

Development and Construction Certificate Application (Class 1 and 10)

(dwellings and ancillary residential development e.g. carport, pool, shed, garage, fence)
Lismore City Council, PO Box 23A, Lismore 2480 (43 Oliver Avenue, Goonellabah)
Ph. 1300 87 83 87 Fax: 66 250 400 Email: council@lismore.nsw.gov.au



Office Use Only – please print clearly

DA Register Number

File Number

Property Number

Before you lodge

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

Have you spoken to a Council Officer and/or Service NSW prior to lodging your application? Yes No

Was it a: pre- lodgement meeting or a counter enquiry or a phone enquiry Service NSW

If you have, who was it?

Part 1: Details of property for development

Lot

DP

Section

Number

Street Name

Suburb

Part 2: Description of proposed development

Will this involve: (please tick where relevant)

Dwelling Demolition Ancillary Residential Buildings (please provide details below e.g. pool, shed, carport)

Is a tree to be removed/lopped No Yes (must be identified on the site plan)

Briefly describe your proposal, including all major components for which approval is being sought.

Part 3: Applicant/s and contact details

Note: If you are applying for a construction certificate as part of this application, the applicant/s must be all the owner/s of the land.

Given Name/s

Family Name/s

Organisation/Company Name

Postal Address

Contact Number/s (including mobile)

Email Address

Part 4: Approvals from state agencies

If you need development consent and one or more of the approvals listed in **Attachment A** to this form, your development is known as integrated development. The relevant state agency will be involved in the assessment of your proposal. See **Section 4** of the **Development Application Guide**.

Is your application for integrated development?

No

Yes > Please complete **Attachment A** of this Form.
Please attach sufficient information for the approval body(ies) to assess your application. Contact us to find out any payments required.

Part 5: Roads Act approval – Section 138 of the Roads Act 1993

Does this development involve roadworks on an existing public road, the opening of a public road or footpath area for public utility services, driveway access or stormwater drainage?

No

I have already obtained a Section 138 approval, and the attached plans demonstrate compliance with the approval requirements.

Yes > If yes, a road opening fee must be paid. Council will subsequently issue a Road Opening Approval pursuant to Section 138 of the Roads Act 1993, either concurrently with any consent or upon receipt of required design plans/certification.

Part 6: Local Government Act approvals – Section 68 of the Local Government Act 1993

To carry out your proposal you may need other approvals from Council. A list of matters requiring approval under Section 68 of the Local Government Act are contained within **Attachment B** to this form.

Note: Approvals for matters listed in the schedule must be obtained from Council prior to any works commencing on site.

Council will approve, as part of this application, any relevant Section 68 approval required for the proposal.

Section 68 activity e.g. water, sewer, stormwater.

Yes > Please tick the relevant boxes in **Attachment B** and note any application requirements.

These approvals are not required at this stage and can be made at a later date.

I will lodge a separate Section 68 Application for approval prior to commencement of any work

Part 7: Construction Certificate (required before works can commence)

Do you wish to apply to Council for a Construction Certificate Yes No (if no go to [Part 10](#))

NOTES:

1. Construction Certificates can be sought from Council or an Accredited Certifier.
2. Council does not recommend submission of joint Development Application and Construction Certificate applications for works other than minor developments. Development consent may change the detail design of your proposal. If this development application is refused the construction certificate will likewise be refused and any fees paid may not be refundable. Development consents may be subject to conditions which modify the plans. A Construction Certificate cannot be issued until it is in accordance with the terms of any development consent issued.
3. Should there be an unreasonable delay in submitting updated plans following issuance of consent, the construction certificate may be refused.

