

We recommend that you make an appointment to speak to Council's Environmental Services staff to assist with the completion of this form and to discuss your development proposal.

**Address this application to:**

The General Manager, Edward River Council

**Mail**

PO Box 270  
Deniliquin NSW 2710

**Personal Delivery**

180 Cressy Street  
Deniliquin NSW 2710

**Contact us**

**Phone**

03 5898 3000

**Fax**

03 5898 3029

**Email**

council@edwardriver.nsw.gov.au

**Type of Application** (please tick as appropriate)

- ☐ Development Consent (DA)
- ☐ Construction Certificate (CC)
- ☐ Complying Development (CDC) – Codes SEPP

**1. Applicant Details**

Applicant Name			
Postal Address <i>Your reply will be posted to this address</i>			
Company contact person			
Phone		Email	

**2. Land Details**

Street Number		Street	
Town		Site Area m <sup>2</sup>	
Lot/DPs numbers			

**3. Owner/s Consent** (Must be completed by the owner of the land).

*As the owner/s of the land to which this application relates, I/we consent to this application. I also give consent for authorised Council Officers to enter the land to carry out inspections.*

Owner Name		Additional owner/s	
Signature	.....	Signature/s	.....

**4. Proposed development details**

Description of proposed development
Estimated cost of development

Type of Development (please tick as appropriate)	
<input type="checkbox"/> Use of land/building	<input type="checkbox"/> Carrying out of Work
<input type="checkbox"/> Subdivision of land/building	<input type="checkbox"/> Buildings Additions/Alterations
<input type="checkbox"/> Erection of Temporary Building	<input type="checkbox"/> Demolition of building/work
<input type="checkbox"/> Erection of a Building	<input type="checkbox"/> Other
Has development consent been previously granted? <input type="checkbox"/> Yes <input type="checkbox"/> No	

If yes, provide details:

Development Consent Number		Date of determination	
Construction certificate (please tick as appropriate)			
<input type="checkbox"/> Building work			
<input type="checkbox"/> Subdivision work			
Building Code of Australia Building Classification (CC Only)			

#### 5. Approvals required under Section 68 of the Local Government Act 1993

<input type="checkbox"/> Install a manufactured home moveable dwelling or associated structure
<input type="checkbox"/> Carry out water supply work
<input type="checkbox"/> Draw water from a Council water supply or a standpipe or sell water so drawn
<input type="checkbox"/> Install, alter, disconnect or remove a meter connected to a service pipe
<input type="checkbox"/> Carry out sewerage work
<input type="checkbox"/> Carry out stormwater drainage work
<input type="checkbox"/> Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer
<input type="checkbox"/> For fee or reward, transport waste over or under a public place
<input type="checkbox"/> Place waste in a public place
<input type="checkbox"/> Place a waste storage container in a public place
<input type="checkbox"/> Dispose of waste into a sewer of the council
<input type="checkbox"/> Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility

Note: other s68 approvals such as onsite sewerage systems require form 'Application for Local Activity' to be completed.

#### 6. Environmental Impact (DA only)

Designated Development
<input type="checkbox"/> An environmental impact statement (EIS) is attached
Development on land that is, or is a part of, critical habitat or likely to significantly affect threatened species, populations or ecological communities or their habit
<input type="checkbox"/> A species impact statement (SIS) is attached
Other Development
<input type="checkbox"/> A statement of environmental effects is attached

**7. Integrated Development (DA only)**

Applications to be referred to another authority for approval

Is this application for Integrated Development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Please tick other approvals required to be obtained:

Fisheries Management Act 1994	<input type="checkbox"/> s144	<input type="checkbox"/> s201	<input type="checkbox"/> s205	<input type="checkbox"/> s219
Heritage Act 1977	<input type="checkbox"/> s58			
Mine Subsidence Compensation Act 1961	<input type="checkbox"/> s15			
Mining Act 1992	<input type="checkbox"/> ss63	<input type="checkbox"/> ss64		
National Parks and Wildlife Act	<input type="checkbox"/> s90			
Petroleum (Onshore) Act 1991	<input type="checkbox"/> s9			
Pollution Control Act 1979	<input type="checkbox"/> s17A	<input type="checkbox"/> s17D	<input type="checkbox"/> s171	
Protection of the Environment Operations Act 1997	<input type="checkbox"/> ss43(a) <input type="checkbox"/> ss48	<input type="checkbox"/> ss43(b) <input type="checkbox"/> ss55	<input type="checkbox"/> ss43(d) <input type="checkbox"/> ss122	<input type="checkbox"/> ss47
Roads Act 1993	<input type="checkbox"/> ss138			
Rural Fire Services Act 1997	<input type="checkbox"/> s100B			
Water Management Act 2000	<input type="checkbox"/> s89	<input type="checkbox"/> s90	<input type="checkbox"/> s91	

