DEVELOPMENT APPLICATION FORM

Made under Section 4.12 of the Environmental Planning and Assessment Act 1979 (formerly s78A)



About this form:

Use this form to apply for development consent in the Waverley Local Government Area to:

- Construct, alter or demolish a building/s or structure/s
 - Strata subdivide a building

Subdivide land

Change the use of land or a building

Erect or display advertising

• Carry out earthworks or similar

How to complete this form:

- Ensure that all fields are filled out correctly and the form is submitted on the NSW Planning Portal together with all other required documentation during lodgement.
- 2. All fields are mandatory and must be completed before submitting the application.
- 3. Your proposal may also require other approvals of government agencies or of Council for certain activities as detailed throughout this application form.
- 4. To minimise any delay in receiving a decision about your application, please ensure you submit all relevant information and a valid email address. You will be advised by email upon your application being determined.

Once your application is lodged with Council, you can follow the progress on Council's website, via the DA Tracking Tool available at: http://www.waverley.nsw.gov.au/building/development applications/track a da

APPLICANT'S NAME						
Title:	Given Names:		Family Name:			
Organisation / Com	pany Name (if app	olicable):				
	,					
SITE DETAILS						
Unit / Shop / Suite I	No:	Street No:	Street Name:			
Suburb:		Post code:	Lot / DP / SP No(s):			
CURRENT / EXISTIN	G USE OF SITE					
PRE-APPLICATION A	ADVICE					
Have you been give	n any pre-applica	tion advice on this application?	Yes	No		
If yes, please give the name of the Council Officer who gave the advice:						
Date advice given:						

Web: www.waverley.nsw.gov.au

TYPE OF DEVELOPMENT (Please select all that apply)						
Building or structure works			Subdivision			
Demolition			Change of use			
Earthworks or similar			Other (please sp	pecify)		
Sign or Advertisement						
Are you applying for a Staged Development Consent?			Yes			No
DESCRIPTION OF PROPOSAL (Please describe exactly what being demolished)	you propo	se.	If demolition is	propos	ed, pl	ease specify what is
Do you require a change to street numbering?	Yes	at (at	tach details)		No	
ESTIMATED COSTS OF WORKS						
development application fee is based on the estimated cost carried out the works (this is not the cost of an owner-build detailed cost report is required prepared by a suitably qualify Quantity Surveyor's detailed cost report is required. Estimated cost of works (including GST): \$	er carrying	g ou	t the works). Fo	r devel	орте	ent costs <\$500,000, a
INTEGRATED DEVELOPMENT						
Integrated development is development that requires lice application is integrated, Council will refer your application approval agency. This incurs a fee which is to be paid to contacted separately to pay this fee through the Planning P	n electroi that age	nica ncy	lly through the separately thro	NSW F ugh th	Plannii e Plai	ng Portal to the relevant nning Portal. You will be
Is this application for Integrated Development?	Ye	S			No)
If yes, select which of the following apply:						
Item or place listed on the State Heritage Register						
Destruction or damage to an Aboriginal relic						
Works within 40m of foreshore or a watercourse						
Removal or damage to marine vegetation						
Penetration of an aquifer of extraction of groundwar	er					
An EPA licensed activity						
Dredging or reclamation of any waters						
Other (please specify):						

