

## S82A REVIEW OF DETERMINATION

made under S82A of the Environmental Planning and Assessment Act 1979

Disclaimer: The information provided by you on this form will be used by Parramatta City Council or its agents to process this application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

### PART 1 - Property, Applicant and Owner Details

#### 1. Property details

Address	unit:	house:
	street:	
Lot/DP/SP etc	suburb:	postcode:
	lot:	DP/SP etc:

#### 2. Applicant Details

Full name/company and contact person	family name (or company & ABN):	
	full given names:	
	OR company contact person:	
Postal address		
Contact details	suburb:	postcode:
	home phone:	mobile:
	office phone:	fax:
	email:	date:
Do you consent to receiving further information requests via email?    yes <input type="checkbox"/>		

#### 3. Owners Details

Full name(s)/company	family name (or company & ABN):	
	full given name(s):	
Postal address		
Contact details	suburb:	postcode:
	home phone:	mobile:
	office phone:	email:

**Note:** Signatures of all applicants and registered owners are required on the last page of this application. Without these signatures Council cannot accept this application.



You can log onto [www.parracity.nsw.gov.au/development](http://www.parracity.nsw.gov.au/development) to track the progress of an application lodged after 30 June 2005. The information you supply on this form and any related documentation will be publicly available on this Council website.

#### OFFICE USE ONLY

Reference:	<input type="text" value="DA/"/>	DA Fee:	<input type="text" value="\$"/>	Scanning Fee:	
Date:	<input type="text"/>	Receipt #:	<input type="text"/>		<input type="text" value="\$"/>

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### PART 2 - Review of Determination Details

#### 4. Consent details

DA/

date of refusal:

#### Detailed proposal for review:

**NB: If the proposed development is integrated or more than 12 months has lapsed since determination of the Development Application then a S82A Review is not possible**

### PART 3 - Revised Accompanying Documentation

#### 5. Revisions

Accompanying documentation previously lodged with the now refused development application has been revised for this new proposal?

yes

no

Number of documents revised

#

Any comments regarding the revision of this documentation

  
  
  
  
  
  

Please tick which documents have been revised on the next page.

**ONLY TICK THE REVISED DOCUMENTS WHICH ARE SUBMITTED WITH THIS APPLICATION**

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### PART 4 - Accompanying Documentation Checklist

<p>✓ = Document required. ⊗ = Document required if applying for a Construction Certificate or Complying Development Certificate. ● = Document may be required.  NB: Multiple copies are required as outlined on next page.</p>	New Residential Dwellings	Alteration & Additions to Residential Dwellings	Swimming Pools & Spas	New Dual Occupancies	Multi Unit / Town Housing	Residential Flat Buildings & Seniors Living	Commercial & Industrial Buildings	Child Care Centres	Subdivision / Demolition	Advertising / Signage	Applicant Checklist (✓)	Council Checklist (✓)
Site Plan (1:100 scale / 1:200)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Floor Plan (1:100 scale / 1:200)	✓	✓	●	✓	✓	✓	✓	✓	●	●		
Elevation Plan (1:100 scale / 1:200)	✓	✓	✓	✓	✓	✓	✓	✓	●	✓		
Section Plan (1:100 scale / 1:200)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Shadow Diagrams	●	●	●	●	✓	✓	●	●	●	●		
Building Specifications	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗		
Statement of Environmental Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Energy Certificate e.g. BASIX	✓	●	●	✓	✓	✓	✓	✓	na	na		
Notification Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Landscaping Plan	✓	●	●	✓	✓	✓	✓	✓	●	●		
Erosion & Sediment Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	●		
Drainage / Stormwater Plan	✓	✓	●	✓	✓	✓	✓	✓	✓	●		
Drainage Statement	na	●	✓	na	na	na	na	na	na	na		
Waste Management Plan	✓	✓	✓	✓	✓	✓	✓	✓	●	●		
External Finishes & Materials	✓	●	✓	✓	✓	✓	✓	●	●	✓		
Registered Surveyor Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	●		
Heritage Impact Statement	●	●	●	●	●	●	●	●	●	●		
Aboriginal Archaeolog. Statement	●	●	●	●	●	●	●	●	●	●		
Photomontage	●	●	●	●	✓	✓	✓	●	●	●		
SEPP 65 Statement	na	na	na	na	●	✓	●	na	na	na		
Contamination Report	●	●	●	●	●	●	●	●	●	●		
Flora and Fauna Statement	●	●	●	●	●	●	●	●	●	●		
Design Review Panel referral	na	●	na	na	●	●	●	na	na	na		
Social Impact & Cultural Statement	●	●	●	●	●	●	●	●	●	●		
Digital Requirements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Detailed Cost Estimate	✓	✓	✓	✓	✓	✓	✓	✓	✓	na		
Political Donation Statement	●	●	●	●	●	●	●	●	●	●		

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### PART 5 - Accompanying Documentation Guide

#### 6. Document copies required

Council requires 4 hardcopies of all documents outlined in the checklist outlined on the previous page excluding the photomontage for which only 2 hardcopies are required. All accompanying documents need to be digitalised and lodged together with this application. Otherwise scanning fees will apply (see page 7).