**8. Concurrence Authorities (DA only)**

Is concurrence required from the Department of Planning & Environment for this development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Is concurrence required from any other authority?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If **yes**, provide details:
**9. Threatened Species/Biodiversity Compliant Development (DA only)**

Is this land part of critical habitat?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Is the development likely to significantly affect threatened species, populations or ecological communities or their habitats?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Is the development biodiversity compliant development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If **yes**, please provide reasons why it is:

Does your proposal include land clearing of native vegetation? (Note: Native vegetation is defined in the Local Land Services Act)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If **yes**, please complete the section below

If **no**, proceed to **Section 10**

<p><b>Biodiversity Offsets Scheme (BOS)</b></p> <p>The Biodiversity Conservation Regulation 2017 sets out threshold levels for when the Biodiversity Offsets Scheme (BOS) will be triggered. The threshold has two elements:</p> <ul style="list-style-type: none"> <li>whether the amount of native vegetation being cleared exceeds a threshold area</li> <li>whether the impacts occur on an area mapped on the BOSET Map</li> </ul> <p>The Biodiversity Offset Scheme Entry Threshold (BOSET) tool can be used as a guide to decide whether this development is required to enter the Biodiversity Offsets Scheme:</p> <ul style="list-style-type: none"> <li>BOSET Tool User Guide: <a href="http://www.environment.nsw.gov.au/resources/bcact/biodiversity-offset-scheme-entry-threshold-user-guide-170503.pdf">http://www.environment.nsw.gov.au/resources/bcact/biodiversity-offset-scheme-entry-threshold-user-guide-170503.pdf</a></li> <li>BOSET Tool (Map): <a href="http://lmbc.nsw.gov.au/BOSETMap">lmbc.nsw.gov.au/BOSETMap</a> (Note: the tool is updated every 3 months, you must provide evidence of when you viewed it – to do this print out the BOSET Report in the tool)</li> </ul>		
Does the Biodiversity Offsets Scheme (BOS) apply to the subject land?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If **yes**, the Biodiversity Offsets Scheme (BOS) **DOES APPLY**,

<p>The biodiversity impacts must be assessed using the Biodiversity Assessment Method (BAM). Assessment must be done by an accredited person The accredited person will prepare a Biodiversity Development Assessment Report (BDAR).</p>
<p>You must submit a copy of the Biodiversity Development Assessment Report (BDAR) with this Application</p>
<p>If the BDAR proposes biodiversity credits to be used as offsets (in accordance with the variation rules under the Biodiversity Conservation Act 2016), submit information on the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values.</p>
<p>If the land is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016, provide a description of the kind of agreement and the area to which it applies.</p>

If **no**, the Biodiversity Offsets Scheme (BOS) **DOES NOT APPLY**,

<p>Submit a copy of the BOSET Assessment Tool report (showing the date assessed)</p>		
<p>In accordance with Section 7.3 of the Biodiversity Conservation Act 2016, you are required to carry out a 'test of significance' also known as the '5-part test' – (<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/part7/div1/sec7.3">https://www.legislation.nsw.gov.au/#/view/act/2016/63/part7/div1/sec7.3</a>) The test must be carried out by a suitably qualified person. You must submit a copy of the test with this Application</p>		
Does the test show that the development is likely to have a significant impact on threatened species in accordance with Section 7.3 of the Biodiversity Conservation Act 2016?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## 10. Principal Certifying Authority

Before you commence the development, you must appoint a Principal Certifying Authority (PCA). You can nominate Council or a private accredited certifier.

