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|-----------------|-------------------------|----------------------|
| Office use only | Application number | <input type="text"/> |
| | Date received | <input type="text"/> |
| | Property file | <input type="text"/> |
| | LAND USE APPLICATION -5 | |

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
 FACSIMILE: (02) 4780 5555

EMAIL: council@bmcc.nsw.gov.au
 WEB: www.bmcc.nsw.gov.au

Land Use Application

Commercial, industrial, multi-residential,
 dual occupancy and subdivision development

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 ^o /s. | Section N ^o . | DP N ^o . |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Street N ^o . | 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 factory 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

DEVELOPMENT APPLICATION

Development application (DA)

Indicate if any of the following also apply

The application is for 'advertised' development

The application is for 'designated' 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 (please provide)

Other approval (s.68 approval eg. temporary structure, amusement device, etc.)

Construction certificate (CC) / Subdivision works certificate

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:

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

Class:

Does the development involve an alternative solution under the BCA?

No

Yes (Additional fees apply)

CONSTRUCTION CERTIFICATE

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

proposal

Tick the boxes that best describe the proposal

- | | | |
|--|--|---|
| <input type="checkbox"/> Multi-residential | <input type="checkbox"/> Dual occupancy | <input type="checkbox"/> Affordable housing |
| <input type="checkbox"/> Commercial development | <input type="checkbox"/> Shop fit-out | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Industrial development | <input type="checkbox"/> Community building | <input type="checkbox"/> Bed & Breakfast |
| <input type="checkbox"/> Change of building use | <input type="checkbox"/> Temporary use of a building | |
| <input type="checkbox"/> Temporary structure | <input type="checkbox"/> Amusement device | |
| <input type="checkbox"/> Demolition (<i>provide details</i>) | <input type="text"/> | |

Other

Subdivision (*provide details*)

Type: Torrens title subdivision Community 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:

description

Describe the work eg. multi-dwelling housing (4 dwellings); one into four lot strata subdivision, 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. Note: When calculating the value of works, professional fees are excluded from development application fee calculations, but are included in fee calculations for local infrastructure contributions

When works are valued in excess of \$2,000,000 a Detailed Cost Report by a Registered Quantity Surveyor must be submitted with the application

A tax invoice can be issued upon request

Building works

| | |
|--|-------------------------|
| Structure / building works | \$ <input type="text"/> |
| Excavation and site preparation | \$ <input type="text"/> |
| Decontamination or remediation | \$ <input type="text"/> |
| Demolition works (<i>including cost of removal and disposal</i>) | \$ <input type="text"/> |
| Fit-out | \$ <input type="text"/> |

Related works

| | |
|--|-------------------------|
| Landscaping / retaining walls | \$ <input type="text"/> |
| Drainage | \$ <input type="text"/> |
| External services <i>eg. sewer, water, gas, etc</i> | \$ <input type="text"/> |
| Onsite sewage works | \$ <input type="text"/> |
| Carparking / driveway / road construction | \$ <input type="text"/> |
| Other | \$ <input type="text"/> |
| SUB TOTAL | \$ <input type="text"/> |

Professional fees \$

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

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

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/s 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

Dual occupancies and multi-residential development - 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.

All other development: Provide **principal contractor details** as above, including their name, address and licence number, prior to the 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 | <input type="text"/> | |
| Gross floor area of the existing building | <input type="text"/> | m ² |
| Gross floor area of the new building | <input type="text"/> | m ² |
| Gross site area of the land on which the building is to be erected | <input type="text"/> | m ² |
| 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 |
| Does the site contain a dual occupancy | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Current uses of the building | <input type="text"/> |
| Proposed uses of the building (if changed) | <input type="text"/> |

Materials to be used

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

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).