> Fibrous Cement (30) <input type="checkbox"/> Timber (40) <input type="checkbox"/> Curtain Glass (50) <input type="checkbox"/> Steel (60) <input type="checkbox"/> Aluminium (70) <input type="checkbox"/> Strawbale (91) <input type="checkbox"/> Aerated Concrete (90) <input type="checkbox"/> Not Specified (92) <input type="checkbox"/> Other (80)
		Roof <input type="checkbox"/> Tiles (10) <input type="checkbox"/> Concrete or Slate (20) <input type="checkbox"/> Fibrous Cement (30) <input type="checkbox"/> Steel (60) <input type="checkbox"/> Aluminium (70) <input type="checkbox"/> Other (80) <input type="checkbox"/> Not Specified (90)	
11. Size of Proposed Development	What is the floor area of the proposed development? Approximate area of disturbance = 28ha Area: _____ M ²		
12. Estimated Cost of Works	Estimated Cost \$ <u>500 000.00</u> . Note: The estimated cost of works must include the full cost of all materials and labour for all proposed structures, which are the subject of the application.		
13. Staged Construction	Are you applying for development consent in stages? If yes, please attach information, which describes the stages of your development and a copy of any development consents you have which relate to your development.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Part 3 – Development Application			
14. Do you want to Apply for a Development Application now?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
15. The Environmental Effects of your development	Will your proposal have minimal environmental impact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Have you prepared a Statement of Environmental effects?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Has an 8 Part Test been undertaken to determine if there is likely to be a significant impact?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Note: If yes attach a Species Impact Statement is required to be submitted		
	Is the land the subject of the application Bushfire prone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If so has a Bushfire Threat Assessment been undertaken in accordance with the provisions of Planning for Bushfire Protection 2001?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
16. Will your Development Require Concurrence	Does Yass Valley Council require the concurrence of a State Agency under in order to approve the proposed development? Note: It is your responsibility to ascertain which approvals are required. Council Staff will however provide some guidance.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
17. Is the proposal Designated Development?	Note: If yes an Environmental Impact Statement (EIS) will need to be submitted with your application.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<p>18. Is your proposal an Integrated Development.</p>	<p>Note: It is your responsibility to ascertain which approvals are required. Council Staff may however provide some guidance. Agencies from which you may need an approval include:</p> <ul style="list-style-type: none"> • The NSW Heritage Council under the Heritage Act 1977; • NSW Fisheries under the Fisheries Management Act 1994; • Department of Mineral Resources under the Mine Subsidence Compensation Act 1961; • NSW Department of Environment and Conservation under the National Parks and Wildlife Act 1974; • NSW Department of Environment and Conservation under the Protection of the Environment Operations Act 1997; • Roads and Traffic Authority under the Roads Act 1993; • NSW Rural Fire Service under the Rural Fires Act 1997; and • Department of Infrastructure, Planning and Natural Resources (formerly Planning NSW and DLWC) under the Water Management Act 2000. <p>We strongly recommend that you consult with the relevant agencies prior to lodging your application.</p>		
	<p>Under which Act listed Above is an integrated approval required:</p> <hr/> <p>Protection of the Environment Operations Act 1997</p>	<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>

Note: You are required to provide accurate and honest details, if not your application will be delayed and legal avenues may be pursued.

Part 4 – Construction Certificate		
19. Do you wish to apply for a Construction Certificate?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
20. Owner Builder/Builder Details <i>If residential building please tick relevant box and complete details if known</i>	For a Construction Certificate only what is your approved Development Consent No: _____ <input type="checkbox"/> To Be Advised <input type="checkbox"/> Owner Builder - Permit No _____ <input type="checkbox"/> Licensed builder - Builders Name _____ Licence No _____ Phone () _____ Insurance Certificate No _____ Insurance Company _____	

21. Owner Builder Declaration <i>If value of work is \$5000 or less</i>	I, the undersigned, being an owner of the land, declare that I intend to do the building work on the land and the reasonable market cost of the labour and material involved in the work is not high enough for me to need an owner builder permit. Signature _____
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Office Use Only		
Fees	DA (T36) _____ Dwell Bond (T407) _____ CC (T37) _____ Road Bond (T409) _____ Inspect (T39) _____ 2 nd Hand Insp (T39) _____ Septic/Drain (T42) _____ Integrated Fee _____ Long Ser (40) _____ Concurrence Fee _____ Plan 1 st (T176) _____ Other _____	
DA No _____	Total _____ Date _____ Receipt _____	
CC No _____		
File No _____		

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File Name: Development Application/Construction Certificate	Approved By: Director of Planning & Environmental Services	



Pre-lodgement Development Application Checklist

This checklist is provided to ensure that all of the required details are submitted with your application. If you need further assistance to complete the checklist please contact Council's Development Services Section. Note: Council **will not accept** a development application unless all relevant information on the checklist is provided and the applicant signs the checklist.