#### 7. Site, floor, elevation & section plans

Plans and drawings must include the following:

- Plans to scale, 1:100, 1:200
- North point
- Date
- Site address
- Description of plan / drawing
- Architect / designer name and contact
- Number and brief description of amendments
- Hardcopy plans and drawing to be folded to A4 size with a title block on the front
- Section plan shows driveway gradient
- Levels to the Australian Height Datum

I have fulfilled these requirements:    yes        no   

#### 8. Disclosure statement of political donations & gifts

It is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing two years before the application is made and ending when the application is determined:

- all reportable political donations made to any local councillor of Parramatta City Council, and
- all gifts made to any local councillor or employee of Parramatta City Council.

A disclosure is required to be made in a statement accompanying the relevant planning application by the person who makes the application.

Such disclosures are required to cover a period of two years before the application or submission is made and end when the application is determined. If a donation or gift is made after the lodgement of the required disclosure statement, a further statement is required to be provided within seven days after the donation or gift is made.

Download a form the Parramatta City Council website or ask Council staff for a 'Disclosure of Political Donations & Gifts Form'. Detailed requirements are outlined within that form .

Is a disclosure statement required?    yes        no   



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**PART 5 - Accompanying Documentation Guide (continued)**

**9. Statement of environmental effects**

This additional document shall identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Any additional information that is considered useful in the assessment of your proposal should also be included in the Statement of Environmental Effects along with the following:

- |                          |   |
|--------------------------|---|
| Subject property:        | <ul style="list-style-type: none"> <li>• Address details.</li> <li>• Location within the Local Government Area of Parramatta City Council.</li> <li>• Allotment size and dimensions.</li> <li>• Evidence of sustaining the proposed development on the property.</li> </ul>   |
| Proposal:                | <ul style="list-style-type: none"> <li>• Details of the proposed development.</li> <li>• The total area of the proposed development.</li> <li>• Evidence of how colours used compliment any existing structure(s).</li> </ul>   |
| Existing infrastructure: | <ul style="list-style-type: none"> <li>• Details of the affect of the proposed development on the existing infrastructure services related to the subject property.</li> </ul>  |
| Environmental issues:    | <ul style="list-style-type: none"> <li>• Details of any environmental constraints.</li> <li>• Evidence that the subject property is not in a mine-subsidence area, or bushfire prone land.</li> </ul>   |
| Vegetation:              | <ul style="list-style-type: none"> <li>• Details of the proposed development affect on any existing vegetation and trees on and adjacent to the subject property and adjoining property.</li> </ul>   |
| Stormwater drainage:     | <ul style="list-style-type: none"> <li>• Details of the affect of the development proposal on the existing stormwater drainage and natural run-off.</li> <li>• Evidence of any change in total area of hard surface(s).</li> <li>• Evidence that sufficient landscaped area will remain to allow natural absorption of rainwater.</li> <li>• Evidence that all new stormwater drainage has been appropriately connected to the existing stormwater system.</li> </ul> |
| Streetscape:             | <ul style="list-style-type: none"> <li>• Details of how the development proposal been designed in harmony with the existing structures(s) and surrounding properties.</li> <li>• Evidence that the shape and colour selection of the proposal will compliment the existing structure(s) and streetscape.</li> </ul>   |
| Setbacks:                | <ul style="list-style-type: none"> <li>• Evidence of how the development proposal meets the setback requirements outlined in the relevant Parramatta City Council Development Control Plan (DCP).</li> <li>• Evidence of how the development proposal meets the requirements of the</li> </ul>  |
| Privacy and noise:       | <ul style="list-style-type: none"> <li>• Evidence of minimal privacy impacts on the adjoining and surrounding properties by the proposed development.</li> <li>• Evidence that development proposal will not generate additional noise, which can</li> </ul>  |
| Traffic and car parking: | <ul style="list-style-type: none"> <li>• Details the affect which the development proposal has on traffic surrounding the subject property.</li> <li>• Evidence of suitable existing and proposed car parking capacity which facilitates adequate access to the property.</li> </ul>  |

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### PART 5 - Accompanying Documentation Guide (continued)