CONCURRENCE AUTHORITIES
If your application requires the concurrence of another authority, Council will refer your application electronically through the NSW Planning Portal to the relevant approval agency. This incurs a fee which is to be paid to that agency separately through the Planning Portal. You will be contacted separately to pay this fee through the Planning Portal after Council raises the referral request.
Does this application require the concurrence of another authority? Yes No
If yes, please select which authorities are required to give their concurrence: Office of Environment and Heritage (threatened species, State and Commonwealth listed heritage items)
Roads and Maritime Services (works on classified roads, some advertisements)
Transport for NSW: Sydney Trains (works near rail corridors)
Other (please specify):
ADDITIONAL DETAILS (Please select all that apply)
Does your proposal involve any of the following:
Development that relies on a clause 4.6 exception to a development standard under the WLEP 2022.
Regional development (as defined in Schedule 4A of the EP&A Act)
Designated Development (as defined in Schedule 3 of the EP&A Regulation)
Development on land that is, or is part of, critical habitat
Development that is likely to affect threatened species, populations or ecological communities
Alterations and additions, change of use, demolition or strata subdivision of a low rental residential building under Part 3 of the SEPP (Affordable Rental Housing) 2009
Housing for seniors or people with a disability under the SEPP (Housing for seniors of people with a disability) 2004
GENERAL INFORMATION
What is the zoning of the property? Refer to Part 2 of the WLEP 2022
Is the proposal permissible in the zone? Yes No
What is the total area of the site (in m²)?
What is the Height of Building for the proposal? Refer to clause 4.3 of the WLEP 2022
What is the Floor Space Ratio (FSR) for the proposal? Refer to clause 4.4 of the WLEP 2022
What is the total Gross Floor Area (GFA) for your proposal? If your proposal only relates to a section of the site (such as an apartment or shop), what is the floor area of that section (in m²)?
Is a tree to be removed / pruned? If yes, extra information must be provided (Note: Arborist Report required where any trees covered by a Tree Preservation Order will be affected by the proposal)
If Subdivision is proposed, what type?
Land Subdivision Strata Subdivision Stratum Subdivision Other (please specify)
What is the number of lots existing?
What is the number of lots proposed?

Is the property a heritage item, adjoining a heritage item o	r within a heritage conservation area?				
Yes - If yes, a Heritage Impact Statement is	No				
required.					
POLITICAL DONATIONS					
	79, the applicant (or any other persons with a financial interest in				
	ations or gifts they have made to a Councillor or Council employee in				
the two years before the application is made. The disclosu	re requirements continue to apply until the application is				
determined.	and a the Act It is also an effect to the male of false displacement				
•	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	is application who made a reportable donation or gift in the last				
two years?	s application who made a reportable donation of girt in the last				
Yes	□ No				
If yes: complete the 'Political Donation and Gifts Disclosur	re Statement' available on Council's website and lodge with this				
application					
	Council in writing if I become aware of any person with a financial				
	on or has given a gift in the period from the date of lodgement of				
this application and the date of determination.					
CONFLICT OF INTEREST					
Are you an employee of Council or do you have an affiliation way of family, close personal friendship or business interest	on with a Council Officer or Councillor or member of Parliament by st?				
Yes	□ No				
If yes, please provide details:					
NOTICE UNDER SECTION 10 OF THE PRIVACY & PERSONAL					
	personal information to assess and determine this application under				
- · · · · · · · · · · · · · · · · · · ·	&A Act) and Regulation. Your information may be made available to				
Council officers, delegates of Council, contractors engaged by Council—including lawyers, consultants and external experts—					
and other public sector agencies. Your information may also be made available to members of the public under the EP&A Act					
and the Government Information (Public Access) Act 2009. This application form will not be published on Council's website. The personal information requested on this form is mandatory. If you do not provide the information, Council will be unable to					
process this application.	y. If you do not provide the information, Council will be unable to				
ριότευ την αρμιτατίση.					
Please advise Council if you require your personal inform	nation to be withheld. You are entitled to access and correct the				
	or the use of your personal information should be referred to				
anvernance@waverlev.nsw.anv.au	, , ,				

APPLICANT'S NAME					
Title:	Given N	ames:	Family Name:		
			Turiny Nume.		
Organisation / Compa	any Name	(if applicable):			
Applicant's Email add	lress:				
·	an email	and postal address, correspondence	will be via email when	possible (including notice of	
determination)					
Address:					
· ·		re able to contact you if we need mo	-	=	
	with the	nominated applicant in the event of			
Contact Number:		A	Iternative Contact Num	ber:	
DECLARATION					
 I declare that storage med I understance I understance I give perm documents, under the Ensubmitted daccordance Council's we I warrant that from the copabove parag I indemnify to 	t all the in lium are a lithat if in lithat more ission to including evironment with the Cobsite. Let if I am it by right over aph.	plans, for the purposes of assessintal Planning and Assessment Act 1 s, including plans, to members of	electronic plans and do source of documents selayed or rejected. Council. nake copies, includinging and determining this 979 and to provide copiess) Act 2009. This apports lodged with this apports lodged with this apports per the public of any submitted documents lodged with this apports per the provide with this apports lodged with this apports lodged with this apports per the public of a breach of co	electronic copies, of all submitted is application (and related purposes) pies, including electronic copies, of all ablish them on Council's website, in lication form will not be published on ment, I have obtained permission plication in accordance with the appright arising from the Council	
Name:			Date:		
OWNER'S CONSENT					
Single / Joint Owners	hip:	All name owners must sign (if mor	e than one owner, ever	v owner must sian)	
Strata Title Property:		The strata secretary must sign the			
Company / Business (Owned	The director/s or company secreta			
Property:		provide a signed company letterhe	ad with the ACN / ABN	included giving consent to this	
-		application. The submission of this application and	I to a representative of	Council entering the site for the	
purpose of a	-				
• I nave read a Signature:	ana unaer	stood the privacy/GIPA notice on p	age 4 of this application	1.	
Name:			Date:		
Signature:					
Name:			Date:		
Company / Strata Cor	p:				
Position:					
ACN / ABN:			Date:	AFFIX COMMON SEAL	