Do you wish to nominate Edward River Council as your Principal Certifying Authority? ☐ Yes ☐ No

If **yes**, you need to complete 'Form 2 - Appointment of Principal Certifying Authority'

If **no**, provide details:

Certifier Name			
Accreditation No.		Date of Expiration	

## 11. Builder / Owner-Builder Details

- ☐ Not known
- ☐ Owner-Builder
- ☐ Licensed Builder (please complete details below)

Licence Number	
Name	
Address	
Phone	

## 12. Schedule for building work only

Information for Australian Bureau of Statistics

What are the current uses of the building/land? (If land is vacant, state that it is <b>Vacant</b> )	
Does this site contain a dual occupancy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gross floor area <b>proposed addition</b> or <b>new building</b> (m <sup>2</sup> )	
Gross floor area <b>whole building</b> (m <sup>2</sup> )	
Number or pre-existing dwellings	
Number of dwellings to be demolished	
Number of proposed dwellings	
Number of storeys	

Materials to be used (please tick which best describes the materials used for the construction of the new work)

Walls	Roof	Floor	Frame
<input type="checkbox"/> Brick Veneer	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Concrete or Slate	<input type="checkbox"/> Timber
<input type="checkbox"/> Double Brick	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel
<input type="checkbox"/> Concrete/Stone	<input type="checkbox"/> Fibre Cement	<input type="checkbox"/> Other	<input type="checkbox"/> Aluminium
<input type="checkbox"/> Steel	<input type="checkbox"/> Tiles	<input type="checkbox"/> Not specified	<input type="checkbox"/> Other
<input type="checkbox"/> Fibre Cement	<input type="checkbox"/> Slate		<input type="checkbox"/> Not specified
<input type="checkbox"/> Timber/Weatherboard	<input type="checkbox"/> Steel		
<input type="checkbox"/> Curtain glass	<input type="checkbox"/> Other		
<input type="checkbox"/> Other	<input type="checkbox"/> Not specified		
<input type="checkbox"/> Not specified			

13. Asbestos Material	
Estimated area (if any) of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development (m <sup>2</sup> )	

14. Potentially Contaminated Land	
Where it is proposed to erect a new building or make an alteration or addition to an existing building used for commercial and/or industrial purposes, is the land or has the land been formerly been used for a purpose listed in Table 1 to clause 3.2.1 of the Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning/Environment Protection Authority, 1998) or is the land on the list of sites notified under s60 of the Contaminated Land Management Act 1997?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**If yes**, please provide details:

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**AND If yes**, you must provide a statement from a suitably qualified person that the land is suitable for the intended purpose of the development having regard to the contamination status of the land or the land would be so suitable if the remediation works specified in that statement were carried out.

A list of uses identified in Table 1 to clause 3.2.1 of the Managing Land Contamination Planning Guidelines, SEPP 55 Remediation of Land can be found under Item 15 of Council's Application Guide.

15. Disclosure of Political Donation or Gift (DA only)	
Under Section 147 of the <i>Environmental Planning and Assessment Act 1979</i> , any reportable political donations to a councillor and / or any gift to a Councillor or Council employee within a two (2) year period before the date of this application must be publicly disclosed. Note: Failure to disclose relevant information is an offence under the Act. It is also an offence to make a false disclosure statement.	
Are you aware of any person with a financial interest in this application who made a reportable donation or gift in the last two (2) years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>If yes</b> , complete the Political Donation and Gifts Disclosure Statement and lodge it with this application (available from Council or from the Council website)	
<b>If no</b> , in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.	

16. Applicant's Declaration	
I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct.  I also understand that if incomplete, the application may be delayed, rejected or more information may be requested.	
Signature: .....	
Date	

Please also complete the **Development Application Checklist** on pages 7 and 8 of this form.

**Privacy Policy** - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can be viewed by members of the public. Please contact the Council if the information you have provided in your application is incorrect or changes.

## Development Application Checklist

The purpose of this checklist is to ensure that the development application is accompanied by adequate information to allow the prompt assessment and determination of your proposal. **If your application is incomplete it may be rejected or refused. Council reserves the right to request additional information if it is deemed necessary following a detailed assessment of the application. This checklist must be completed for all applications.**

Address	
Lot/DPs numbers	

For each item identified below, please confirm (by ticking the appropriate column) that your application contains the required information. If in doubt, please contact Council's Development & Environment Section.