#### 10. Other plans, statements and reports

Notification plans	To allow Council to notify adjacent properties of this proposal A4 size site and elevation plans are required.
Building specifications	Detailed specifications of structure in accordance with the Building Code of Australia (BCA).
Erosion and sediment control	Indicate where soil has been disturbed on plans.
External finishes and materials	Samples and/or colour charts are suitable.
Landscape plans	To be prepared by a qualified landscape architect.
Shadow profiles	Required for buildings of 2 storeys or greater at 9am, 12pm and 3pm (Winter Solstice).
Drainage plan	This is a stormwater concept plan of hydraulics and on-site stormwater detention (OSD) calculations if required.
Waste management plan	Meet the objectives of section 4.3.5 of the Parramatta Development Control Plan (DCP) 2005.
Energy & sustainability Performance certificate	Can be sourced from <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a> . Also required for alterations and additions >\$100 000 and swimming pools >40 000 L.
Heritage impact statement	If the subject site is a heritage item or is in a conservation area. See Heritage DCP or LEP on Council website.
Aboriginal archaeological Statement	For "high and medium" sensitivity sites.
Contamination report	If the site is potentially contaminated.
Flora and fauna report	If requested by Council.
SEPP 65 verification statement	For structures 3 storeys or greater having a residential component see <a href="http://www.planning.nsw.gov.au">www.planning.nsw.gov.au</a> .
Social impact & cultural Statement	If the site is greater than 5000 m <sup>2</sup> .
Detailed Cost Estimate Statement	Required where the cost of the development is different to the original application. Cost must be based on the entire development proposed to be reviewed under S82A. Where up to \$750,000 complete Part A. Where over \$750,000 complete Part B and provide a Quantity Surveyors Report.

I have fulfilled these requirements:    yes        no

### PART 6 - Accompanying Documentation Guide (continued)

#### 11. Design Review Panel

DRP provides independent professional advice to Council in regards to the design quality of:

- All residential flat buildings 3 storeys in height or greater
- All high density housing
- All mixed use development 3 storeys in height or greater
- Draft master plans required under Parramatta Local Environment Plan 2001
- Any other development which, in the opinion of the Manager Development Services, or the Council, is likely to benefit from design review.

If your proposal is described by any of these then 6 additional copies of plans (A3) and accompanying documents are to be submitted with this application along with an additional fee which can be found at [www.parracity.nsw.gov.au/development](http://www.parracity.nsw.gov.au/development).

I have fulfilled these requirements:      yes            no     

### PART 7 - Digital Requirements

#### 12. Digital requirements

As of 1st July 2010, all Complying Development Applications must be accompanied by a digital data disc i.e. CD-ROM, DVD-ROM containing **all documentation** (including written documents). This is to assist Council in record keeping and processing.

File format requirements:

**Applications without a digital data disc will not be accepted.**

- The files must be in PDF format



**One PDF file should contain all plans and drawings (excluding **internal residential floor plans**)** i.e. site plan, elevation plan, landscape plan, stormwater, survey etc in the same single file.



**Each additional accompanying document requires a separate PDF file** e.g. application form, statement of environmental effects, heritage report, and internal residential floor plans, etc each in separate files.

- Standard documents are not required to be above 400 dpi resolution whether they are single page or multipage documents and must not exceed 500MB in size.
- Please contact Council's Senior Records Officers on 9806 5000 if your document exceeds 500MB.

File name requirements:

Files named as follows:      **Document Type - Property Address**



Architectural Plans - 30 Darcy Street Parramatta.pdf



Application Form - 30 Darcy Street Parramatta.pdf



Statement of Environmental Effects - 30 Darcy Street Parramatta.pdf



Waste Management Plan - 30 Darcy Street Parramatta.pdf



Internal Residential Floor Plans - 30 Darcy Street Parramatta.pdf

For the full list of mandatory naming conventions see:

[www.parracity.nsw.gov.au/development/development\\_process/prepare\\_\\_and\\_\\_lodge](http://www.parracity.nsw.gov.au/development/development_process/prepare__and__lodge)

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### PART 6 - Applicant Declaration

#### 13. Applicant declaration

To ensure transparency in Council's decision making functions, any application which is made by a Council employee/Councillor and/or their immediate relative/s, will be referred to an independent consultant for assessment.

I am an employee/Councillor or relative of an employee/Councillor of Parramatta City Council.    yes     no

I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.

Applicant's signature  date:

### PART 7 - Owner's Consent

#### 14. Owner's consent

One or more of the owners is an employee/Councillor or relative of an employee/Councillor of Parramatta City Council.    yes     no

I/we own the subject land, consent to this application and consent to Council officers entering the premises during normal office hours for the purpose of conducting inspections relative to this application. I accept that all communication regarding this application will be through the nominated applicant.

If the owner is a company, this form **must be** signed by 2 directors or a director and a company secretary (unless it has a sole director). In addition to the signatures, a common seal must be stamped on this form if applicable. If there is no common seal, a company letterhead is acceptable. Alternatively a copy of the company's ASIC registration can be accepted in lieu of the common seal or company letterhead.

If the property is a unit under strata title or a lot in a community title and approval is sought for work on or over common property, then the common seal of the body corporate must be stamped on this form and signed by the chairman or secretary of the Body Corporate.

Owner's signature(s)  date:

date:

date:

date:

### PART 8 - Council Officer Declaration

#### 15. Officer declaration

I declare that this application is, to the best of my knowledge, complete including owner's consent and that all accompanying documentation outlined in the checklist on page 3 has been checked including digital requirements .

Officer's name  date: