

DA

DEVELOPMENT APPLICATION FORM

MADE UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Application Fee		Receipt No.		Parcel No.
Advertising Fee		Date Received		

Description

Are you applying for development consent to...:

- Erect, alter or demolish a building structure
- Change the use of the land or a building
- Carry out earthworks
- Subdivide the land
- Strata subdivide a building or development
- Erect or display advertising

Please Select

The proposal is for...:

- residential
- industrial
- commercial/ retail

Documentation

Our DA Guide explains the Development Application process and the required information in more detail. Also refer to the requirements of the DA checklist at the back of this form.

Other Approvals

Your proposal may also require other approvals.

Application/s

If a Development Application is required for the works and a development consent has been issued by Council, a Construction Certificate is required before any building work can commence. A Construction Certificate can be issued by Council or an accredited person. If you choose Council, you have the option of applying for your Construction Certificate with your Development Application or at a later date.

1. Application and Site Details (please print)

Applicant name, address and contact details

Title: Mr Mrs Miss Ms Other Dr

* Applicant Name or Company: _____

* Contact Name (if Company): _____

* Postal Address for all correspondence: _____

* Phone (daytime): _____ Post Code _____ (A H): _____

Fax: _____ (M): _____

* Email: _____

* mandatory field

Location & Title description of the property

Unit, Shop or Suite: _____ Street No.: _____

Street: _____ Suburb: _____

Lot(s): _____ Section: _____

Deposited Plan(s): _____ Strata Plan: _____

Other: _____

2. Development Details

What is the property used for at present? _____

Description of the Proposed Development

Provide clear information on exactly what it is you propose to do

Estimated Cost of Development	Must be a true market value. If no construction is proposed, the value of works will be nil.
Cost of Works: \$	
Integrated Development	<input type="checkbox"/> Department of Environment & Conservation (Section 43(a), 43(b), 43(d), 47, 48, 55 and 122 of the <i>Protection of the Environment Operations Act 1997</i>) <input type="checkbox"/> Department of Natural Resources (section 88, 90 &91 of the <i>Water Act 2000</i>) If you ticked either of the above boxes, the proposal will also require approval from another approval body. Two additional sets of the plans and supporting information and a cheque for the sum of \$250 made out to the relevant authority are required to be submitted and an additional fee of \$110 to Council.
Local Government Act Approvals	<input type="checkbox"/> N/A <input type="checkbox"/> Water Supply, sewerage and stormwater drainage work <input type="checkbox"/> Management of Waste <input type="checkbox"/> Community Land <input type="checkbox"/> Public Roads <input type="checkbox"/> Structures or places of public interest

3. Consent of All Owners

This section must be completed and signed by the owner/s of the property on which the development is proposed to be carried out (this includes every person who jointly or severally own the property). If the building is a strata building, the application must be stamped with the strata seal and signed by a recognised authority.

As the owner(s) of the land, I/we consent to the application(s). I/we hereby agree to allow Council's Officers to enter the subject land for the purpose of carrying out inspections and erecting a site notice sign on the property associated with the application(s).

Note: If signed on behalf of a corporate body or company, the company seal must be stamped over signatures or the signature of the Managing Director provided accompanied by the Australian Company Number (ACN).

Name (please print).....Position.....
 Address.....
 Telephone.....Fax.....Signature.....

Name (please print).....Position.....
 Address.....
 Telephone.....Fax.....Signature.....

4. Reportable Political Donations and Gifts

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a relevant planning application to a council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:

1. all reportable political donations made to any local councillor of that council
2. all gifts made to any local councillor or employee of that council.

Further information and disclosure forms are available from Council's website www.strathfield.nsw.gov.au or the NSW Department of Planning website at www.planning.nsw.gov.au/planning_reforms/donations.asp.

5. Public Information

The information provided on this form is considered to be public information

Copyright Notice: The Applicant is advised that Council may make copies (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 and Council's Notification Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the development application by Council and public participation in the development assessment process. This will include making copies of the advertised plans, supporting documentation and the determination available on Council's website to be viewed or printed out by members of the public. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Privacy Statement: Personal details requested on this form is supplied to Strathfield Council on a voluntary basis but if you cannot provide the information requested, Council may not be able to process your application. Personal details requested on this form will be used to process your application. Information provided by you may be accessed by the members of the public. Council is to be regarded as the agency that holds the information. You may make application for access or amendment to information held by Council.

Warning: Applicants should be aware that if all the required information is not provided, the development application **will not** be accepted at the Customer Service Centre.

Declaration by the Applicant

I/ we declare to the best of my/our knowledge and belief, that the particulars stated in this checklist and form are correct in every detail and that the information required has been provided.

Applicants Name (printed).....

Applicants Signature

Checked: _____
(Council Officer)

PRELIMINARY DEVELOPMENT APPLICATION CHECKLIST
This checklist **must be completed by the applicant** and duty officer

Property Address
Proposal/ Type of Development.....