Part 8: Builder

Name

Postal Address

Contact Number/s (including mobile)

Email Address

Builders Licence Number

Expiry Date

Part 9: Building

Building Classification (BCA)	Floor Area Enclosed by External Walls	Number of Storeys
<input type="text"/>	<input type="text"/>	<input type="text"/>

Type of Materials Used in Construction of the Building

EXTERNAL WALLS	<input type="checkbox"/> Full Brick	<input type="checkbox"/> Brick Veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Cement
	<input type="checkbox"/> Metal	<input type="checkbox"/> Concrete	<input type="text"/>	
ROOF	<input type="checkbox"/> Metal	<input type="checkbox"/> Tiles	<input type="text"/>	
FLOORS	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="text"/>	
FRAME DETAILS	<input type="checkbox"/> Metal	<input type="checkbox"/> Timber	<input type="text"/>	

Part 10: Cost of Works (estimated commercial value)

Environmental Planning and Assessment Regulation 2000 sets out how to calculate the fees for development applications. For development that involves a building or other works, the fee for your application is based on the estimated value of the development in accordance with Part 15 Division 1. 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 additional advertising fee, along with other associated application fees.

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). (Cl. 255 Environmental Planning and Assessment Regulation 2000)
- owner builders will need to include full cost of labour.

Value of the development

\$

Part 11: Political donation disclosure statement

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. It is an offence to fail to make any necessary declaration.

Are you required to complete a disclosure statement to this application?

- Yes - **complete a "Political Donation and Gifts Disclosure Statement" form and attached to application.**
- No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to Council's website www.lismore.nsw.gov.au Forms A-Z.

Part 12: Privacy Information

- The information you provide in this application is personal information for the purposes of the Privacy and Personal Information Protection Act 1998 which will enable Council staff (or any appointed agent), and any relevant state agency, and the community to consider/assess your application under the Environmental Planning and Assessment Act 1979 and other applicable State legislation. The supply of the information by you is voluntary, however, if you cannot provide or do not wish to provide the information sought, your application may not be accepted. You have the right to access and have corrected information provided in your application. Please ensure that the information is accurate and advise council of any changes. Address enquiries concerning this matter to Council's Public Officer.
- The Government Information (Public Access) Act and Regulation 2009 states that it does not apply to so much of the information as consists of:
 - the plans and specifications for any residential parts of a proposed building, other than plans that merely show its height and its external configuration in relation to the site on which it is proposed to be erected, or
 - commercial information, if the information would be likely to prejudice the commercial position of the person who supplied it or to reveal a trade secret.Council considers that persons inspecting the plans of a proposed development that may impact on their amenity cannot effectively do so without knowledge of the basic internal layout e.g. Living rooms, bedrooms etc where privacy from overlooking may be a problem. Accordingly, applicants and owners are requested, as part of signing this application, to give permission for persons, as part of the Notification Process, to inspect the internal plans accompanying the application. Council will not permit copies to be taken or extracts made of internal plans. Internal plans of residential premises will not be published on Council's website. As Council is unlikely to be aware of sensitive commercial information, it is the applicant's responsibility to ensure that such information is clearly identified and separate from other application documentation, and any requirements relating to disclosure of the information specified, or the information will otherwise be made publicly available by Council. Certain contact information details provided on this application will be published and available online.
- Online DA tracking is a software product that allows all customers to view plans, details and to track the progress of a Development Application throughout the assessment process. It represents key milestones in the Development Application process, however, it is not a detailed history. Persons wishing to confirm information in detail should contact Council via either the email facility at the bottom of the Development Application tracking window, or in writing in order to obtain a written response. The information that can be viewed online is clearly labelled in the relevant application checklists. Please refer to the Development Application Checklist at the back of this form. Please also refer to the **Copyright note**.
- Development applications will be publicly notified/advertised in accordance with Council's Notification Policy. The policy is available on Council's website within Council's Development Control Plan (DCP).

Part 13: Owner's Consent

Every owner of the land must sign this form. **When works affect a joint wall, consent of both property owners is required (e.g. semi-attached or units).** If the owner is a company, the form must be signed by an authorised director. If the property is a unit under strata title or a lot in a community title, then in addition to the owners signature the common seal of the body corporate must be stamped on this form in the signature field and signed by the chairman or secretary of the Body Corporate or the appointed managing agent.

I acknowledge that building construction work cannot commence until a Construction Certificate is issued and a Principal Certifying Authority has been nominated in relation to such works, and that undertaking such works without a Construction Certificate is an offence under the provisions of the *Environmental Planning and Assessment Act 1979*.

