

# Lithgow City Council

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OFFICE USE ONLY

REGISTRATION NO. ....

PROPERTY NO. ....

## DEVELOPMENT APPLICATION

made under the *Environmental Planning and Assessment Act 1979* Section 78A

### Applicant Details

Name: .....  
 Postal Address: ..... Postcode: .....  
 Contact No. (Telephone/): ..... (Fax): ..... Email: .....

### Land to be Developed

Address: .....  
 Lot No/DP/Portion, etc: .....  
 Parish: ..... County: ..... OR  map(s) attached (see note 1)

### Proposed Development (type)

- |   |   |
|---|---|
| <input type="checkbox"/> use of land/building         | <input type="checkbox"/> carrying out of work |
| <input type="checkbox"/> erection of a building       | <input type="checkbox"/> demolition           |
| <input type="checkbox"/> subdivision of land/building | <input type="checkbox"/> other                |

Description: .....  
 (eg Residential Flat Building)

Proposed Use: .....  
 Estimated Cost (see note 2) \$ ..... If Subdivision, No. Of Lots: .....

### Approvals under s 68 Local Government Act 1993 (see note 3 for explanation)

Does this application seek approval for one or more of the approvals listed in the note to s 78A(3)?(see note 3)

- Yes  No

List approval(s) sought: .....

### Integrated Development (see note 4 – requires one or more of the following approval(s)) is this application for integrated development?

- Yes  No

List other approvals required to be obtained (see note 4)

- |  |  |   |  |   |                                  |
|--|--|---|--|---|----------------------------------|
| Fisheries Management Act 1994              | <input type="checkbox"/> s 144           | <input type="checkbox"/> s 201          | <input type="checkbox"/> s 205           | Rivers & Foreshores Improvements Act 1948 | <input type="checkbox"/> Part 3A |
| Heritage Act 1977                          | <input type="checkbox"/> s 58            |   |  | Roads Act 1993                            | <input type="checkbox"/> s 138   |
| Mine Subsidence Compensation Act 1961      | <input type="checkbox"/> s 15            |   |  | National Parks & Wildlife Act 1974        | <input type="checkbox"/> s 90    |
| Water Act 1912                             | <input type="checkbox"/> s 10            | <input type="checkbox"/> s 13A          | <input type="checkbox"/> s 18F           | <input type="checkbox"/> s 20B            | <input type="checkbox"/> s 20CA  |
|  |  |   |  | <input type="checkbox"/> s 20L            | <input type="checkbox"/> s 11 6  |
|  |  |   |  |   | <input type="checkbox"/> Pt 8    |
| Protection Environment Operations Act 1997 | <input type="checkbox"/> s43(a), 47 & 55 | <input type="checkbox"/> 43(b), 48 & 55 | <input type="checkbox"/> 43(d), 55 & 122 |   |                                  |

### OFFICE USE ONLY

#### \* If Private Certifier

DA Fee: \$ ..... (138550000-6320)

\* LSL Fee: \$ ..... (100BLBLSLBCRS)

Archive Fee: \$ .....

\* Sewer Drainage Fee: \$ ..... (363092000-6320)

Date: .....

\* Water Connection \$ ..... (138554000-6320)

Receipt: .....

Advertising: \$ .....

\* Septic Tank Fee: \$ ..... (138211000-6320)

Other: \$ .....

(Septic Application form required with this application)

TOTAL: \$ .....

**Construction Certificate**

is a construction certificate application to be lodged at the same time as the application for development consent?

yes

no

Information to be submitted

Where **YES** Form 11 must be completed and lodged with the application

**Type of consent Sought**

standard

staged development

deferred commencement

Crown

**Required attachments**

3 copies of plan of land (see note 5)

3 copies of plans/drawings of proposed development (see note 6)

1 copy of plan for purposes of clause 48B of the Environmental Planning and Assessment Regulation 1994 (see note 7)

other information (see note 8)

Application fee

**Environmental Impact**

(for designated development) or

(for other development) or

an environmental impact statement (EIS) is attached

a statement on environmental effects is attached (see note 9)

the proposed development is considered to have negligible effect

**Other Attachments**

additional material requested by consent authority (see note 10)

additional material submitted by applicant (see note 11)

details of any prior staged consent granted

**Long Service Levy**

see note 12

**Principal Certifying Authority** (you may appoint Council as a Principal Certifying Authority if applicable or seek a private certifier)

I hereby nominate Lithgow City Council as the Principal Certifying Authority

Yes

No

**Consent of Owner(s)**

Signature(s) (required if the applicant is not the owner of the land)

As the owner of the subject property, I/we consent to this application (see note 13)

Name(s) .....

