



DEVELOPMENT APPLICATION FORM

Section 4.12 Environmental Planning and Assessment Act 1979

818 Pacific Highway, Gordon NSW 2072 / Locked Bag 1006, Gordon NSW 2072
T 02 9424 0000 **F** 02 9424 0001 **DX** 8703 Gordon **TTY** 133 677
E kmc@kmc.nsw.gov.au **W** www.kmc.nsw.gov.au **ABN** 86 408 856 411

OFFICE USE

Date Lodged: DA No:

Before you lodge

This form is required to apply for development approval under the Section 4.12 of the *Environmental Planning and Assessment Act 1979*, for proposals that require development consent.

The **Development Application Guide** is available at www.kmc.nsw.gov.au or at our Customer Service desk. This guide will help you complete the application. **Please use black ink to complete this form or alternatively type in the details.**

Development applications lodged in person will be accepted weekdays between 8.30am and 4.30pm at:

Council Chambers
818 Pacific Highway
Gordon NSW 2072

Development applications may be lodged by mail. However, if the application is incomplete or if you have not paid the correct fee it may be mailed back to you.

General Manager (Development Applications)	Tel: 02 9424 0000	Web: www.kmc.nsw.gov.au
Ku-ring-gai Council	Fax: 02 9424 0001	Email: kmc@kmc.nsw.gov.au
Locked Bag 1006	TTY: 133 677	Hours: Monday to Friday, 8.30 - 5.00pm
Gordon NSW 2072		

To minimise delay in receiving a decision on your application, please ensure you submit all relevant information to us.

Have you used Councils pre DA Service? Yes No

Council pre DA reference number:

All the DA documentation is included on a CD / USB that is not password protected in accordance with Council's DA Guide?

Hard copies of documentation are not required for most DA's.

5 x hard-copy sets of plans are only required for residential flat buildings, mixed use development, multi-unit development, SEPP Seniors Living or any application relying on A2, A1, or A0 plans. (Please note: hardcopies of A4 documents, reports etc are not required.)

Yes No

1. Applicant and contact details

Company/organisation

ABN

Mr Ms Mrs Dr Other

First name (provide a single contact only)

Family name

Email (Ensure the address is accurate as it will be the primary mode of communication during the assessment process)

Postal Address

Suburb or Town

State

Postcode

Daytime telephone

Mobile

2. Details of property where you intend to develop

Unit/street No

Street or property name

Suburb

Postcode

Lot/DP or Lot/Section/DP or Lot/Strata No

Please ensure that you put a slash (/) between lot, section, DP and strata numbers. If you have more than one piece of land, you will need to separate them with a comma eg, 123/579, 162/2.

Note: You can find the lot, section, DP or strata number on a map of the land or on the title documents for the land, if title was provided after 30 October 1983. If you have documents older than this, you will need to contact the Department of Lands for updated details.

3. Description of proposed development

Will this involve (please tick where relevant)

demolition, list the dwellings demolished and the number of bedrooms in each

Dwellings demolished (list addresses)	Number of bedrooms demolished in each dwelling

erecting, altering or adding to a building or structure - specify the number of dwellings

a temporary building, structure or use

subdividing land, specify the number of lots and attach preliminary engineering drawings or the work to be carried out

subdividing a building into strata lots specify the number of lots

advertising and signage

other work (without building, subdividing or demolishing)

changing the use of land or a building or the classification of a building under the National Construction Code (without building, subdividing or demolishing)

Briefly describe your proposal, including all major components:

4. Staged Development

You can apply for development consent for only part of your proposal now, and for the remaining part(s) at a later stage.

Are you applying for concept (staged) for development consent?

Yes

No

You will need to provide us with:

- Information which describes the stages of your development
- A copy of any consents you already have for part of your development

5. Environmental Planning and Assessment Act requirements

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal. See Step 4 of the DA Guide.

Is your proposal designated development?

Yes Please attach an environmental impact statement (EIS)

No Please attach a statement of environmental effects (SEE)

Is your proposal likely to have a significant effect on threatened species, populations, ecological communities or their habitats?

