



Office use only	Application number	<input type="text"/>
	Date received	<input type="text"/>
	Property file	<input type="text"/>
	LAND USE APPLICATION -3	

Further information

Blue Mountains City Council
 KATOOMBA: 2-6 Civic Place
 SPRINGWOOD: 104 Macquarie Rd

POSTAL ADDRESS:
 Locked Bag 1005 Katoomba 2780

TELEPHONE: (02) 4780 5000
 Lower Mountains: (02) 4723 5000
 FACSIMILE: (02) 4780 5555

EMAIL: council@bmcc.nsw.gov.au
 WEB: www.bmcc.nsw.gov.au

Land Use Application

Single dwellings, granny flats & associated development / buildings

property

Lot and DP numbers are found on the Certificate of Title or on a Rates Notice.
 Note: Not all properties have section numbers

Lot N ^o s.	Section N ^o .	DP N ^o .
<input type="text"/>	<input type="text"/>	<input type="text"/>
Street N ^o .	Street Name	
<input type="text"/>	<input type="text"/>	
Suburb	Postcode	
<input type="text"/>	<input type="text"/>	

owner

This section must be completed and signed by ALL owners. If contracts for the sale of the property have been exchanged, both the vendor and the purchaser details must be provided and all signatories attached

Companies will need to either provide their ACN or attach letterhead correspondence indicating the approval to lodge the application

Names / Company Name	
<input type="text"/>	
<input type="text"/>	
Australian Company Number (ACN) <i>(Provide when the owner is a company)</i>	
<input type="text"/>	
Postal Address	
<input type="text"/>	
Suburb	Postcode
<input type="text"/>	<input type="text"/>
Contact Telephone	Email Address
<input type="text"/>	<input type="text"/>

As owner/s of the property, I / we consent to this application, and grant permission for Council's Officers to enter the property / premises for the purpose of assessment of this application or to conduct inspections relative to this application.

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

applicant

The Applicant is the owner or agent chosen by the owner of the land to act on their behalf in the management of the application. All correspondence and communication is directed to the Applicant

Name/ Company Name

Postal Address

Suburb

Postcode

Contact Name

Contact Telephone

Email Address

I declare to the best of my knowledge and belief that all the particulars herein are correct in every detail and all the information required has been supplied. I also certify that all information provided electronically and in paper form are identical.

Signature

Date

Applicants, and any person who has a financial interest in this application, must comply with legislative requirements relating to political donations. Refer [www.bmcc.nsw.gov.au/yourcouncil/political donations](http://www.bmcc.nsw.gov.au/yourcouncil/political%20donations)

application

Type of application required

Refer to the *Guide to the Application Process*

A *development application* (DA) is required to obtain approval for the proposed development.

A *construction certificate* (CC) looks at how the building will be constructed and is checked for compliance against the Building Code of Australia

For example if you are building a new house you will need to apply for a development consent and a construction certificate.

The appointment of a Principal Certifying Authority (PCA) will also be required

The CC and PCA may be carried out by Council or a private certifier

Refer to the *Plan Guide - Single Dwellings* for building classes

DEVELOPMENT APPLICATION

Development application (DA)

Indicate if any of the following also apply

The application is for 'advertised' development

You are seeking a 'staged' development consent

Integrated development application *(Additional fees apply)*

If integrated, indicate under which Act/s approval is required

Rural Fires Act

Heritage Act

Roads Act

Water Management Act

National Parks & Wildlife Act

Fisheries Management Act

Protection of the Environment Operations Act

Concurrence *(Additional fees apply)*

If concurrence is required, indicate the Authority

Sydney Catchment Authority

Railcorp

Roads and Maritime Services

Other Authority (please provide)

Other approval (s.68 approval eg. onsite waste management system, solid fuel heater etc.)

Construction certificate (CC)

NOTE: The CC section on Pages 4-5 of this form MUST be completed

Development application details: *(if already granted)*

Application No:

Date of consent:

Does the development involve an alternative solution under the BCA?

No

Yes (Additional fees apply)

CONSTRUCTION CERTIFICATE

Appoint Council as the **Principal Certifying Authority (PCA)** - For inspections and the issue of the occupation certificate. **The PCA Agreement form must be completed and signed by the person having benefit of the consent.** Further details are available on-line

proposal

Tick the boxes that best describe the proposal

Class 1a

- New single dwelling
- Additions / alterations to dwelling
- Studio
- Granny flat

Class 10a

- Garage / Carport
- Shed
- Deck
- Pergola / awning

Class 10b

- Swimming pool
- Retaining wall
- Fence
- Rainwater tank

- Other structure (provide details) Class:
- Demolition (provide details)
- Landscaping works
- Install an on-site sewage system - Type of system:
- Install a solid fuel heater

description

Describe the work
eg. two storey dwelling with detached carport and in-ground swimming pool; part demolition, etc

value

Cost summary report

Provide estimated or contract values for the proposal

The value of works is used in fee calculations and to determine developer contributions