DEVELOPMENT APPLICATION CHECKLIST

In accordance with the Environmental Planning & Assessment Regulations 2021 and Waverley Development Control Plan 2022 (DCP).



THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH ALL DEVELOPMENT APPLICATIONS.

Since 1 January 2021, all development applications are required to be lodged digitally on the NSW Planning Portal. Applications can no longer be lodged by mail or over the counter with Council. For more information on how to lodge applications on the NSW Planning Portal, please visit the following website: https://pp.planningportal.nsw.gov.au/

Development Applications will not be accepted for lodgement via the portal unless all forms, plans and supporting documentation are labelled in accordance with <u>Council's Electronic Lodgement Guidelines</u> for Building and Development Applications.

For full lodgement requirements, refer the <u>Development Application Guide</u>. Please use this checklist prior to ensure that you have the correct information prior to lodging your application through the Planning Portal to avoid delays or having your application returned. Once your application is considered complete, you will be sent an invoice for fee payment.

REQUIRED	S	SUBMITTED			
REQUIRED	YES	No	OFFICE		
Digital documentation of ALL forms, plans and documentation in pdf form, combined and labelled in					
accordance with the 'Electronic Lodgement Guidelines: Building and Development Applications'.					
Files to be unprotected and limited to 5MB per file.					
SECTION 1. APPLICATION FORMS					
Development Application Form					
Development Application Checklist					
Political Donations and Gifts Disclosure Form is required to disclose any relevant political donations					
or gifts as per Section 10.4(4) of the EP & A Act 1979.					
Non-Residential Development form available to download from Council's website is required to be					
completed for all applications that relate to a commercial premises including any new use or change					
of use for a non-residential development.					
SECTION 2. PLANS					
Site plans for all applications.					
Survey plan for applications excluding minor alterations and additions. Must be generated no more					
than 2 years prior to lodgement.					
Site Analysis Plan for all development, except minor alterations and additions to single dwellings					
Context Analysis for all development within a Heritage Conservation Area, Heritage Items, Multi					
residential development, mixed use development, places of public worship, or development subject					
to Part E of the WDCP 2022 (Site specific Development).					
Streetscape Analysis is required for development that proposes new vehicle crossing (driveway).					
Floor plans, elevations, roof and section plans required for all applications involving building work					
and change of use. Plans to indicate all ventilation systems, air conditioning, satellite dishes and					
screening.					
Calculation of Gross Floor Area for all applications that seek additional gross floor area.					
Shadow Diagrams or View from the Sun Diagrams are required for all applications for dwelling houses					
and dual occupancies, multi residential development, mixed use development and commercial					
development greater than 1 storey in height.					
Landscape plan is required for all alterations and additions to development which WDCP 2022, part					
C2 applies and all new development (excluding development in business centres) and changes to					
landscaped open space, or applications for landscaping works.					
Stormwater Management Plan required for all development applications except for internal works					
and to be in accordance with the Water Management Manual below					
https://www.waverley.nsw.gov.au/data/assets/pdf_file/0011/199757/GD00815_Waverley_Coun					
<u>cil Water Management Manual V5.pdf</u>					
The checklist as set out on pages 68-76 on Council's Water Management Technical Manual (Oct					
2021) available online shall be completed and submitted with all plans					
Subdivision Plan (Land, Strata or Stratum) required for all applications proposing to Torrens title,					
strata or stratum subdivision.					
Need help? Contact us at: Connect	with us				