Yes Please attach a with Biodiversity Conservation Act 2016

No The proposal or activity is not likely to have a significant effect on threatened species

No The proposal is within a biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016

Has a biobanking statement been issued?

Yes

No

Does your proposal require works to a local heritage item or is within a heritage conservation area?

Yes Please attach a heritage impact statement

No

If your proposal within the vicinity of a heritage item?

Yes Please attach a heritage impact statement

No

If your proposal involves works to a state heritage item your application must be an integrated development application (IDA) unless the works are:

Exempt under section 57(2) of the Heritage Act 1977

You have an approval for the works under section 63 of the Heritage Act 1977

6. Approvals from state agencies (integrated development)

If you need development consent and one or more of the approvals listed in Step 4 of the DA Guide, your development is known as integrated development. The relevant state agency will be involved in the assessment of your proposal.

Is your application for integrated development?

Yes

No

Please list any integrated development agencies:

Please attach:

- a cheque of \$320 made out to each of the integrated development agencies
- sufficient information for the approval body(ies) to assess your application

7. Concurrences from state agencies

Please see Step 4 of the DA Guide whether you need the agreement of a state agency to carry out your development. We will send a copy of your application to the relevant agencies to seek their agreement.

Do you need the concurrence of a state agency to carry out the development?

No

Yes Please list any agencies whose concurrence you need;

- Please attach sufficient information to enable the agency(ies) to fully assess your application;

8. Estimated Cost of Development and Application fee

Part 15 Division 1 of the Environmental Planning and Assessment Regulation 2000 sets out the fees for development applications. For development that involves a building or other works, the fee for your application is based on the estimated cost of the development. If your application is for integrated development or requires concurrence from another state agency, you will need to include additional processing fees. If your development needs to be advertised to the public you may also need to include an advertising fee.

The value of the development is the genuine estimate of the costs associated with the construction of the building, and the costs associated with the preparation of the building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment) and includes GST. (Refer Planning Circular PS13-002)

- a. for development costs up to \$100,000, please use the attached *Valuation of Works – Estimate Sheet* on pages 8 and 9 of this form.
- | | | |
|--|-----|----|
| | Yes | No |
|--|-----|----|
- b. for development costs between \$100,000 and \$1 million, two quotes from an independent, qualified builder, architect, building designer or quantity surveyor will be required.
- | | | |
|--|-----|----|
| | Yes | No |
|--|-----|----|
- c. for development costs exceeding \$1 million, a quantity surveyor's cost report will be required and for large scale developments (\$10 million and over), the estimated cost and the capital investment value will be required.
- | | | |
|--|-----|----|
| | Yes | No |
|--|-----|----|

The capital investment value of a project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs and GST). Please refer to NSW Department of Planning website (Circular PS10-008) for more information.

ESTIMATED COST OF THE DEVELOPMENT

CAPITAL INVESTMENT VALUE (If estimated cost over \$10 million)

Does the capital investment value exceed \$30 million?

No

Yes (application will be determined by the SNPP, note special lodgement requirements in the DA Guide)

9. Owner's consent

Must be signed by the owner of the land. If there is more than one (1) owner, every owner must sign. If the owner is a company or owner's association, this form must be signed in accordance with section 127 of the Corporations Act 2001. If the building is a strata building, the application must be stamped with the strata seal and signed by an authorised authority.

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised Council officers and delegates to enter the land to carry out inspections for the purpose of this development application.

I also nominate the applicant as the Single Point of Contact (SPOC) in the DA process. This is to ensure communication and information flow is conveyed in a systematic and scheduled manner to a single person, the SPOC. Information provided through the SPOC is considered final and binding to prevent problems from being addressed multiple times at different points and to different people which ultimately saves a lot of time and frustration over the course of the DA process.

Name

Signature

Email Address (Ensure the address is accurate as it will be the primary mode of communication during the assessment process)

Postal Address

Name

Signature

Email Address (Ensure the address is accurate as it will be the primary mode of communication during the assessment process)

Postal Address

I am signing on behalf of the owner as the owner's legal representative. The nature of my legal authority (eg. power of attorney, executor, trustee, company director) is:

Documentary evidence is required to confirm your legal authority if you sign on behalf of the owner.