No	Criteria	Applicant		Council Use Only	
		Yes	No	Yes	No
1.	Is the application form fully completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Have all registered owners of the land (see rates notice) signed the " OWNERS CONSENT " section on the Development application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Can Yass Valley Council Officers gain access to the property / development site? Do you have dogs or a locked gate? Are there any other hazards / risks that Council should be advised of?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Is the description of your proposal on the development application form clear and comprehensive?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Do you have a Statement of Environmental Effects to submit with the development application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposal Integrated Development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	If the proposal is Designated Development do you have an Environmental Impact Statement to submit with the development application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Do you have SIX (6) sets of plans to submit with the development application? Note: One set of plans must be no greater than A3 in size. 4 Copies of SoEE provided as requested by Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No	Criteria	Applicant		Council Use Only	
10.	<p>Have you obtained a "BASIX Certificate" for your development?</p> <p>Note: From July 1 2005 BASIX applies throughout NSW for:</p> <ul style="list-style-type: none"> • New single dwellings and dual occupancy; and • New boarding houses, guest houses, hostels, lodging-houses and backpacker accommodation under 300m². <p>From October 1 2006 BASIX applies throughout NSW for:</p> <ul style="list-style-type: none"> • All new residential dwellings, including single dwellings, villas, townhouses and low-rise, mid-rise and high-rise developments in NSW; and • All residential alterations and additions with a value of \$50,000 or more; and • Swimming pools/spas with a capacity greater than 40,000 litres. <p>"BASIX" (the Building Sustainability Index) is a new planning tool that affects everyone building a new home.</p> <p>"BASIX" ensures there is the potential to save both water and energy. To get a BASIX Certificate go to www.basix.nsw.gov.au</p>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input checked="" type="checkbox"/>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>
11.	<p>Have you submitted an application to operate an On-site Sewage Management System that is accompanied by an Effluent Report (which includes soil testing) that has been prepared by a suitably qualified and experienced person?</p>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input checked="" type="checkbox"/>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>

No	Criteria	Applicant		Council Use Only	
12.	Have you provided the following information if you are seeking approval for Demolition :				
	1. Details of the age and condition of the existing building(s);				
	2. Details indicating the heritage value of the building;				
	3. Details to indicate if the building contains asbestos products or any other potentially hazardous material;	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	4. The methods to be used to protect the site during demolition; and				
	5. A dilapidation report indicating the condition of all buildings on adjoining properties.				
13.	Have you provided the following information if you are seeking approval for Subdivision :				
	1. Details of existing and proposed subdivision pattern;				
	2. Details of any roads to be constructed;				
	3. The number of lots and their areas;				
	4. The location of roads and access points to each proposed lot;	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	5. Preliminary engineering drawings showing, roads, sewers earthworks;				
	6. Existing and proposed ground levels;				
	7. Details of the location and use of any existing buildings; and				
	8. Details of any clearing required to facilitate the subdivision.				

14.	<p>Have you provided the following information if you are seeking approval for Shops, Offices, Commercial or Industrial Development:</p> <ol style="list-style-type: none"> Hours of operation (including deliveries); Details of the type of plant and machinery to be installed and used; Details of the type / size of goods to be made, stored or transported; Details of loading and unloading bays; Number of employees; Details of any proposed signage; Levels of clientele visiting site; Service vehicle maneuverability; and Parking arrangements, vehicle entry/exit points, onsite manoeuvring. 	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>
15.	<p>Have you provided the following information if you are seeking approval for Home Businesses:</p> <ol style="list-style-type: none"> Hours of operation; A floor plan of the business area; Number of employees; Levels of clientele visiting site; Car parking; and Details of any proposed signage. 	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>
16.	<p>Have you provided the following information if you are seeking approval for Advertising Structures:</p> <ol style="list-style-type: none"> Size, colour, type of material proposed; The position of the sign on - buildings, structures or land; Elevations of the building showing the proposed signage or the sign; and Details of any lighting. 	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>

 18/2/16.

Applicant's Signature **Date**

CSO Signature **Date**

Council Use Only

Matters requiring attention prior to accepting application:



1(a)

Appointment of Principal Certifying Authority

I/we

of

Hereby agree to appoint Yass Valley Council as Principal Certifying Authority, pursuant to the Environmental Planning & Assessment Regulation 2000. It is further agreed that Yass Valley Council will inspect the building / subdivision at various stages of construction as indicated in the schedule below. I / we also agree that each inspection and / or reinspection will be charged at the rate specified in Council's current Management Plan and will be paid by me/us, as required and that third party certification may be required by the PCA should site conditions or materials dictate. Note Council's Management Plan is available to download at Council's Website – www.yassvalley.nsw.gov.au

Location of work:

For and on behalf of Yass Valley Council	For and on behalf of:
Signed:	Signed:
Date:	Date:

SCHEDULE

Building	Subdivisions
1. Prior to commencement of works	
2. Footings	
3. Drainage	
4. Slab or Bearers and joists	
5. Presheet / Frame	
6. Wet area flashings	
7. External drainage (including disposal area)	
8. Interim Occupation	
9. Final	

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