Building works

- Structure / Building works \$
- Excavation and site preparation \$
- Decontamination or remediation \$
- Demolition works *(including cost of removal and disposal)* \$

Related works

- Landscaping / retaining walls etc \$
- Drainage \$
- Connection of services *eg. sewer, water, gas, etc* \$
- Onsite sewage works \$
- Driveway / road construction \$
- Other \$

TOTAL VALUE OF WORKS *(including GST)*

\$

Value of works

Blue Mountains City Council uses an online cost estimator to determine the value of the building works on all applications other than those supported by either:

- a written quotation or contract from a licensed building contractor
- a report from a registered Quantity Surveyor, or
- documentation from another suitably qualified and independent person.

Other components such as drainage, landscaping, road works, etc., are also added to give the total value of the development.

plans & documents

List the plans and documents that support the application.

A separate schedule may be provided, should further space be required

Refer to the *Plan Guide - Single Dwellings* for plans and documents to be submitted with an application

Type of plan / document title	Prepared by	Dated
EG: Site plan	John Smith, Architect	1/1/2011

Online tracking

Plans and documents provided with a development application or construction certificate can be viewed online. The application's progress may also be tracked at www.bmcc.nsw.gov.au

COMPLETE THIS SECTION WHEN APPLYING FOR A CONSTRUCTION CERTIFICATE

person applying for the CC

The person applying for a construction certificate may be the property owner, project manager, or other person entitled to appoint a Principal Certifying Authority (PCA), but not the builder unless they are also the property owner

Name/ Company Name

**Should the postal address and contact details be the same as the Applicant, you may write "Same as Applicant" below. Ensure form is signed below*

Postal Address

Suburb

Postcode

Contact Name

Contact Telephone

Email Address

Signature

Date

This section of the form must be signed by the person applying for the construction certificate

builder

Builder details are required prior to issue of the Construction Certificate

Owners should ensure all builders and tradespeople have a valid licence. Contact the Department of Fair Trading for further information or visit www.fairtrading.nsw.gov.au

Builder details - Please nominate builder:

Principal Contractor (builder) *Provide details below (if known)*

Name:	Licence/Permit No:
Address:	
Phone/Mobile:	Email:

Value of works \$20,000 and under:

A letter from the principal contractor is required to confirm their appointment as the principal contractor for the work. The principal contractor for the work is appropriately licensed and has management of the site. The letter must include their name, address and licence number, and be provided to the Principal Certifying Authority (PCA) prior to the release of the construction certificate (CC).

Value of works over \$20,000:

Home Warranty Insurance is required. A copy of the certificate must be submitted to the PCA prior to the release of the CC.

Owner Builder

An **owner builder permit** is required when works exceed \$5,000. A copy of the permit, when applicable, must be submitted to the PCA prior to the release of the construction certificate.

ABS data

The Australian Bureau of Statistics (ABS) uses this information as key economic indicators for the country. If there are two or more different material types to be used, then please nominate the primary material type

Development details

Complete the following details (where applicable)

For each proposed new building, indicate:

Number of storeys of the proposed building

Gross floor area of the existing building m²

Gross floor area of the new building m²

Gross site area of the land on which the building is to be erected m²

Swimming pool litres

For each proposed new residential building, indicate:

Number of existing dwellings on the site

Number of existing dwellings to be demolished

Number of dwellings to be constructed

Will the new building be attached to an existing building Yes No

Will the new building be attached to any other new building Yes No

Materials to be used

Please indicate the materials to be used in the construction of each of the new building(s)

1. FLOOR	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
2. FRAME	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium <input type="checkbox"/> Other
3. ROOF	<input type="checkbox"/> Tiles <input type="checkbox"/> Aluminium	<input type="checkbox"/> Concrete/slate <input type="checkbox"/> Other	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Steel
4. WALLS	<input type="checkbox"/> Brick (double) <input type="checkbox"/> Fibre cement <input type="checkbox"/> Curtain glass	<input type="checkbox"/> Brick (vener) <input type="checkbox"/> Aluminium cladding <input type="checkbox"/> Other	<input type="checkbox"/> Concrete/stone <input type="checkbox"/> Steel

Do you require a Tax invoice?

A general receipt is issued at the time of payment. If you require a tax invoice for GST purposes please complete this section. The tax invoice will be posted upon full payment of all fees.

Do you require a tax invoice? No Yes *(Complete details below)*

Name / Company Name of Payee

ABN

Address