10. Applicant's signature

The applicant, or the applicant's agent, must sign the application. Only an original signature will be accepted (photocopies or faxed copies will not be accepted).

Signature

State the capacity in which you are signing if you are not the applicant

Date

Name, if you are not the applicant

Is the owner a Councillor, a member of the Parliament or a relative of a Councillor, a member of the Parliament?

11. Privacy policy and the Government Information (Public Access) Act 2009

The information you provide in this application will enable us, and any relevant state agency, to assess your application under the Environmental Planning and Assessment Act 1979 and other applicable State legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or notified development, it will be available for public inspection and copying. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected information provided in your application. Please ensure that the information is accurate and advise us of any changes.

In completing this form you will be prompted to supply information that is personal information for the purposes of the Privacy and Personal Information Protection Act 1998. The supply of this information is voluntary. If you cannot provide, or do not wish to provide the information sought, Ku-ring-gai Council may be unable to process your application. Council is required under the Act to inform you about how your personal information is being collected and used. If you require this or any further information please contact Council's Privacy Officer.

Council is subject to the Government Information (Public Access) 2009 (NSW) (*GIPA Act*) under which it may be required to release information which you provide to it. Where you are the copyright owner of any material provided to Council you consent to Council reproducing or providing any copyright materials to any third person in accordance with the GIPA Act and will make no claim against Council for any alleged breach of copyright.

12. Owner's/Applicant's Declaration of Political Donations, Conflicts of Interest and Affiliations

I am an employee of Ku-ring-gai Council, Councillor or a member of Parliament.

Yes

No

In order for Council to ensure the highest integrity in the Development Application process, property owners and development applicants are requested to declare all affiliations or associates they had with a member of Parliament, Councillors or Council staff over the past two (2) years.

- | | | |
|--|-----|----|
| • a friendship, personal or family relationship; | Yes | No |
| • a shared membership in a club, political party or organization; | Yes | No |
| • business dealings with a Councillor or member of staff outside their official Council role; or | Yes | No |
| • provided a gift, benefit, loan, payment or hospitality. | Yes | No |

Name of Member of Parliament, Councillor or staff member

Nature of affiliation or association

Lobbying

If you have business dealings with or if you lobby Council, please abide by Council's Statement of Business Ethics and Code of Conduct for Lobbyists which outlines Council's expectations for managing those relationships.

Political donations or gifts

Persons lodging a development application are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Have you attached a disclosure statement to this request?

Yes

No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations or www.kmc.nsw.gov.au

If you have made a political donation or a gift within two (2) years of the date of this application, you must comply with Section 10.4 of the Environmental Planning & Assessment Act 1979. This requires the disclosure of political donations and gifts made by the applicants or persons with a financial interest in this application. The information about political donations that must be disclosed is the same as that required by the Election Funding Authority. You must disclose; the name of the person to whom each donation/gift was made; the date, name and address of the person making the donation/gift and the amount or value of that donation/gift where cumulative value is \$1,000 or more.

The Act requires that this information is posted and publicly available on Council's website.

Indicate donation or gift

**Name of party or person for whose
Benefit the donation/gift was made**

**Date and value or donation/gift/
hospitality/benefit**

By signing below, I/we certify that the above declaration and details below are accurate at the time of signing.

Name of person/s making the declaration

Name of entity and ABN

Residential address of person or registered official address of entity

(if donation/gift not by an individual)

Signature/s

--	--

For additional information contact the Customer Service Centre for Ku-ring-gai Council on 9424 0000 or go to the website www.kmc.nsw.gov.au

OFFICE USE ONLY

Free format for Council internal use

Reference DA/	DA Fee \$	Scanning Fee \$	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Receipt No	Notification/Advertising Fee \$	Date:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Valuation of Works - Estimate Sheet 1 of 2

(Only used where true cost of work is less than \$100,000) Please note the Estimate Sheet may be subject to change.