Signature(s) .....

Date: .....

Previous Owner's Name/s: If purchased within last 3-4 months

Signed by Applicant

or person signing on behalf of applicant – please state in what capacity

Signature(s) .....

Name if not Applicant: .....

Capacity if not Applicant: .....

Date: .....

**PRIVACY & PERSONAL INFORMATION PROTECTION NOTICE.**

By completion of this form you may be providing Council with personal information. Council will collect the information only for a lawful purpose directly related to the function of Council. We will take reasonable care not to disclose personal information. Exempt documents may come under Section 12 of the Local Government Act.

## Notes for Completing Development Application

- Note 1** A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/Portion, etc.
- Note 2** In the case of a building or work, the fee is based on the estimated cost.
- Note 3** As part of a development application, approval may also be sought concurrently for matters under section 68 of the Local Government Act 1993. Such approvals include; Structures or places of Public Entertainment, water supply, sewerage or stormwater drainage work, management of waste and installation of solid fuel heating appliance. Council officers can advise if this pertains to your application.
- Note 4** Integrated development enables certain approvals to be obtained at the same time as development consent. Council officers can advise if this pertains to your application. An application for integrated development must include:
- sufficient information for the approval body to make an assessment of the application;
  - and additional fee for each approval body as determined by clause 100 of the Regulation;
  - additional copies of plans as determined by the consent authority.
- Note 5** A plan of the land must include:
- location, boundary dimensions, site area and north point of the land;
  - existing vegetation and trees on the land;
  - location and uses of existing buildings on the land;
  - existing levels of the land in relation to buildings and roads;
  - location and uses of buildings on sites adjoining the land.
- Note 6** Plans and drawings describing the proposed development must indicate (where relevant):
- the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
  - floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
  - elevations and sections showing proposed external finishes and heights;
  - proposed finished levels of the land in relation to buildings and roads;
  - building perspectives, where necessary to illustrate the proposed building;
  - proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);
  - proposed landscaping and treatment of land (indicating plant types and their height and maturity);
  - proposed methods of draining of land.
- Note 7** Where relevant an A4 plan of the building that indicates its height and external configuration, as erected, in relation to the site on which it is to be erected.
- Note 8** Other information must indicate (where relevant):
- in the case of shops, offices, commercial or industrial development:
    - \* details of hours of operation
    - \* plant and machinery to be installed
    - \* type, size and quantity of goods to be made, stored or transported
    - \* loading and unloading facilities;
  - in the case of a change of building use (except where the proposed change is to a class 1a or class 10 building) where no alterations or additions to the existing building are proposed:
    - \* a list of any fire safety measures in the building or on the land on which the building is situated in connection with the proposed change of building use; and
    - \* a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.
  - in the case of subdivision:
    - \* details of the existing and proposed subdivision pattern (including the number of lots and location of roads);
    - \* details of consultation with public authorities responsible for provision or amplification of utility services by the proposed subdivision;
    - \* preliminary engineering drawings indicating proposed infrastructure including roads, water, sewerage and earthworks;
    - \* existing and finished ground levels.
  - in the case of demolition:
    - \* details of age and condition of buildings or works to be demolished.
  - in the case of advertisements:
    - \* details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
  - in the case of development relating to an existing use:
    - \* details of the existing use.
  - in the case of development that requires consent under the *Wilderness Act*:

\* a copy of the consent under the *Wilderness Act 1987*.

- h) in the case of development involving the erection of a building, work or demolition:
  - \* details of the methods of securing the site during the course of construction.

**Note 9** Where a proposed development is not designated development, the application must be accompanied by a statement of environmental effects unless the proposed development is considered to have negligible effect (eg minor interior alterations) which must:

- a) demonstrate that the environmental impact of the development has been considered;
- b) set out steps to be taken to protect the environment or to mitigate the harm.

**Note 10** The consent authority may, within 21 days of receiving the development application, ask for additional information on the development if that information is necessary for the determination of the application or if that information is required by a concurrence authority.

The consent authority may, within 25 days after the lodgement of a development application for integrated development, ask for additional information concerning the development if the information is necessary for the determination of the application or if the information is required by an approved body.

**Note 11** The application may be supported with additional material (eg photographs, slides, models etc) illustrating the proposed development and its context.

**Note 12** Under s 80(10A) of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.

**Note 13** In the case of Crown land within the meaning of the *Crown Lands Act 1989*, the owner/s consent must be signed by an office of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council, from time to time.

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