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REQUIRED	YES	N/A	OFFICE
SECTION 3. COMPULSORY DOCUMENTATION			
Statement of Environmental Effects (SEE) – Required for all DAs. The SEE must address Waverley LEP			
2022 and Waverley DCP 2022 and justify any variations.			
BASIX Certificate as required by SEPP (BASIX Sustainability Index) 2007 (unless less than \$50K or pool			
under 40,000L). Certificate to be dated within 3 months of lodgement.			
NatHERS Summary Report			
BASIX and/or NatHERS commitments noted on architectural plans			
Clause 4.6 Exception to a Development Standard is required where the proposal seeks to justify a			
non-compliance with a development standard.			
Cost Report – required for all DAs. Costs <\$500,000, a detailed cost report is required prepared by a			
suitably qualified person. For development costs ≥ \$500,000, a Registered Quantity Surveyor's			
detailed cost report is required.			
SECTION 4. DEVELOPMENT SPECIFIC DOCUMENTATION/PLANS			
Arborist Report for any DA which may have a potential impact on an existing tree covered by a Tree			
Preservation Order or listed on a significant tree register or heritage listing.			
Archaeological Assessment for a DA for works on land identified as Archaeological Heritage Item or			
Aboriginal sites in the WLEP 2022 heritage maps.			
Access Report where disabled access is required under the Disability Discrimination Act 1992 ie.			
public spaces, common open spaces in multi dwelling housing and commercial development.			
Adaptable Housing Plan all new development with 3 or more habitable storeys or 10 or more units.			
Acoustic Report mixed use development comprising non-residential uses, new child care centres or			
intensification of an existing child care centre, commercial and retail development within a residential			
area, may also be required for late night trade or noise generating uses.			
Advertising and signage documentation - if applicable to the proposal.			
Crime Risk Assessment- all new residential development comprising 50 or more dwellings Coastal Risk Assessment – all development on land identified on the Waverley Online Mapping tool to			
be within an area of Coastal Inundation			
Digital 3D model for any development that proposes amendments to a building's existing envelope within the E1			
Local Centre in Bondi Beach, and E2 Commercial Centre and MU1 Mixed Use zones in Bondi Junction. For all other			
zones, for any development that proposes to make amendments to a building's existing envelope, which will result in			
a building height of 12 metres or more. For requirements for submission, refer to the <u>Waverley Digital Model</u> section			
on Council's website and <u>Checklist for Digital Model Submissions</u> .			
Electric Vehicle Charing Location/points – must be shown on the plans for all commercial			
developments and mixed use and multi –residential developments with more than 5 dwellings			
Energy Assessment Report Commitment –all mixed use development and commercial development			
with cost of works of \$3 million or more.			
Fire Safety Upgrade Report - for major alterations and additions to multi residential development,			
mixed use and commercial buildings, or where required by Council's fire safety officer.			
Flood Risk Assessment and Risk Management Plan – All new buildings and significant alterations and			
additions in 'flood planning areas' as identified in the Flood Planning Map in WLEP 2022.			
Geotechnical Report – All development ton the land identified on the Online Mapping Tool layers as			
a Geotechnical Hazard, Coastal Inundation or where excavation is proposed at or near cliff faces or is			
greater than 2m or on sites that have a slope of 25% or more, or where requested by Council.			
Green Travel Plan or Workplace Travel Plan – All development with over 2,500m ²			
office/commercial/retail, 15 dwellings or more, 50 or more employees, places of public worship or as			
required by Council.			
Green Roof/Wall Design Statement – any development that proposes a green wall or green roof.			
Heritage Conservation Management Plan or Heritage Conservation Management Strategy – change			
of use alterations to the fabric or setting of a state heritage item, or substantial alterations and			
additions to a local heritage item considered to be of high local significance, or as required by Council.			
Heritage Impact Statement – applications relating to a heritage item, sites within a heritage			
conservation area or sites within the vicinity of a heritage item.			
Housing Report – Applications to strata subdivide an existing building with multi dwelling housing			
(aka. residential flat building) OR an application for the demolition of a building with multi dwelling			
housing OR significant alterations and additions to a multi dwelling housing which is <u>not</u> strata titled.	<u>I</u>		