As owner/s of the land to which this application relates, I consent to this application. I also consent for authorised council officers to enter the land to carry out inspections relating to this application. I accept that all communication regarding this application will be through the nominated applicant and I understand the information will be made publicly available in accordance with **Part 12** of Council's Development Application form.

Signature	<input type="text"/>	Signature	<input type="text"/>
Name	<input type="text"/>	Name	<input type="text"/>
Signature	<input type="text"/>	Signature	<input type="text"/>
Name	<input type="text"/>	Name	<input type="text"/>
Date	<input type="text"/>	Date	<input type="text"/>

If applicable the nature of your legal authority

Without the owner's consent, **council will not accept the application.** This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director, etc). If the land is Crown land, an authorised officer of the Department of Lands (or Trustee) must sign the application. **An original signature must be provided.**

Part 14: Applicant's Declaration and Signature

1. I apply for approval to carry out the development or works described in this application and declare that all the information in the application and checklist is, to the best of my knowledge, true and correct, and I confirm that any electronic data provided is a true copy of all plans (including drawing scale and version number) and associated documents submitted with the Development Application.

I understand that giving false or misleading information is a serious offence. I also understand Pursuant to the EP and A Regulations 2000 that if information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void', and accept that Council cannot be held liable for delays in processing arising out of inadequacies in the material submitted in support of this application. I acknowledge that where the applicant is not the owner of the land (DA only), the owner may be copied in on all correspondence relating to this application. Where dedicated A4 plans (deleting internal details) are not provided, I agree to the use of A4 plans provided in support of this application for notification/advertising purposes.

2. I declare that the estimate of cost of the project is the commercial value of the proposed works and is based on a properly prepared cost estimate or actual quote or contract competition price for the work. I also confirm that this application has been prepared addressing the relevant Local Environmental Plan and Development Control Plan requirements.

3. I have read and understood the information within this form and I give my consent to Council to make this application (including all supporting documents, plans and specifications for any part of this application) available for public view at Council offices and through Council's website, and I have obtained all copyright licences necessary from the copyright owners for this purpose in accordance with Part 15 of this form.

4. I acknowledge that building and subdivision construction work cannot commence until a Construction Certificate and a Private Certifying Authority has been nominated in relation to such works, and that undertaking such works without a Construction Certificate is an offence under the provisions of the *Environmental Planning and Assessment Act 1979*.

Signature	<input type="text"/>
Print Name	<input type="text"/>
Date	<input type="text"/>

The applicant must sign the application.

Part 15: Copyright Note

The Applicant is advised that Council will 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 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 by members of the public. Online documents will be read only documents. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

Part 16: Lodgement Details

About this Form

This form is required to apply for a Part 4 development approval under Section 4.12 of the Environmental Planning and Assessment Act 1979, for proposals that require consent. The Development Application Guide that supports this form will help you complete the application.

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

This form is to be lodged electronically on Council's Electronic Lodgement portal at www.lismore.nsw.gov.au. Once all relevant information is received an invoice will be issued to the email address provided at lodgement.

Contact Name and Number/s

Attachment A - Integrated Development – approvals from state agencies

Some proposals need other kinds of approvals (e.g. licences, permits). Your proposal is known as integrated development if you need development consent and one or more of the approvals that have been set out in this attachment. Follow through each of the Acts to decide whether you need any of these approvals. If you have identified you need one or more approvals, please include this attachment with your application.

Heritage Act 1997

Does your development involve a place, building, work, relic, movable object, precinct or land that has an interim heritage order or listing on the State Heritage Register protecting it?

- No
- Yes > You need an approval under section 57 of the *Heritage Act 1977* from the Heritage Branch of the Department of Planning.

National Parks and Wildlife Act 1974

Will your development destroy, deface or damage, or permit the destruction or defacement of or damage to a relic or Aboriginal place that is known to you?

- No
- Yes > You need a permit under section 90 of the *National Parks and Wildlife Act 1974* from the Department of Environment and Climate Change.

Protection of the Environment Operations Act 1997

Are you intending to carry out scheduled development work as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* at any premises?

- No
- Yes > You need an environment protection license under sections 43(a), 47 and 55 of the *Protection of the Environment Operations Act 1997* from the Department of Environment and Climate Change.

Are you intending to carry out a scheduled activity as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* at any premises?

- No
- Yes > You need an environment protection license under sections 43(b), 48 and 55 of the *Protection of the Environment Operations Act 1997* from the Department of Environment and Climate Change.

Are you intending to carry out non-scheduled activities for the purposes of regulating water pollution resulting from the activity?

- No
- Yes > You need an environment protection license under sections 43(d), 47 and 122 of the *Protection of the Environment Operations Act 1997* from the Department of Environment and Climate Change.

Note: Schedule 1 of the *Protection of the Environment Operations Act 1997* lists the activities that are scheduled activities for the purposes of the Act.

Roads Act 1993

Will your development:

- a) erect a structure or carry out a work in, on or over a public road, or
- b) dig up or disturb the surface of a public road, or
- c) remove or interfere with a structure, work or tree on a public road, or
- d) pump water into a public road from any land adjoining the road, or
- e) connect a road (whether public or private) to a classified road.

- No
- Yes > You need consent under section 138 of the *Roads Act 1993* from the RMS (if the road is a classified road) or the local Council.

Rural Fires Act 1997

Do you want to subdivide bushfire prone land that could lawfully be used for residential or rural residential purposes, or develop bushfire prone land for special fire protection purposes?

- No
- Yes > You need a bushfire safety authority under section 100B of the *Rural Fires Act 1997* from the NSW Rural Fires Service. **Note:** *Special fire protection purpose* means the purpose of the following:
- a school,
 - a child care centre,
 - a hospital (including a hospital for the mentally ill or mentally disordered),
 - a hotel, motel or other tourist accommodation,
 - a building wholly or principally used as a home or other establishment for mentally incapacitated persons,
 - seniors housing within the meaning of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*,
 - a group home within the meaning of *State Environmental Planning Policy (Infrastructure)*,
 - a retirement village,
 - any other purpose prescribed by the *Rural Fires Regulation 2002*.

Water Management Act 2000

Are you intending to use water for a particular purpose at a particular location, or are you intending to use water from outside NSW?

No

Yes ➤ You need a water use approval under section 89 of the *Water Management Act 2000* from the Department of Water and Energy.

Are you intending to construct and use a specified water supply work, drainage work, or flood work at a specified location?

No

Yes ➤ You need a water management work approval under section 90 of the *Water Management Act 2000* from the Department of Water and Energy.

Are you intending to carry out a controlled activity in, on or under waterfront land?

No

Yes ➤ You need a controlled activity approval under section 91 of the *Water Management Act 2000* from the Department of Water and Energy.

Are you intending to carry out aquifer interference activities?

No

Yes ➤ You need an aquifer interference approval under section 91 of the *Water Management Act 2000* from the Department of Water and Energy.

Some proposals need other kinds of approvals (e.g. licences, permits). Your proposal is known as integrated development if you need development consent and one or more of the approvals that have been set out in this attachment. Follow through each of the Acts to decide whether you need any of these approvals. If you have identified you need one or more approvals, please include this attachment with your application.

Attachment B - Local Government Act Approvals – Section 68 of the Local Government Act 1993

Please tick all appropriate Section 68 approvals required for your development

Part B Water Supply, Sewerage and Stormwater Drainage Work	
<input type="checkbox"/>	Connecting or extensions to Council's reticulated water supply
<input type="checkbox"/>	Installing/disconnecting a water meter
<input type="checkbox"/>	Carry out sewerage work including connecting or extensions to Council's sewerage system
<input type="checkbox"/>	Carry out stormwater drainage work including connecting or extensions to Council's stormwater drainage system (includes kerbs, gutters, pipes and open drains and easements)
<input type="checkbox"/>	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 (trade waste – separate application and fees required)
<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 - separate application and fees required
<input type="checkbox"/>	Operate a system of sewage management (within the meaning of section 68A) - separate application and fees required
<input type="checkbox"/>	Engage in a trade or business
<input type="checkbox"/>	Direct or procure a theatrical, musical or other entertainment for the public
<input type="checkbox"/>	Construct a temporary enclosure for the purpose of entertainment
<input type="checkbox"/>	For fee or reward, play a musical instrument or sing
<input type="checkbox"/>	Set up, operate or use a loudspeaker or sound amplifying device
<input type="checkbox"/>	Deliver a public address or hold a religious service or public meeting
<input type="checkbox"/>	Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
<input type="checkbox"/>	Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road
<input type="checkbox"/>	Operate a public car park
<input type="checkbox"/>	Operate a caravan park or camping ground
<input type="checkbox"/>	Operate a manufactured home estate
<input type="checkbox"/>	Install a domestic oil or solid fuel heating appliance, other than a portable appliance
<input type="checkbox"/>	Install or operate amusement devices
<input type="checkbox"/>	Use a standing vehicle or any article for the purpose of selling any article in a public place
<input type="checkbox"/>	Any other Activity prescribed by the regulations <input type="text"/>

The following checklists are not mandatory, however it is strongly recommended that they are completed. Failure to provide adequate information and address relevant criteria can result in unnecessary delays or rejection by council. Completing the following sections will assist us in the delivery of better service to applicants and owners.

LISMORE CITY COUNCIL DEVELOPMENT APPLICATION CHECKLIST

All material is to be lodged on Council's electronic portal in pdf format. Files shall be named consistently with the relevant items in the Schedule below.

Please note: All documentation, including plans and shadow diagrams must be prepared to a nominated scale which will enable easy assessment and will be able to be reviewed by the public during the advertising period. **Free hand, single line or illegible drawings will not be accepted.**

Note: If you are applying for Integrated Development Consent an additional set of documentation together with a cheque for \$320 are required for each integrated approval sought.

The following information should be included on all plans and documents:

- Applicants name, block/house/shop/flat number, street/road name, town or locality
- Lot Number, section number, DP number. (Found on rate notice or land title)
- Measurements in metric
- The position of true north
- Building, or parts of building to be demolished to be indicated in outline
- Draftsman/Architect name and date of plan
- BASIX undertakings (if applicable)
- Show any existing structures

A List of documents accompanying the application (name pdf attachments as follows):

REQUIRED	SUPPLIED
NOTIFICATION PLAN (All applications)	
<p>Must be 1 page only and indicates the height and external configuration of all elevations, as erected, in relation to the site boundaries.</p> <p>This drawing illustrates the site location, height and external configuration of the proposal on A4 sheets and these drawings MUST BE LEGIBLE. We are required to provide copies of this drawing to anyone who may be affected by the development. Show the following details on the plan:</p> <ul style="list-style-type: none"> • north point (true north); • a plan view showing proposed buildings and works; • in relation to boundaries and adjoining buildings, show setback distances from boundaries and adjoining buildings. Indicate all access ways and parking areas; • elevations showing proposed finished levels and heights in relation to existing ground levels and adjoining out buildings and roads. <p>These plans need not include interior detail which may affect your rights to privacy. However if such plans are provided, then the signature on the Development Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
SITE PLAN	
<p>This plan must be prepared by a Registered Surveyor and show the exact location of buildings and other features, at the same scale as the plans and elevations. The plan should include the details:</p> <ul style="list-style-type: none"> • north point (true north); • scale (show ratio and bar scale); • position of existing structures; • position of structures on adjoining land; • edge of road pavement adjacent to your site; • spot levels/contours at 0.5m intervals related to AHD, as appropriate; • benchmark details if appropriate; • levels at 0.5m intervals along all development site boundaries; • position of existing trees over 5 metres high or with a canopy spread greater than 4 metres; • reduced level of the base of such trees, and their height and canopy spread; • easements and rights of way including common or party walls. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
PLANS AND ELEVATIONS (All developments)	
<p>These drawings will clearly document the proposed building/s and works. Draw plans, elevations and sections to scales as maybe requested in guidelines or Development Control Plans issued by Council, and include the following details:</p>	

