Pre-lodgement Advice

In order to ensure a speedy and efficient assessment of your application, we strongly recommend that you consult with a Council Officer before lodging your application. For detailed planning, building or engineer advice, you should contact Department - Environmental Services on (02) 6340 2040 or fill out a pre-lodgement application form (free of charge). Our staff will contact you soon after to arrange a time to discuss your proposal.

How to lodge your application

Once this application is completed it can be lodged at Council’s Customer Service Centre on any business day between 8.30am and 4.30pm. It can also be submitted via the post along with payment of appropriate fees. Please ensure that all the necessary information as identified in the Development Application Guide and associated checklists is submitted. If your application is incomplete, it will not be accepted and will be returned to you with your payment.

The DA Guide

The Development Application Guide tells you about the plans and other documents that you must provide with your application. Ask us for a copy from our Customer Service Centre staff or view it on Council’s website.

What you need for Lodgement

☐ Completed Application Form
☐ Completed DA Checklist and all associated plans and documents
☐ A4 Notification plans (including site plan and elevations)
☐ Statement of Environmental Effects (except for designated development)
☐ BASIX checklist (for dwellings, units, dwelling additions greater than $50,000.00 in value and pools greater than 40,000 litre capacity.)

Fees and Payment Methods

Application fees are calculated on a scale based on the estimated value of the work and are GST free. Information on these fees is on Council’s web site or from our Customer Service Centre. Pay by cash, cheque, Bankcard, Mastercard, Visa & Eftpos. Please make cheques payable to Cowra Shire Council.

Construction Certificate

If your proposal involves building work and you have prepared detailed building plans and specifications, you may apply to Council for a Construction Certificate at the same time. Please complete both this form and a Construction Certificate Application form.

Exempt or Complying Development

Some minor proposals may fall within Exempt and Complying Development guidelines and will not require a development application or construction certificate. Please ask our Environmental Services staff or telephone (02) 6340 2040.

Please Note

The personal information required on this form may be available for public access under various legislation.
Development Application

1. Applicant Details

<table>
<thead>
<tr>
<th>Name</th>
<th>Design West Architects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td>Karen Gay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Suburb or Town</th>
<th>State</th>
<th>Postcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cowra</td>
<td>NSW</td>
<td>2794</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Telephone</th>
<th>Fax</th>
<th>Mobile</th>
</tr>
</thead>
<tbody>
<tr>
<td>02 63423230</td>
<td>02 63424792</td>
<td></td>
</tr>
</tbody>
</table>

E-mail: designw@bigpond.net.au

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 have attached all the information needed for lodgement as outlined in the DA Guide and DA Checklist. I also understand that if incomplete the application may be returned to me, delayed, rejected or more information may be requested.

Applicant(s) signature

2. Site Details

<table>
<thead>
<tr>
<th>Street/Rural Address No</th>
<th>Street/Road Name</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>INOA DRIVE</td>
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</table>

<table>
<thead>
<tr>
<th>Suburb or Town</th>
<th>Lot No.</th>
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<tbody>
<tr>
<td>Cowra</td>
<td>1</td>
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<table>
<thead>
<tr>
<th>Section No.</th>
<th>DP No.</th>
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<tbody>
<tr>
<td></td>
<td>1169527</td>
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</table>

3. Estimated Cost of the Development

Please state the full contract price for labour and materials. The fee is based on the estimated cost of the building or work. Council uses the Building Cost Guide dated July 2006 (published by the Australian Institute of Building Surveyors - AIBS NSW Chapter), which is published on Council’s website, to verify your estimate. Please note an underestimation can delay your application.

Estimated Cost $2,000,000 (only for erection of building/additions, demolition and carrying out of work)

4. Type of Development

- [x] Local Development
- [ ] Local Development that is Integrated Development
- [ ] State Significance Development
- [ ] Designated Development

5. Description of Proposed Development or Use

It is proposed to construct 10 dwellings and a community centre. Each building will have brick veneer rendered walls, colorbond roof, aluminium framed windows and be built on a reinforced concrete slab. The site will be extensively landscaped as shown on the attached Landscape Plan.
Development Application

6. **Pre lodgement Consultation**

<table>
<thead>
<tr>
<th>Date of Meeting</th>
<th>13/03/2013</th>
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</table>

7. **Do you wish to demolish any structures on the property?**

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
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</table>

If yes, describe what is to be demolished:

Note: If you do not apply for a demolition on this application, and you need to demolish structures on the site, a separate Development Application will need to be submitted and approved prior to the removal of any structures from the property.

8. **Is this application for Integrated Development?**

<table>
<thead>
<tr>
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<th>Yes</th>
<th>No</th>
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</table>

If yes, indicate what integrated approvals are sought.

- ☐ An EPA license activity.
- ☐ Destruction or damage to an Aboriginal relic.
- ☐ Dredging or reclamation of any waters.
- ☐ Extraction or harvesting of raw water from streams.
- ☐ Earthworks within 40 metres of foreshore or watercourse.
- ☐ Earthworks, hoarding or structures within a public road.
- ☐ Erect a structure, carry out works etc on public road under the Roads Act 1993.
- ☐ Extraction or use of groundwater
- ☐ Item or place under an Interim Permanent Conservation Order
- ☐ Aquaculture Permit
- ☐ Removal or damage of marine vegetation
- ☐ Located within a bushfire prone area

Note: Applications for Integrated Development will be referred to the relevant approval body and must include:

- Sufficient information for the approval body to make an assessment of the application
- An additional $250 for each approval body involved
- 2 additional copies of the application and accompanying plans/documentation for each approval body.

9. **Do you want approval under S.68 of the Local Government Act?**

The application must be accompanied by such matters as would be required under S.81 of the Local Government Act 1993 if approval is to be sought under that Act.

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tbody>
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</table>

If yes, indicate what approvals are sought.

- ☐ Plumbing and drainage work
- ☐ Septic
- ☐ Domestic oil/solid fuel heater (not portable)
- ☐ Moveable dwelling, manufactured home or manufactured home estate
- ☐ Place of public entertainment
- ☐ Placing waste/waste storage container in public place
Development Application

- Public carpark, caravan park or camping ground
- Swing or host goods over a public place
- Temporary structure
- Undertaker's mortuary
- Amusement devices
- Other (give details)

10. Have you provided BASIX Certificate
- ☑ BASIX Certificate attached to application
- ☐ BASIX Certificate not required

11. Owners Consent
- If more than one owner, every owner must sign.
- If the property is within a strata plan, Consent of the Owners Corporation is required under seal.
- If owner is a company or corporation, a director or secretary (or authorised delegate) must sign.
- If applicant is a company or Owners Corporation, the form must be signed by a Director/Secretary or authorised Delegate under Common Seal.
- By signing this form you hereby consent to:
  - The submission of this application and to Council representatives entering the site for the purpose of a site inspection.
  - Council to make copies of all documents for the purpose of determining the application or providing copies to people who may be affected by the proposal.

<table>
<thead>
<tr>
<th>Owner(s) Name</th>
<th>Brimond Investments Pty Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner(s) Address</td>
<td>Level 1, 21 Benjamin Way, Belconnen, ACT 2617</td>
</tr>
<tr>
<td>Owner(s) Contact Number (business hours)</td>
<td>(02) 62648000</td>
</tr>
<tr>
<td>Owner(s) Signature</td>
<td>Scott Hamond, Craig Bright</td>
</tr>
<tr>
<td>Date</td>
<td>25/1/14</td>
</tr>
</tbody>
</table>

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