



<b>Office use only</b>	Application number	<input type="text"/>
	Date received	<input type="text"/>
	Property file	<input type="text"/>
	LAND USE APPLICATION -7	

### Further information

Blue Mountains City Council  
 KATOOMBA: 2-6 Civic Place  
 SPRINGWOOD: 104 Macquarie Rd

POSTAL ADDRESS:  
 Locked Bag 1005 Katoomba 2780  
 TELEPHONE: (02) 4780 5000  
 Lower Mountains: (02) 4723 5000  
 FACSIMILE: (02) 4780 5555

EMAIL: [council@bmcc.nsw.gov.au](mailto:council@bmcc.nsw.gov.au)  
 WEB: [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

# Land Use Application

## Single dwellings, granny flats & associated development / buildings

### 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 N <sup>o</sup> /s.	Section N <sup>o</sup> .	DP N <sup>o</sup> .
<input type="text"/>	<input type="text"/>	<input type="text"/>
Street N <sup>o</sup> .	Street Name	
<input type="text"/>	<input type="text"/>	
Suburb	Postcode	
<input type="text"/>	<input type="text"/>	

### owner

This section must be completed and signed by ALL owners. If contracts for the sale of the property have been exchanged, both the vendor and the purchaser details must be provided and all signatories attached

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

Names / Company Name	
<input type="text"/>	
<input type="text"/>	
Australian Company Number (ACN) <i>(Provide when the owner is a company)</i>	
<input type="text"/>	
Postal Address	
<input type="text"/>	
Suburb	Postcode
<input type="text"/>	<input type="text"/>
Contact Telephone	Email Address
<input type="text"/>	<input type="text"/>

*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.*

Signature/s	<input type="text"/>	<input type="text"/>
Date	<input type="text"/>	<input type="text"/>

# 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

Suburb

Postcode

Contact Name

Contact Telephone

Email Address

*I declare to the best of my knowledge and belief that all the particulars herein are correct in every detail and all the information required has been supplied. I also certify that all information provided electronically and in paper form are identical.*

Signature/s



Date



Applicants, and any person who has a financial interest in this application, must comply with legislative requirements relating to political donations. Refer [www.bmcc.nsw.gov.au/yourcouncil/political donations](http://www.bmcc.nsw.gov.au/yourcouncil/political%20donations)

# application

## Type of application required

Refer to the *Guide to the Application Process*

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

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

For example if you are building a new house you will need to apply for a development consent and a construction certificate. The appointment of a Principal Certifier (PC) will also be required

The CC and PC may be carried out by Council or a private certifier

Refer to the *Plan Guide - Single Dwellings* for building classes

### DEVELOPMENT APPLICATION

#### Development application (DA)

Indicate if any of the following also apply

The application is for 'advertised' development

You are seeking a 'staged' development consent

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 Environment Operations Act

Concurrence (*Additional fees apply*)

*If concurrence is required, indicate the Authority*

Water NSW

Railcorp

Roads and Maritime Services

Other Authority (please provide)

#### Other approval (s.68 approval eg. onsite waste management system, solid fuel heater etc.)

#### Construction certificate (CC)

*NOTE: The CC section on Pages 4-5 of this form MUST be completed*

Development application details: (*if already granted*)

Application No:

Date of consent

Does the development involve an alternative solution under the BCA?

No

Yes (*Additional fees apply*)

Appoint Council as the **Principal Certifier (PC)** - For inspections and the issue of the occupation certificate. **The PC Agreement form must be completed and signed by the person having benefit of the consent.** Further details are available on-line

### CONSTRUCTION CERTIFICATE

# proposal

Tick the boxes that best describe the proposal

## Class 1a

- New single dwelling
- Additions / alterations to dwelling
- Studio
- Secondary dwelling / granny flat

## Class 10a

- Garage / Carport
- Shed
- Deck
- Pergola / awning

## Class 10b

- Rainwater tank
- Retaining wall
- Fence
- Swimming pool  
No. of litres: \_\_\_\_\_

- Other structure (provide details)  Class:
- Demolition (provide details)
- Landscaping works
- Install an on-site sewage system - Type of system:
- Install a solid fuel heater

# description

Describe the work  
eg. two storey dwelling with detached carport and in-ground swimming pool; part demolition, etc

  


---



---



---

# value

## Cost summary report

Provide estimated or contract values for the proposal

The value of works is used in fee calculations and to determine local infrastructure contributions

A tax invoice can be issued upon request

### Building works

- Structure / Building works  \$
- Excavation and site preparation  \$
- Decontamination or remediation  \$
- Demolition works (including cost of removal and disposal)  \$

### Related works

- Landscaping / retaining walls etc  \$
- Drainage  \$
- Connection of services eg. sewer, water, gas, etc  \$
- Onsite sewage works  \$
- Driveway / road construction  \$
- Other  \$

**TOTAL VALUE OF WORKS (including GST)**

\$

### Value of works

Blue Mountains City Council uses an online cost estimator to determine the value of the building works on all applications other than those supported by either:

- a written quotation or contract from a licensed building contractor
- a report from a registered Quantity Surveyor, or
- documentation from another suitably qualified and independent person.

Other components such as drainage, landscaping, road works, etc., are also added to give the total value of the development.

## plans & documents

List the plans and documents that support the application.

A separate schedule may be provided, should further space be required

Refer to the *Plan Guide - Single Dwellings* for plans and documents to be submitted with an application

Type of plan / document title

Prepared by

Dated

Type of plan / document title	Prepared by	Dated
EG: Site plan	John Smith, Architect	1/1/2011

### Online tracking

Plans and documents provided with a development application or construction certificate can be viewed online. The application's progress may also be tracked at [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

## 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, you may write "Same as Applicant" below. Ensure form is signed below*

Postal Address

Suburb

Postcode

Contact Name

Contact Telephone

Email Address

Signature/s



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)

### Builder details - Please nominate builder:

**Principal Contractor (builder)** *Provide details below (if known)*

Name:	Licence/Permit No:
Address:	
Phone/Mobile:	Email:

#### Value of works \$20,000 and under:

**A letter from the principal contractor** is required to confirm their appointment as the principal contractor for the work. The principal contractor for the work is appropriately licensed and has management of the site. The letter must include their name, address and licence number, and be provided to the Principal Certifying Authority (PCA) prior to the release of the construction certificate (CC).

#### Value of works over \$20,000:

Insurance under the Home Building Compensation Fund is required. A copy of the certificate must be submitted to the PCA prior to the release of the CC, together with the builder's details (name, address and licence number) if not provided above.

**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.

## 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

### Development details

Complete the following details (where applicable)

#### For each proposed new building, indicate:

Number of storeys of the proposed building	<input type="text"/>	
Gross floor area of the existing building	<input type="text"/>	m <sup>2</sup>
Gross floor area of the new building	<input type="text"/>	m <sup>2</sup>
Gross site area of the land on which the building is to be erected	<input type="text"/>	m <sup>2</sup>
Swimming pool	<input type="text"/>	litres

#### For each proposed new residential building, indicate:

Number of existing dwellings on the site	<input type="text"/>
Number of existing dwellings to be demolished	<input type="text"/>
Number of dwellings to be constructed	<input type="text"/>
Will the new building be attached to an existing building	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will the new building be attached to any other new building	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### Materials to be used

Please indicate the materials to be used in the construction of each 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"/> Aluminium	<input type="checkbox"/> Concrete/slate <input type="checkbox"/> Other	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Steel
<b>4. WALLS</b>	<input type="checkbox"/> Brick (double) <input type="checkbox"/> Fibre cement <input type="checkbox"/> Curtain glass	<input type="checkbox"/> Brick (veneer) <input type="checkbox"/> Aluminium cladding <input type="checkbox"/> Other	<input type="checkbox"/> Concrete/stone <input type="checkbox"/> Timber/weatherboard	<input type="checkbox"/> Steel

# declaration

This declaration is made on behalf of the applicant and owners

You (applicant and owner) are required to declare all affiliations or associations with Councillor/s or Council staff which may lead a reasonable person to believe that a Councillor or staff member may not be able to deal with your application in an impartial manner. Certain affiliations/associations may also mean that the application may need to be referred to a Local Planning Panel for determination.

A declaration is required of all affiliations or association where you:

- a) are submitting the application for development by Council or on land under Council's care or ownership;
- b) are a Councillor;
- c) are a member of Council staff;
- d) are a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth); or
- e) are a relative (within the meaning of the Local Government Act 1993) of a person referred to in b) to d).
- f) have a close personal friendship with a person referred to in b) to d);
- g) have a shared membership in a club, political party or organisation with a person referred to in b) to d);
- h) have business dealings with a Councillor/s or member/s of staff outside their official Council role; or
- i) have provided a gift, benefit, loan, payment or hospitality to a person referred to in b) to d).

*Please select*

There are no affiliations or associations, as defined above.

The following are affiliates or associates of the applicant/owner (*provide details*):

Name of Councillor/ Council Staff Member or Member of Parliament	Nature of Affiliation or Association

Declared on behalf of Applicant & Owner:

Signature on behalf of Applicant and Owner:

Dated:

Under the Local Government Act 1993, relative, in relation to a person, means any of the following:

- (a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the person or of the person's spouse or de facto partner,
- (b) the spouse or de facto partner of the person or of a person referred to in paragraph (a).

# statement of environmental effects



## for single dwelling houses, granny flats and associated ancillary structures

A statement of environmental effects is required on all development applications. It examines the impact of the proposal and how these impacts can be minimised. Refer to the relevant Development Control Plan (DCP) applicable to your property. BMDCP - Blue Mountains DCP 2015; BLDCP - Better Living DCP

### 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 N <sup>o</sup> s.	Section N <sup>o</sup> .	DP N <sup>o</sup> .
<input type="text"/>	<input type="text"/>	<input type="text"/>
Street N <sup>o</sup> .	Street Name	
<input type="text"/>	<input type="text"/>	
Township	Postcode	
<input type="text"/>	<input type="text"/>	

### proposal

Provide a brief outline of the proposed work

### planning

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on Council's website [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

What is the zoning of the land?

Which LEP applies to the land?  LEP 2015  LEP 2005  LEP 1991

Is the property affected by a protected area or environmental constraint area?  Yes  No  
*If yes, attach details of the area, its location and proximity to the development.*

*If the development is located within these areas a detailed environmental assessment will also be required. Refer to BMDCP C1.1 Biodiversity & Natural Resources / BLDCP CC1.1 Biodiversity.*

Is the proposal permissible within the zoning?  Yes  No  
*Refer to the relevant Local Environmental Plan (LEP).*

Are there any restrictions on the Certificate of Title?  Yes  No  
*If yes, attach a copy of the covenant or restriction.*

What is the site coverage?

*For definitions on site cover refer to the development standards in the relevant LEP or DCP.*

	Existing	Proposed	
Building site coverage	<input type="text"/>	<input type="text"/>	% or m <sup>2</sup>
Principal development area	<input type="text"/>	<input type="text"/>	m <sup>2</sup>
Notional development area <i>(if applicable)</i>	<input type="text"/>	<input type="text"/>	m <sup>2</sup>

Is the development located on Bushfire Prone Land?  Yes  No  
*If yes, state the level of threat. Refer to Rural Fire Service 'Single Dwelling Development Applications' for details.*

Indicate the bushfire attack level (BAL)

BAL-12.5  BAL-19  BAL-29  BAL-40  BAL-FZ

*Attach a bushfire threat assessment; detail the level of construction on the plans. Refer to BMDCP C4 Bushfire / BLDCP C4.1 Bushfire.*

To determine the level of construction refer to the NSW Rural Fire Service Guidelines for 'Single Dwelling Development Applications' [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

# statement of environmental effects

Yes No

## site checklist

**You must tick the boxes to show that you have considered these issues**

Please refer to the appropriate section in the relevant Development Control Plan (DCP)

Attach details where required

Maps and details of protected areas, water supply catchment areas and heritage items can be found on Council's website [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

Does the site contain undisturbed areas of native vegetation or is it adjacent to areas of bushland?

*If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats. Refer to BMDCP C1.1 Biodiversity & Natural Resources / BLDCP C1.1 Biodiversity.*



Does the site contain any rocky outcrops, rock ledges or other significant natural features?

*If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats. Refer to BMDCP C1.1 Biodiversity & Natural Resources / BLDCP C1.1 Biodiversity.*



Is the area to be cleared located within 40 metres of a watercourse (permanent or intermittent)?

*If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats. Refer to BMDCP C1.1 Biodiversity & Natural Resources / BLDCP C1.1 Biodiversity.*



Is the property located within a Water Supply Catchment Area?

*This can be obtained from Council's maps.*



Are there any noxious weeds on the site?

*If yes, a weed management strategy may be required. Refer to BMDCP C2 Bushland and Weed Management / BLDCP C1.2 Weeds.*



Is the site classified as potentially contaminated or is it currently or has been previously used for a purpose that may have resulted in it being contaminated?

*If yes, a Land Contamination Report may be required. Refer to BMDCP E7 Contamination / BLDCP C4.3 Land Contamination.*



Does the proposal involve any demolition works?

*If yes, complete the section on waste management on this form. Refer to BMDCP E4.5 Demolition Management and E6.3 Demolition and Construction Waste / BLDCP C1.4 Site Management.*



Is there any asbestos on the site / building?

*If yes, refer to BMDCP E4.7 Asbestos / BLDCP C1.4 Site Management.*



Is there disturbance to any area containing lead paint?

*If yes, refer to BMDCP E4 Site Management / BLDCP C1.4 Site Management.*



Is the area of land to be disturbed greater than 50m<sup>2</sup>?

*If yes, an erosion and sediment control plan is required. Refer to BMDCP E4 Site Management / BLDCP C1.4 Site Management.*



Is the site listed on a heritage register, adjoins a heritage item or located within a heritage conservation area?

*If yes, a heritage assessment may be required. Refer to BMDCP D1 Heritage / BLDCP C3 Heritage.*



Is the site located within a Protected Area - Period Housing Area?

*If yes, a detailed character assessment is required. Refer to BMDCP D2 Period Housing / BLDCP C2.1 Streetscape and Character.*



Is the site accessed via an unformed road?

*If yes, you need to apply for a Roads Act Approval.*



Is the development within 60 metres of a railway corridor?

*If yes, a noise and vibration report may be required. Refer to BMDCP F1.1.3 Acoustic Privacy / BLDCP C5.4 Amenity.*



Is the development located on a main transport corridor? (i.e., GWH, Hawkesbury Road, Bells Line of Road, Darling Causeway).

*If yes, a noise and vibration report may be required. Refer to BMDCP F1.1.3 Acoustic Privacy / BLDCP C5.4 Amenity.*



# statement of environmental effects

Yes No

Is the site classified as being 'subject to inundation'?

*This information is shown on a 149(2) Planning Certificate.*

Is the site subject to overland flow or surcharge from the street or a drainage easement?

*If yes, a flood study report may be required.*

## varying a standard

Is the design contrary to a development standard?

*If yes, please indicate whether it is a:*

Yes

No

Local Environmental Plan (LEP) development standard and/or

Development Control Plan (DCP) development standard

Please attached 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 objectives of the LEP or DCP. Application forms for a SEPP 1 or cl. 4.6 variation to LEP development standard is available from the website.

Development standards for single dwellings are referenced in the relevant DCP

## Effects and mitigation measures

### biodiversity

Provide an outline of measures taken to reduce the impact on the environment and to build biodiversity.

*This could include a site responsive design; limited clearing; use of recycled materials/plants; retention of natural features and native habitats; regeneration of native areas, etc. Refer to BMDCP C1.1 Biodiversity and Natural Resources / BLDCP C1.1 Biodiversity.*

Mountain Landscapes, an interactive web site, provides a list of plants that are local to each village [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

---

---

---

---

---

---

---

### stormwater

The development proposes the following retention and / or detention stormwater management measures. Indicate whether rainwater on the site flows naturally to the:

front

rear

side

*Look at detention and retention measures to contain potential upstream and downstream effects.*

*Detention limits the quantity and velocity of stormwater discharge. Retention is the methods used to store stormwater on the site for later reuse. For example, collection and reuse of rainwater, use of infiltration trenches, discharge to pipes etc. Refer to BMDCP C6 Water Management / BLDCP C1.3 Stormwater and the development standards for single dwellings in Parts D1 and E1.*

For new dwellings and additions having an estimated value of work \$50,000 or more, BASIX will also specify stormwater requirements

---

---

---

---

---

---

---

# statement of environmental effects

## site management

What are the proposed arrangements for the management and minimisation of waste during construction.

*If demolition is proposed indicate the extent and order of demolition, the type of materials and disposal techniques including asbestos removal and disposal. Refer to BMDCP E4 Site Management / BLDCP C1.4 Site management.*

---

---

---

---

---

---

---

---

Should the proposal involve the removal of any asbestos cement, you will need to refer to *Working With Asbestos Guide* on [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

## streetscape and character

Provide a statement on the character of the streetscape, the locality and how the proposal addresses these elements.

*Compare the predominant features such as height; design style and gardens elements. Attach a schedule of external materials and colours. Refer to BMDCP B1 Site and Context Analysis / BLDCP C2.1 Streetscape and Character.*

---

---

---

---

---

---

---

---

## crime minimisation

State measures that have been incorporated into the proposal that consider crime minimisation strategies.

*This might include natural surveillance areas, clearly defined access points, lighting and security. Refer to BMDCP J5 Part E5 Crime Prevention Through Environmental Design (CPTED) Guidelines / BLDCP C4.2 Crime Minimisation.*

---

---

---

---

---

---

---

---

Provide a statement on crime minimisation strategies

# statement of environmental effects

## vehicular access

Provide details, if applicable

Provide a statement on vehicular access, driveway design and location. Include measures taken to mitigate the impact.

*Consider the type and load of vehicular and pedestrian traffic within the street. Include driveway design, grade, surface material and its position in relation to natural features (identify the driveway on the site plan). On difficult sites vehicular access designs will be required.*

---

---

---

---

---

---

---

## amenity impacts

Will the proposal impact on adjoining residents:

Overshadowing? *Shadow diagrams may be required*

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

Privacy?

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

Views?

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

Noise? *eg., external airconditioners, pool pumps etc*

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

Does the proposal involve a fuel heater?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

*If yes, include on the location on the floor plan and attach the heater specifications.*

Outline the measures taken to minimise the impact. *Refer to BMDCP B Context, Site Analysis and Design / BLDCP C5.4 Amenity*

---

---

---

---

---

---

---

# statement of environmental effects

## services

### Sewer

Will the development be connected to sewer?

- Direct sewer connection       Pump to sewer  
 Not connected - please complete wastewater management section below

*If you are uncertain please check with Sydney Water*

### Electricity and water

Will the development be connected to the following services?

- Electricity (grid)       Mains / reticulated water supply

*If you are uncertain please check with service provider*

If you do not intend to connect to electricity or mains water supply, provide details below of intended method of servicing the dwelling.

---

---

---

---

---

---

---

## wastewater management

**Complete this section if the property is NOT connected to sewer.**

Disposal of wastewater is       off-site       on-site

Provide details, if applicable

*Where the proposal adds bedrooms (studios and studies are counted as bedrooms), then you will need to indicate the impact on the existing system by the intensified use. Provide details on the type of system, its size and how the additional loads can be accommodated.*

---

---

---

---

---

---

---

**Have you considered making your home adaptable?  
For further information read BMDCP E3.2 Adaptability / BLDCP C5.6 Adaptability.**