The report must assess whether the proposal will result in a loss of affordable housing in accordance		
with SEPP (Affordable Rental Housing) 2009 due to Please refer to the SEPP for further information.		
Integrated or Designated Development – as specified in Part 4.46 (Integrated) of the EPA Act 1979		
or 4.10 (Designated) of the EPA Act and Schedule E of the EPA Regulation 2000.		
Loading Vehicles Plan of Management – Application for development as identified in WDCP 2022, Part B8 – Loading Facilities.		
3D model and/or Photomontages – SEPP 65 applications (residential flat buildings of 4 or more		
dwellings and 3 or more storeys), new residential dwellings (photomontage only), and new multi-unit		
dwellings, mixed use developments of 3 or more storeys.		
Open Space Plan – Places of Public Worship and Education Establishments.		
Planning Agreement – where a Planning Agreement is being offered. Please refer to Council's		
Planning Agreements Policy.		
Preliminary Contamination Report – Applications on land that is or may be potentially contaminated,		
in accordance with SEPP 55 Remediation of Land.		
Public Art Plan for all new development and major alterations and additions within the E2		
Commercial Core and MU1 Mixed Use Zone in Bondi Junction or any DA's proposing public art.		
Please refer to WDCP 2022, Part B11 and the Council's Public Art in the Private Domain policy.		
Plan of Management - places of shared accommodation, tourist and visitor accommodation, childcare		
centres, late night traders, restricted premises, licensed venues, tattoo parlours, places of public		
worship or as required by Council.		
Reflectivity Report – applications for buildings which incorporate large areas of glazing in eternal		
surfaces above ground floor level. Refer to WDCP 2022, Part B16 (specifically 16.4 – Reflectivity)		
Schedule of external finishes for all new development or significant alterations and additions to		
existing buildings. In all other cases, details of materials & finishes to be shown on plan.		
Site Compatibility Certificate – applications in accordance with SEPP (Housing for Seniors or People		
with a Disability) 2004, SEPP (Infrastructure) 2007 or SEPP (Affordable Rental Housing) 2009 where a		
certificate has been obtained from the Department of Planning and Environment for the use in that		
zone.		
Site Waste and Recycling Management Plan (SWRMP) – Checklist No 1 form required for all DAs		
excluding minor internal alterations.		
Social Impact Statement – applications that require one in accordance with <u>Waverley's Social</u>		
Impact Assessment Guidelines 2022.		
Traffic and Transport Management Plan - Childcare centres, residential development with 15 units		
or more, or commercial development with 2,500sqm GFA or more or as required by Council.		
View Loss Analysis – Any application that may result in view loss from public spaces and private		
property.		
Wind Environment Statement - Development in Bondi Junction over 6 storeys in height. Refer to		
WDCP 2022, Part E1.20.		
Wind Tunnel Study – Development in Bondi Junction over 9 storeys in height OR to be within an		
exposed wind area. Refer to WDCP 2022, Part E1.20.		
SECTION 5. DESIGN EXCELLENCE ADVISORY PANEL		lant haveing and
SEPP 65 Buildings, developments with a value of \$20m+, new-multi dwelling housing, residential flat buildings, boarding housing housing, residential flat buildings, boarding housing housing, residential flat buildings, significant alteration		
in the E1 (Neighbourhood centre), E2 (Commercial core) and MU1 (Mixed Use) zones.		
Cite analysis analysis arrival and landacons plans A2 size only also should a district of 100		
Site analysis, architectural and landscape plans A3 size only, also showing adjoining buildings		
Photomontage and 3D digital model (see above for submission requirements) Posign Verification Statement by a Projectored Architect and Assessment against Parts 3 and 4 of	-	
Design Verification Statement by a Registered Architect and Assessment against Parts 3 and 4 of the Apartment Design Guide (if applicable)		
The Design Excellence referral fee will be added to your invoice once your application has been acce	ntod for	lodgomant
The Design Excellence referral fee will be added to your invoice once your application has been acce	:ptea for	iougement.

FEES

Application fees are in accordance with Council's Fees and Charges Policy. To avoid delays at lodgement, please contact us to obtain a quote prior to lodging your application.

Once your application has been successfully lodged by Council after acceptance through the planning portal, you will be contacted to pay the fee within 48hours of receiving the invoice.

Fees are preferred to be paid by credit card (surcharge applies) and EFTPOS. Cheques and cash are accepted in person at the customer service centre, but fees paid by cash must be exact (no change available). Make cheques payable to Waverley Council. If lodging multiple applications, a separate payment must be made for each application.