ALWAYS REQUIRED		Yes	No	Office Use
<b>Completed Application Form</b>	All sections completed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Payment of Fees</b>	As per Council Fee Schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Owner Consent</b>	All owners must sign. If the owner is a company or strata title body corporate, the application must be signed by a director or an authorized person and delegated under common seal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Plan</b>	Scaled plan illustrating areas and dimensions of land, north point, existing buildings and vegetation, setbacks of proposed building(s) from site boundaries, existing and proposed ground levels, proposed vehicular access and parking, landscaping, storm water drainage, septic tank, effluent disposal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor Plan</b>	Scaled plan(s) illustrating layout, partitioning, room sizes finished floor levels and intended uses of each part of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevations</b>	Scaled plan(s) illustrating proposed external finishes and heights of any proposed buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sections</b>	Scaled plan(s) illustrating proposed external finishes and heights of any proposed buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Statement of Environmental Effects</b>	Not required for Complying Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hard Copies</b>	Clear and legible documents and plans. A3 size plans, 1:100 scale preferred	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electronic copies</b>	<ul style="list-style-type: none"> <li>All documents, plans and application forms must be supplied as PDF files in unprotected PDF/A format (max file size is 10mb) and must be clear and legible. Security settings must not be applied to documents.</li> <li>Plans must be rotated to landscape with scaling clearly marked.</li> <li>Electronic documents must not be saved in sub folders. The data must be able to be read on a standard Windows based system.</li> <li>Photos/Photomontages must be provided as jpeg files.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REQUIRED IN CERTAIN CIRCUMSTANCES		Yes	No	N/A	Office Use
<b>Structural Engineers Certification</b>	Plans and Certification for structural steel frame and concrete footings/slab for construction works	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BASIX Certificate</b>	If the estimated cost of residential works is > than \$50,000 or a pool/ spa with volume greater than 40,000 Litres. Must be less than 3 months old at time of DA lodgement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bushfire Assessment (BAL) /Bushfire Report</b>	If the site is mapped as being Bushfire Prone Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>On Site Sewerage Management</b>	If on site disposal of effluent is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ecological Report</b>	If the development involves impacts upon areas of ecological significance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Clause 4.6 Request</b>	Required when an applicant seeks to vary an LEP Development Standard (e.g. Lot size,etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Biodiversity Report</b>	1. If any clearing (including for APZ) is located within area shaded Orange on the Biodiversity Value Map <a href="http://lmbc.nsw.gov.au/BVMap">lmbc.nsw.gov.au/BVMap</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. If the required clearing is above the threshold based upon the minimum lot size (0.25 ha for 1 ha or less/ 0.5 ha for 1 ha to <40ha/1 ha for 40 ha to <1000ha)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. If clearing is likely to significantly affect threatened species/ecological communities or their habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Colours and Materials</b>	Provide a schedule of colours and materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Flood Assessment</b>	If the site involves development on land subject to the 1:100 ARI flood level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Acoustic Report</b>	If the development is likely to create impacts upon residential amenity, involves extended trading hours in proximity to residential uses, or is sensitive to external noise sources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Contamination</b>	A preliminary investigation of the land carried out in accordance with the Managing Land Contamination Planning Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Signage</b>	Include details area, dimensions & text, unless the sign is exempt development or approved under a separate consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shadow Diagram</b>	If the development is more than single storey or 6.5m high and adjoins a residential property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heritage Report</b>	If site is a Heritage Item or located within a Heritage Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Aboriginal Heritage</b>	If the site contains a registered site or is likely to contain an Aboriginal site or object	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Geotechnical Report</b>	For determining soil conditions for design and construction recommendations for buildings, structures, retaining walls, on site effluent disposal areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Traffic and Parking Report /Justification</b>	If the development involves variation to Council car parking requirements (DCP) or the development has potential to adversely impact upon the road network.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building Report Identifying Compliance with BCA</b>	If the proposal is for the continued use of an existing building which does not have lawful approval for occupancy or use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Survey Plan</b>	If verification of site levels, floor height or property boundaries is required for construction works or if there is uncertainty regarding the location of the building and the lot boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



OFFICE USE ONLY			
Neighbour notification required		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Newspaper advertisement required		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Type of development	<input type="checkbox"/> Local	<input type="checkbox"/> Integrated	<input type="checkbox"/> Designated
Other approvals required to complete the development			
<input type="checkbox"/> s68 (OSSM) <input type="checkbox"/> s68 (water, sewer, storm water) <input type="checkbox"/> Rural Road number <input type="checkbox"/> Road Opening Permit <input type="checkbox"/> Other:			
Comments			
Officer		Date	