Additions / Modifications to Residential Dwellings

Description	Size	Measure	Cost/m ²	\$
Demolition		m ²	\$210.00	
Additional ground / foundation floor level		m ²	\$3,100.00	
Additions at other floor levels		m ²	\$3,500.00	
Internal modifications (no additional floor area)		m ²	\$2,850.00	
Garage		m ²	\$1,400.00	
Deck		m ²	\$850.00	
Carport / open car space		m ²	\$750.00	
Handstand area / driveway		m ²	\$350.00	
Landscaping and site works		m ²	\$250.00	
Excavation		m ²	\$150.00	
Fencing		lineal metre	\$150.00	
Masonry boundary wall (no retaining)		lineal metre	\$600.00	
Masonry retaining wall (<1.8m high)		lineal metre	\$1,100.00	
Swimming pool less than 40m ²		<40m ²	-	\$65,000.00
Swimming pool more than 40m ²		>40m ²	-	\$80,000.00
TOTAL			\$	

New Project Homes

Description	Size	Measure	Cost/m ²	\$
Demolition		m ²	\$210.00	
Total floor area		m ²	\$2,100.00	
Garage		m ²	\$1,200.00	
Deck		m ²	\$850.00	
Carport / open car space		m ²	\$750.00	
Handstand area / driveway		m ²	\$350.00	
Landscaping		m ²	\$250.00	
Excavation		m ²	\$150.00	
Fencing		lineal metre	\$150.00	
Masonry boundary wall (no retaining)		lineal metre	\$600.00	
Masonry retaining wall (<1.8m high)		lineal metre	\$1,100.00	
Swimming pool less than 40m ²		<40m ²	-	\$65,000.00
Swimming pool more than 40m ²		>40m ²	-	\$80,000.00
TOTAL			\$	

Custom Built or Architect Designed Homes

Description	Size	Measure	Cost/m ²	\$
Demolition		m ²	\$200.00	
Total floor area		m ²	\$3,500.00	
Garage		m ²	\$1,500.00	
Deck		m ²	\$850.00	
Carport / open car space		m ²	\$750.00	
Handstand area / driveway		m ²	\$350.00	
Landscaping		m ²	\$250.00	
Excavation		m ²	\$150.00	
Fencing		lineal metre	\$150.00	
Masonry boundary wall (no retaining)		lineal metre	\$600.00	
Masonry retaining wall (<1.8m high)		lineal metre	\$1,100.00	
Swimming pool less than 40m ²		<40m ²	-	\$65,000.00
Swimming pool more than 40m ²		>40m ²	-	\$80,000.00
TOTAL			\$	

Valuation of Works - Estimate Sheet 2 of 2

Industrial / Commercial - New Building and Additions

Description	Size	Measure	Cost/m ²	\$
Warehouse / factory floor space / storage space		m ²	\$800.00	
Office / retail area		m ²	\$2,400.00	
Additional office / retail area		m ²	\$2,850.00	
New fit-out to existing office area		m ²	\$1,300.00	
Undercroft car spaces		m ²	\$700.00	
On-grade uncovered car spaces		m ²	\$250.00	
Car space underground		m ²	\$1,500.00	
Handstand area/driveway		m ²	\$400.00	
Landscaping and site works		m ²	\$250.00	
			TOTAL	\$

Mixed Use Development - New Building and Additions

Description	Size	Measure	Cost/m ²	\$
Retail floor space		m ²	\$1,900.00	
Office floor space		m ²	\$2,400.00	
Residential floor space		m ²	\$2,850.00	
Car space underground		m ²	\$1,500.00	
Handstand area / driveway		m ²	\$400.00	
Landscaping and site works		m ²	\$250.00	
			TOTAL	\$

Subdivision Residential (for Construction Certificate Purposes Only)

Description	Size	Measure	Cost/m ²	\$
Infill subdivision (less than 5 lots, no new roads)		m ²	\$50,000.00	
Land release / large residential subdivision with new roads		m ²	\$75,000.00	
Industrial / commercial subdivision		m ²	\$110,000.00	
Demolition		m ²	\$200.00	
			TOTAL	\$