<p>Elevations and Sections Draw an elevation viewed from each direction as well as longitudinal and cross sections of each proposed building. These must show:</p> <ul style="list-style-type: none"> existing buildings (show outline only); building facade, roof profile; Window sizes and location. external finishes (e.g. wall, roof, window, door and fence materials, paint colours, etc); Stormwater drainage pipes (downpipes and gutter). Existing (dotted) and proposed finished ground levels, floor levels, ceiling levels, roofline levels and driveway grade; chimneys, flues, exhaust vents and ducts or outlets (show height in relation to adjoining roof levels); retaining walls and fences (indicate height); extent of excavation or filling of the site. <p>Section Plan A section(s) is a diagram showing a cut through the development at the most typical point. Sections should include:</p> <ul style="list-style-type: none"> Outline of existing building/development on site (shown dotted). Section names and where they are shown on plan (ie A/A B/B etc). Room names. Room and window heights. Details of chimneys, fire places and stoves. Roof pitch and covering. Site works, finished and proposed floor and ground levels in RL's (indicate cut, fill and access grades). 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>FLOOR PLANS (these will not be published on Council's DA tracking website)</p>	
<ul style="list-style-type: none"> All new work to be coloured Outline of existing building/development on site (shown dotted). Room layout, partitioning, location of windows and doors proposed uses and dimensions. Window and door locations and sizes. Floor levels and steps in floor levels. (RL's) Location of plumbing fixtures (where possible) Wall structure type and thickness. courtyard dimensions and areas; walls and fences; total floor area/floor space ratio; car parking and loading areas (show dimensions); waste bin storage and collection areas. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>BASIX CERTIFICATE (New dwellings, dual occupancies, alterations and additions, new swimming pools and new boarding houses, guest houses, hostels, lodging houses and backpacker accommodation under 300m².)</p>	
<p>You need a BASIX Certificate in [name of local government area] when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at www.basix.nsw.gov.au.</p> <p>Refer to the Development Application Guide for further information on BASIX or the BASIX website www.basix.nsw.gov.au</p> <p>Council cannot accept these applications without this certificate. All nominated BASIX commitments must be shown and clearly marked on all submitted plans to Council. Additional information can be found on www.basix.nsw.gov.au</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>SHADOW DIAGRAMS (For proposals which will result in an increase in shadowing to external elevations/private open space of existing adjoining residential buildings)</p>	
<p>These plans will clearly show the shadow impacts of your proposed development. Shadow diagrams to be certified by either surveyor, architect, planner. Draw the plans to the same scale as the plans and elevations and show the following details:</p> <ul style="list-style-type: none"> north point (and drawn to true north); scale (show ratio and bar scale); position of existing and proposed buildings; position of buildings on adjoining land; 	<input type="checkbox"/> Yes <input type="checkbox"/> No

<ul style="list-style-type: none"> shadows cast at 10 a.m., 12 noon, and 2 p.m. on June 21, the equinox (March 21 and September 21) and December 21 (show altitude and azimuth angles); show change in shadows from existing to proposed development (including boundary fences); if your proposal is likely to overshadow the windows of an adjoining building provide an elevation to show these shadow impacts. <p>NOTE: Additional shadow diagrams may be requested should this issue be given determinate weight during the assessment process.</p>	
<p>EROSION AND SEDIMENT CONTROL PLAN (For all works that require excavation or site disturbance).</p>	
<p>Council has a commitment to the protection of our natural environment by ensuring development activities are conducted in a responsible manner. All developments involving site disturbance, excavation or filling must incorporate suitable sediment and erosion control measures appropriate to the site. All sediment and erosion control measures must be installed prior to any excavation or earthmoving works taking place on-site and be maintained in a functional condition throughout the course of the construction until such time as the site is satisfactorily landscaped. It is recommended that sediment and erosion control measures be incorporated into a site management plan specific to the development site so that a full understanding of site management practices and responsibilities is obtained by applicants, contractors, supervisors and certifiers.</p> <p>For environmentally sensitive sites Council may require the preparation of a soil and water management as a condition of development consent. Such plans will require Council approval prior to the commencement of works on-site.</p> <p>Please note that there are specific requirements for developments for erosion and sedimentation control measures to be installed on all building sites. Further information can be found in the Development Application Guide. A Statement of Sediment and Erosion Control Form is to be completed and submitted with your development application. https://www.lismore.nsw.gov.au/file.asp?q=RES-AWB-88-73-54</p> <p>A Sedimentation and Erosion Control form is also required to accompany all Construction Certificate Applications.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>WASTE MANAGEMENT PLAN (For new residential or commercial developments and demolition).</p>	
<p>This plan will detail waste management and minimisation activities to be carried out during demolition, construction and operation of premises, in accordance with the provisions of Council's DCP. The plan will require applicants to:</p> <ul style="list-style-type: none"> specify wastes by type and volume, and nominate reuse and recycling potential; nominate siting of waste storage and recycling facilities for demolition, construction and final use; specify how and where residual wastes will be disposed of; show how ongoing waste management of the site will operate. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>BUSHFIRE PRONE LAND</p>	
<p>If the subject site is identified as Bushfire Prone Land, you must complete a self assessment and submit the checklist in Section Two of the "Guidelines for Single Dwelling Development Applications" published by the NSW Rural Fire Service with this application, which can be accessed via the following link: www.rfs.nsw.gov.au</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>STATEMENT OF ENVIRONMENTAL EFFECTS (For all applications)</p>	
<p>So that we can assess the impacts of your proposal, you need to attach one or more environmental reports to your application. The type of report/s required depend on whether your proposal is designated development or not, and the possible effects on threatened species. For minor residential development only i.e. carports, garages, pools etc. a Statement of Environmental Effects – Minor Development only form, which is available on the web, may be completed and submitted with your application. https://www.lismore.nsw.gov.au/file.asp?q=RES-WSC-56-41-22</p> <p>Refer to the Development Application Guide for further information on preparing a Statement of Environmental Effects.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>HERITAGE IMPACT STATEMENT (For all applications involving heritage items or works to buildings in conservation areas).</p>	
<p>The Statement of Heritage Impact (SHI) should be prepared by a relevantly qualified person, listed with the NSW Heritage Office as a Consultant, or be to the satisfaction of Council's Heritage Planner. The Statement of Heritage Impact should be concise and must adhere to the model format. Generally:</p> <ul style="list-style-type: none"> For major partial demolition, complete demolition, additions or change in use to, of a heritage 	<input type="checkbox"/> Yes <input type="checkbox"/> No

<ul style="list-style-type: none"> - footings/structural elements - timber framing - drainage-water/sewage - oil or solid fuel heating appliances - termite control - fire safety measures, e.g. fire resistance levels and essential fire safety services - wet areas - lighting/ventilation - sound transmission class rating - stair construction and balustrades • evidence of any accredited component, process or design to be relied upon, where relevant • site preparation; and • finishes. 	
SERVICING PLANS	
<p>Structural Plans are detailed plans that are signed, dated and certified by a suitably qualified structural engineer for the following components of the proposal:</p> <ul style="list-style-type: none"> • footings • piers • slab reinforcement • steel frames/beams • timber frame, truss tie down and bracing • support for party walls <p>or these documents will be provided prior to commencement of works. <input type="checkbox"/> Yes</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
ALTERNATIVE SOLUTIONS AND COMPLIANCE CERTIFICATES (BCA)	
<ul style="list-style-type: none"> • A statement/report as to how the performance requirements of the Building Code of Australia (BCA) are to be complied with must be submitted if compliance is to be achieved other than through the deemed to satisfy provisions of the BCA. • Any compliance certification to be relied upon. 	<input type="checkbox"/> Yes <input type="checkbox"/> No
HOME BUILDING ACT REQUIREMENTS	
<p>In the case of an application for a construction certificate for residential building work (within the meaning of the Home Building Act 1989) attach the following:</p> <p>a) In the case of work by licensee under the Act;</p> <ol style="list-style-type: none"> i) a statement detailing the licensee's name and contractor licence number, and ii) documentary evidence that the licensee has complied with the applicable requirements of the Act, or <p>b) In the case of work done by any other person:</p> <ol style="list-style-type: none"> (i) a statement detailing the persons name and owner builder permit number, or (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner builder work in Section 29 of the Act. <p>A certificate purporting to be issued by an approved insured under part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No