ALL DEVELOPMENT APPLICATIONS	To be completed by the applicant			To be completed by Customer Service (include No. of copies)		
	Yes	No	N/A	Yes	No	N/A
Is the proposal clearly described?						
Has the form been completed properly?						
Has the consent of all owners been provided (and Strata Corporation if applicable)?						
Has the email address of the applicant been provided?						
PLANS Plans must be drawn to a scale (ie: 1:50, 1:100 or 1:200), show the north point, street numbers, location of windows and uses of buildings on adjoining land. Four (4) copies are required, except where identified as less copies. *						
▪ Site analysis plan						
▪ Site plan						
▪ Floor plans						
▪ Sectional plans	Elevation and section plans need to show the existing ground levels and any proposed changes to the ground level, RLs to the Australian Height Datum and the external finishes of the building.					
▪ Elevational plans						
▪ Streetscape elevation plan (showing two properties either side of the subject site)						
▪ Demolition plan						
▪ Coloured copies (for alterations and additions to buildings)						
▪ Two (2) sets of notification plans to include; one (1) set of A4, reduced scale plans and one (1) set of full size plans. Notification plans for all residential applications should not show the internal layout.						
▪ A survey plan (<i>not applicable to change of use and minor work</i>)						
▪ Subdivision plan (for work involving new subdivision)						
▪ Sediment and Erosion control plan (during construction of the proposal)						
▪ Parking and or garaging details; showing the access and exit points, dimensions and ramp gradients, the access and exit points, dimensions and ramp gradients and in the case of a basement: a longitudinal section showing gradients, transitional lengths and clearances to a 1:20 scale						
▪ Concept stormwater drainage plan; (<i>not applicable to change of use or for minor works</i>) showing the proposed points of discharge to Council's drainage system, general stormwater pipework layout and who it was prepared by						
▪ Concept landscape plan; showing planting schedule – Latin name, common name, height at maturity, quantity, size, location, stakes and any turf, all trees to be retained/ removed, proposed driveway crossings in relation to street trees, who it was prepared by						

*The submission of electronic plans via Council's eDA system may expedite the lodgement and assessment of your application. From October 2009 all development applications lodged by post, at the counter or online will require the submission of a full set of electronic documents on CD or DVD.

	To be completed by the applicant			To be completed by Customer Service (include No. of copies)		
	Yes	No	N/A	Yes	No	N/A
PLANS CONTINUED...						
<ul style="list-style-type: none"> ▪ Shadow diagrams. Required for developments for two or more storeys. <i>Diagrams must show existing and proposed shadow at 9am, 12pm and 3pm on the Winter Solstice (22 June).</i> 						
DOCUMENTATION Four (4) copies are required.						
<ul style="list-style-type: none"> ▪ Statement of Environmental Effects (SEE) containing a detailed description of the proposal and discussion about any potential impacts. The SEE will also address the proposal's compliance with the relevant Council and/ or State Planning Controls. <p>Note: if the proposal is for commercial/ retail and other non-residential development, the SEE will need to include the following additional detail:</p> <p>The proposed hours of operation, the type and size of goods to be manufactured, stored, transported or sold, loading and unloading facilities, the number of units/ offices/ shops and floor space and landscaping information.</p>						
<ul style="list-style-type: none"> ▪ Heritage Impact Statement (HIS). <i>Applicable if the property is a heritage (or draft heritage) item, in the vicinity of a heritage (or draft heritage) item, in a conservation area (or draft conservation area).</i> 						
<ul style="list-style-type: none"> ▪ A Waste Management Plan (required for all applications to assess the waste generated by the demolition/ construction/ operation of the proposal). 						
<ul style="list-style-type: none"> ▪ Acoustic Report (applicable to development adjacent to a busy road, a railway line or other noise source). 						
<ul style="list-style-type: none"> ▪ Arborist Report (may be required to justify the removal of trees). 						
<ul style="list-style-type: none"> ▪ Environmental/ contamination assessment (required where the site has a history of contamination or the proposed use warrants investigation). 						
<ul style="list-style-type: none"> ▪ Traffic Report (required where the proposal is anticipated to generate a high portion of vehicle movements or the site is located in an area where traffic movement is a concern). 						
<ul style="list-style-type: none"> ▪ A current BASIX certificate for the development. <i>Required for all Residential Development (new dwellings/ units/ townhouses/Alts & Adds to dwelling/ installation of a pool or spa).</i> 						
OTHER MATTERS Two (2) copies are required.						
<ul style="list-style-type: none"> ▪ Architectural Model – hard copy 3D model or 3D computer image model (required for multi-unit housing and any other development where the cost of works exceeds \$4 Million). 						
<ul style="list-style-type: none"> ▪ SEPP 65 Statement for development of residential flat buildings. 						
<ul style="list-style-type: none"> ▪ A colour sample board, showing the proposed external materials and finishes. 						