

Development Application

Environmental Planning and Assessment
Act 1979 Section 78A

Office Use only: DA_____/____ Amount Paid: \$ Receipt No:

You can use this form to request approval to undertake development in the Georges River Council local government area where Council is the consent authority. **Note:** This form should **NOT** be used for applications for Food and Drink Premises Registrations, Outdoor Dining, Complying Developments, Section 8.2, 8.3, 8.4, 8.5 (formerly Section 82A) or Section 4.55 (formerly section 96) Modifications.

Advisory Notes

- An incomplete form may result in rejection of your application. Please refer to the “**Application Checklist**” attached to ensure all required documents are provided prior to submitting this application.
 - Application form must be submitted with owner’s consent given by **all** owners.
 - Application fee must accompany application – Refer to Schedule of fees and charges
- For advice please contact Customer Service on (02) 9330 6400 (8.30am-5.00pm Monday to Friday)

Applicant Details

CSO Checked

Name:

Street Name:

Suburb

Postcode:

Phone:

Mobile No:

E-mail address:

If Applicant is a Company: Application form must be signed by 2 directors or a director and the company secretary. In the case of a proprietary company that has a sole director, that director only must sign and must indicate that he/she is the sole director.

Signature:

Date:

Position:

Signature:

Date:

Position:

Development Site Address

Street Address:

Suburb:

Postcode:

Lot:

Section:

DP/SP:

Site Area (m²):

Floor Area (m²):

Description of work to be carried out

Please provide a description of the proposed works:

Owner Details		CSO Checked <input type="checkbox"/>
Company Name:		
Name:	Name	
Postal Address:	Postal Address:	
Suburb:	Suburb:	
Contact Number:	Contact number:	
E-mail address:	E-mail address:	
<p>As the owner(s) of the property subject to this application I/we consent to the lodgement of this application and to Council entering the property for assessing the application and compliance with any approval which may be issued by Council.</p>		
<p>If the Owner is a Company: The application form must be signed by 2 directors or a director and the company secretary. In the case of a proprietary company that has a sole director, that director only must sign and must indicate that he/she is the sole director.</p>		
Signature:		
Position:	Date:	
Signature		
Position:	Date:	

Estimated Cost of Works
<p>The estimated cost should be either a contract price or an estimate based on the <u>current market value</u> of the labour and materials needed to complete the development. Application fees are based on development cost. If necessary, Council reserves the right to assess its own estimated cost for the purposes of fees. Inaccurate costs may delay processing of your application</p>
<p>Estimated cost of your development, including GST:</p>
<p>For development proposals more than \$100,001 but less than \$750,000 you must complete Attachment 1 - genuine cost estimate.</p>
<p>For Development Proposals more \$750,000 – If the development cost is greater than \$750,000 a Detailed Cost Report is required to be completed by a Registered Quantity Surveyor.</p>

Applicant Declaration	
<p>Is the applicant or owner a staff member, councillor, or contractor of Georges River Council or is the applicant or owner related to someone who is a staff member, councillor, or contractor of Georges River Council?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes (if yes, state relationship) </p>
<p>Have the applicant or owner made political donations or gifts?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, you may need to complete a statement. For more details refer to the Development - Political Donations and Gifts page on our website</p>



Details of proposed development	
Have you had a pre-lodgement consultation/has this application been considered by the Development Advisory Service?	<input type="checkbox"/> Yes – Pre-DA number <input type="checkbox"/> No - go to next question
Are you seeking approval to carry out any activity which requires Council approval in accordance with Section 68 of the Local Government Act 1993?	<input type="checkbox"/> Yes - complete Attachment 1 <input type="checkbox"/> No - go to next question
Is the property/land a critical habitat?	<input type="checkbox"/> Yes <input type="checkbox"/> No - go to next question
Will the development affect threatened species, populations or ecological communities?	<input type="checkbox"/> Yes <input type="checkbox"/> No - go to next question
No Is the development a biodiversity compliant development? Biodiversity complaint development is defined in Schedule 1 of the Environmental Planning and Assessment Regulations 2000	<input type="checkbox"/> Yes <input type="checkbox"/> No - go to next question
Are you seeking approval for any activity as detailed on Attachment 2 from State Government Authorities as an integrated development?	<input type="checkbox"/> Yes – Complete Attachment 2 <input type="checkbox"/> No- go to next question
Do you need the concurrence of a State Agency to carry out the proposed development?	<input type="checkbox"/> Yes - please advise which agencies concurrence is required from <input type="checkbox"/> No - go to next question
Are you lodging a construction certificate application with this application for development consent?	<input type="checkbox"/> Yes - complete a separate Construction Certificate Application Form <input type="checkbox"/> No
Is Referral to the Design Review Panel for assessment under SEPP 65 applied for with this service?	<input type="checkbox"/> Yes – Please ensure additional plans are provided as per checklist guidelines. <input type="checkbox"/> No

Fees, charges, contributions and bonds payable are shown in the Schedule of Fees and Charges available on our website. Payments can be by cash, cheque, EFTPOS and some credit cards (subject to a fee). Do not post cash. It is best to confirm fees before writing cheques. Dishonoured cheques will result in an application being cancelled.

Privacy Notice

Georges River Council is required under the *Privacy and Personal Information Protection Act 1998* to collect, maintain and use your personal information in accordance with the Information Privacy Principles. Your personal information is being collected to process your application. Council may use your personal information for the purposes of processing your application. Council is regarded as the agency that holds the information and will not disclose your personal information without your consent unless authorised or required by law. You may apply to access or amend your information by contacting Council on 9330 6400 or at mail@georgesriver.nsw.gov.au.



Attachment 1

Must be completed for development proposals more than \$100,001 but less than \$750,000.

The applicant must provide the genuine costs of the development proposed by this application and these costs are based on industry recognised prices with GST Inclusive. All costs must be calculated in accordance with the definition of development costs in Section 25J of the Environmental Planning and Assessment Regulation 2000, at current prices. **Council may review the information provided and can seek further information or make its own fee determination.**

Genuine Cost Estimate	
Description of Cost	Applicant's Genuine Estimate
Demolition	\$
Site Preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$
Excavation	\$
Constructions and Engineering costs including fit out	\$
Change of Use	\$
Subdivision (planning, executing and registering, including covenants & easements)	\$
Services (e.g. plumbing, mechanical, fire, lift)	\$
External Works (e.g. landscaping, driveways, parking, pools)	\$
\$ External Services (e.g. gas, telephone, electricity connection to mains)	\$
Other (specify)	\$
Margin	\$
Goods and Services Tax	\$
Totals:	\$



Attachment 2


Must be completed for Integrated Development

Nominate here other approvals which must be obtained for your proposal under Section 90 Environmental Planning & Assessment Act 1979 by placing a tick in the relevant box(es):


Section 90 Environmental Planning & Assessment Act 1979		
Approval being sought	Act & Section Reference	Responsible Authority
<input type="checkbox"/> erect a structure or carry out a work in, or over a public road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> dig up or disturb the surface of a public road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> remove or interfere with a structure, work or tree on a public road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> pump water into a public road from any land adjoining the road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> connect a road (whether public or private) to a classified road	S138 Roads Act 1993	Council or RMS for classified roads
<input type="checkbox"/> carry out aquaculture	S144 Fisheries Management Act 1994	NSW Dept of Primary Industries
<input type="checkbox"/> carry out dredging	S201 Fisheries Management Act 1994	NSW Dept of Primary Industries
<input type="checkbox"/> cut, remove or destroy marine vegetation or net/dam/weir	S205 or S219 Fisheries Management Act 1994	NSW Dept of Primary Industries
<input type="checkbox"/> revocation/modification conservation orders/state heritage item	S58 Heritage Act 1977	Heritage Council of NSW
<input type="checkbox"/> works with area of relics or Aboriginal place	S90 National Parks & Wildlife Act 1974	National Parks & Wildlife Service
<input type="checkbox"/> scheduled development	S434/47/55 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> scheduled activities	S434/48/55 POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> non-scheduled activities	S434/55/122POEO Act 1997	Environment Protection Authority
<input type="checkbox"/> licence-controlled waste facility	Waste Management Act 2000	Environment Protection Authority
<input type="checkbox"/> bushfire safety of subdivision of land	S100B Rural Fires Act 1997	Rural Fire Service
<input type="checkbox"/> water use, management	Water Management Act 2000 Part3 Ch3	Various



Attachment 3 - Development Application Checklist

Georges River Council DA Lodgement Requirements Matrix  ✓ = Required • = May be Required		Alts & Adds / Residential	Carports & Garages	Swimming Pools	Single (new) Dwellings / Secondary Dwelling	Dual Occupancy	Multi-Dwellings (not RFB)	Boarding House	Residential Flat Buildings	Mixed Use Development	Childcare Centres / Place of Public Worship	Alts & Adds Commercial	Change of Use / Commercial Fit out	Commercial / Retail / Industrial	Signage	Subdivision Only	Applicant Check	Applicant to Indicate if N/A	Council Officer Check
		Plans & Drawings	Site Analysis Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Site Plan	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Survey Plan	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	•	✓			
Floor Plans - Existing and Proposed	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Elevations & Sections	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Landscape Plan					✓	✓	✓	✓	✓	✓	✓	✓		✓	•				
Deep Soil Plan	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	•				
Stormwater Drainage Concept Plan / OSD	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		•			
Flood Study	•		•	•	•	•	•	•	•	•	•	•		•	•	•			
Shadow Diagrams - Existing and Proposed	•				•	✓	✓	✓	✓	✓	•	•		•	•				
Subdivision / Strata Plan							•		•	•				•		✓			
Environmental Site Management Plan	•		•	•	•	✓	✓	✓	✓	✓	✓	✓		✓					
GFA & Building Height Certification							•	•	✓	✓	•	•		•					
Streetscape Character Analysis	•		•	•	•	✓	✓	✓	✓	✓	✓	•		✓					
Erosion & Sediment Control Plan	•		•	•	✓	✓	✓	✓	✓	✓	✓	•		•					
Schedule of Colours & External Finishes	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Photo Montages						✓	✓	✓	✓	✓	✓	•		✓	✓				
A4 size Notification Plans	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
3D Model									•	•									
Supporting documentations	Statement of Environmental Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	BASIX Certificate	•	•	•	✓	✓	✓	✓	✓										
	Arborist Report	•	•	•	•	•	•	•	•	•	•	•		•	•	•			
	Assessment of Significance (5 part test)	•	•	•	•	•	•	•	•	•	•	•		•	•	•			
	Bushfire Report	•	•	•	•	•	•	•	•	•	•	•		•	•	•			
	Vegetation Management	•	•	•	•	•	•	•	•	•	•	•		•		•			



Georges River Council DA Lodgement Requirements Matrix  ✓ = Required • = May be Required		Alts & Adds / Residential	Carports & Garages	Swimming Pools	Single (new) Dwellings / Secondary Dwelling	Dual Occupancy	Multi-Dwellings (not RFB)	Boarding House	Residential Flat Buildings	Mixed Use Development	Childcare Centres / Place of Public Worship	Alts & Adds Commercial	Change of Use / Commercial Fit out	Commercial / Retail / Industrial	Signage	Subdivision Only	Applicant Check	Applicant to Indicate if N/A	Council Officer Check
		Heritage Impact Statement	•	•	•	•	•	•	•	•	•	•	•		•	•			
Waste Management Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Clause 4.6 Variation	•	•		•	•	•	•	•	•	•	•		•		•				
Fire Safety Schedule						•	•	•	•	•	•	•	•						
Access Report						✓	✓	✓	✓	✓	✓	✓	✓						
Design Verification Statement								✓	✓										
Geotechnical Report	•	•	✓	•	•	•	•	✓	✓	•	•		•						
Excavation Plan	•	•	✓	•	•	•	•	✓	✓	•	•		•						
Acid Sulphate Soils Management Plan	•	•	•	•	•	•	•	•	•	•	•		•						
Contamination / Remediation Action Plan	•	•	•	•	•	•	•	•	•	•	•		•						
Traffic and Parking Assessment Report						✓	✓	✓	✓	✓	✓	✓	✓						
Acoustic Report / Noise Assessment						•	✓	•	✓	✓	•	•	✓						
Construction Management Plan						✓	✓	✓	✓	✓	✓		✓	•					
Crime Risk Assessment						✓	✓	✓	✓		•	•	✓						
Structural Engineers Report / Party Wall Consent	•	•		•	•	•	•	•	•	•	•	•	•	•					
Swept Paths / Driveway Long Sections		✓		✓	✓	✓	✓	✓	✓	✓	•		✓		•				
NCC (BCA) Report					•	•	✓	✓	✓	✓	✓	✓	✓						
Social Impact Comment or Assessment							✓	✓	✓	✓			✓						
Solar Access Report					•	•	•	✓	✓										
Plan of Management							✓			✓									
Hard Copy Documents and Plans								✓	✓										

Note:

All Development Applications must provide all relevant plans and documentation included in the matrix table below. **Should a specified item be checked "N/A" the accompanying Statement of Environmental Effects must state why this item is not required.** Failure to submit all the information required in relation to the Development Application will result in the application being rejected.



Office Use Only		
Comments by Lodgement Officer i.e., Outstanding Information or reasons for information not submitted	<input type="checkbox"/> Mail application	<input type="checkbox"/> Counter application

Applicant (print name):

Date:

Council Officer (print name):

Date:

Further Information or Frequently Asked Questions

I have submitted Development Application form, what should I expect in return?

You will receive a confirmation email within two weeks of lodging your application providing you the name of the responsible officer in Council assessing your application and the next steps. If you have not received an email please call Council on (02) 9330 6400.



APPENDIX A1 - DA Stormwater and OSD Documentation Checklist



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GeorgesRiverCouncil

@Georges_River

DA – Stormwater & OSD Documentation Checklist

Advisory Notes:

- a) This form is to be completed by a Qualified and Practising Engineer on the National Engineer Register (NER) in Civil Engineering, specialising in stormwater modelling and design.
- b) This form will ensure a more amenable and cost effective design is submitted to Council to avoid delays in the assessment and approval of applications.
- c) The Qualified and Practising stormwater design engineer must complete and sign this checklist as any inaccurate or incomplete documentation will result in assessment delay or application being returned.
- d) Stormwater Design and Documents must be prepared taking into consideration Council's Stormwater Management Policy - 2020 (SMP) and other relevant Policies.
- e) Notwithstanding (a) above a project designer can complete this checklist if:
 - The works comprise alterations and additions to residential development &
 - OSD is not required (Ref – Section 4.4 of SMP) &
 - The site is not flood affected &
 - No absorption or charged drainage system proposed &
 - Connection is to an existing system (with details submitted) or the site drains by gravity to the street

For advice please contact Customer Service on (02) 9330 6400 (8.30am-5.00pm Monday to Friday).

Part 1 - Property Details

Unit No.:	House No.:	
Street Name:	Suburb	Postcode:
Lot No:	DP/SP:	
DA Number:		

Part 2 – Registered and Qualified Stormwater Design Engineer's Details

Company name & ABN:
Registered Stormwater Design Engineer's Current Accreditation Number (NER):
Is the Engineer accredited to carry out Design of Stormwater and OSD Systems: Yes No
Full Given Name(s):
E-mail address:
Contact No.:
Address:



Part 3 – Stormwater & OSD Design Plans Checklist				
No.	Items	Yes (✓)	No (✓)	N/A (✓)
1.	Plan Preparation (Ref. – Section 2 of SMP)			
1.1	Stormwater Design Preparation and Documents have been prepared in compliance with Council’s Stormwater Management Policy – 2020 (SMP) and other relevant Policies.			
1.2	Name, Signature and NER number of the Stormwater Engineer are clearly indicated on all submitted drawings, certificates, documents and reports.			
1.3	Site inspection undertaken in preparation of the stormwater system design.			
1.4	The stormwater plans: <ul style="list-style-type: none"> • Are based on a Survey Plan prepared by a Registered Surveyor. • Provide spot and contour levels (to m AHD). • Provide location of any existing easements. • Provide location of any existing trees and structures. • Include north point, date and scale. 			
1.5	Does the development require OSD? (Ref. – Section 4.3 & 4.4 of SMP) If Yes: Submit site impervious area calculation form (A7).			
1.6	Has the stormwater system or OSD system been designed in accordance with: <ul style="list-style-type: none"> • Georges River Council’s requirements. (Ref – Section 4 of SMP) 			
1.7	Stormwater concept plans correspond and consistent with: <ul style="list-style-type: none"> • Architectural Plans. • Landscape Plans (no conflict between stormwater infrastructure, trees to be retained or planted and landscaped areas including deep soil). 			
1.8	Construction of new Stormwater Infrastructure If construction of new stormwater infrastructure within the road network or public space is proposed, design details including pipeline long – sections to be provided.			



2	Flood Affected			
2.1	<p>Is the site (whole or partly) affected by flood as per the 1% AEP flood maps?</p> <p>If Yes:</p> <ul style="list-style-type: none"> a. Submit Flood Impact Assessment Report for 1% AEP storm events and input/output read files. <p>(Must only be prepared by a registered NER Engineer experienced in flood modelling and noted in the report)</p> <ul style="list-style-type: none"> b. Design complies with the flood control matrix requirements of Section 6.8 of the SMP. 			
3.	Stormwater System			
3.1	<p>Is there a Council stormwater pipe traversing the site or within close proximity to the site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Submit an Overland Flow Assessment Report for 1% AEP storm events. <p>(Must only be prepared by a registered NER Engineer experienced in flood modelling and noted in the report)</p>			
3.2	<p>Can the stormwater system drain by gravity to the street frontage of the site? (Ref. Section 3.3 of SMP)</p>			
3.3	<p>Is a charged system proposed? (Ref. Section 3.4.2 of SMP)</p> <p>If Yes:</p> <ul style="list-style-type: none"> a. Is there a gravity discharge from the property boundary to the street kerb and gutter? b. Is it draining to the natural sub catchment? 			
3.4	<p>Are absorption trenches proposed? (Ref. Section 3.4.4 of SMP)</p> <p>If Yes:</p> <ul style="list-style-type: none"> a. Is the site located in a suburb as prescribed in Section 3.4.4.1 of the Stormwater Management Policy? b. Is the design supported by a geotechnical report? 			



3.5	<p>Is connection to an existing drainage system on site proposed? (Ref. Section 3.4.5 of SMP)</p> <p>If Yes:</p> <p>Have the full details of the existing drainage system been provided?</p>			
3.6	<p>Is an easement over downstream property or properties required to drain the site by gravity? (Ref. Section 3.4.5.3 of SMP)</p> <p>If Yes:</p> <ol style="list-style-type: none"> 1. This is indicated on submitted Plan No 2. Has the permission of downstream property owners been obtained for any easements? If yes, this approval must be lodged with the stormwater plans / documentation. 3. If the site already benefits from an existing drainage easement, has a recent Title Search been provided? 			

Part 4 – Registered and Qualified Stormwater Engineers' Declaration

<p>Declaration</p>	<p>I confirm that as the NER Registered Stormwater Design Engineer responsible for designing the stormwater system associated with this development proposal that I have done so with a full understanding of the relevant Council requirements and have read, understood and completed this checklist accurately.</p> <p>_____</p> <p>Registered Stormwater Design Engineer's Signature</p> <p>Date ____/____/____</p>
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Part 5 – Project Designer's Declaration

<p>Declaration</p> <p><i>(Applicable only when advisory note (e) has been fully achieved)</i></p>	<p>I confirm that as the Project Designer responsible for designing the stormwater system associated with this development proposal that I have done so with a full understanding of the relevant Council requirements and have read, understood and completed this checklist accurately.</p> <p>_____</p> <p>Project Designer's Signature</p> <p>Date ____/____/____</p>
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Full Given Name(s):

E-mail address:

Contact No.:

Address:

