

HELPFUL NOTES FOR COMPLETING A DEVELOPMENT APPLICATION



WHAT OTHER APPROVALS COULD I NEED?

Section 68 Approvals - Local Government Act, 1993.

STRUCTURES OR PLACES OF PUBLIC ENTERTAINMENT

- A1. Installing a manufactured home, moveable dwelling, caravan or associated structure on land or using with a house.
- A2. Installing a temporary structure on land.
- A3. Using a **building** or **temporary structure** as a place of entertainment or permitting its use as a place of public entertainment.

WATER SUPPLY, SEWERAGE AND STORM WATER DRAINAGE WORK

- B1. Carrying out water supply work connected to Goldenfields Water County Council water mains.
- B2. Drawing water from Golden Fields Water Council Council's water supply or a standpipe or selling water so drawn.
- B3. Installing, altering, disconnecting or removing a water meter connected to a service pipe.
- B4. Carrying out sewerage work.
- B5. Carry out storm water drainage.
- B6. Connecting a private drain or sewer under the control of a Council or with a drain or sewer which connects with such a public drain or sewer.

(Note: Items B1, B2 and B3 have been assigned as the responsibility of Goldenfields Water County Council for approvals.)

Waste Management

- C1. For a fee or reward, transporting waste over or under a public place.
- C2. Placing waste in a public place.
- C3. Placing a waste storage container in a public place.
- C4. Disposing of waste into a sewer of the council.
- C5. Installing, constructing, or altering a waste treatment device or a human waste storage facility or a drain connected to any such device or facility.

Public Roads

- D1. Swinging or hoisting goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the foot-way.

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Other activities

- E1. Operating a public car park on private freehold lands or development.
- E2. Operating a caravan park or camping ground or placing a caravan upon a freehold vacant land or using in conjunction with a house or building.
- E3. Operating a manufactured home estate.
- E4. Domestic oil or solid fuel heating are now exempted from approvals provided that certain standards are met.
- E5. Installing or operating amusement devices (within the meaning of the Construction Safety Act, 1912)
- E6. Installing or operating amusement devices prescribed by the regulations under the Local Government Act, 1993 in premises.
- E7. Operating an undertakers business.
- E8. Operating a mortuary.
- E9. Carrying out an activity prescribed by the regulations under the Local Government Act, 1993 or an activity of a class or description so prescribed, ie. Boarding house, beauty salon and skin penetration activities.

WHAT IS INTEGRATED DEVELOPMENT?

Integrated Development is “development” that requires a “separate approval” from a State agency (eg. Department of Environment and Conservation, Department of Infrastructure Planning & Natural Resources or NSW Rural Fire Service).

An application for “integrated development” must include:-

- a) Sufficient information for the State agency to make an assessment of the application.
- b) An additional fee for State agency as determined by Clause 100 of the Regulation (\$250.00).
- c) Additional copies of plans as determined by the State agency.

WHAT SHOULD PLANS SHOW?

A plan of land must indicate:-

- a) Location, boundary dimensions, site area and north point of the land.
- b) Existing vegetation and trees on the land.
- c) Location and use of existing buildings on the land. (If any)
- d) Existing levels of the land in relation to buildings and roads.
- e) Location and uses of buildings on sites adjoining the land. (If any)

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WHAT SHOULD BUILDING PLANS SHOW?

Plans or drawings describing the proposed development must indicate (where relevant):-

- a) The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development.
- b) Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building (only required for Construction or Complying Development Certificates).
- c) Elevations and sections showing proposed external finishes and heights.
- d) Proposed finished levels of the land in relation to buildings and roads including gradient of the driveway.
- e) Proposed methods of disposing of sewage waste.
- f) Proposed methods of disposing of roof water and surface water.
- g) The "Basix" schedule of information for Residential accommodation.

WHAT ABOUT OTHER ACTIVITIES?

Other information must indicate, where relevant (*if unsure ask Council's officer*):-

- a) In the case of shops, offices, commercial or industrial development:-
 - Details of hours and days of operation.
 - Plant and machinery to be installed.
 - Type, size and quantity of goods to be made, stored or transported.
 - Loading and unloading facilities.
 - Proposed traffic movement, parking and expected number and size of vehicles per day.
- b) In the case of a change of building use (excluding a building that is being changed to a house or domestic garage) where no alterations or additions to the existing building are proposed:
 - A list of any fire safety measures in the building or on the land on which the building is situated in connection with the proposed change of building use, and
 - A separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

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- c) In the case of subdivision:-
 - Details of the existing and proposed subdivision pattern (including the number of lots and location of roads)
 - Details of consultation with the public authorities responsible for the provision or amplification of utility services required by the proposed subdivision
 - Preliminary engineering drawings indicating proposed infrastructure including roads, water, sewerage and earthworks
 - Existing and finished ground levels:-
- d) In the case of demolition:-
 - Details of age and condition of building/s or works to be demolished;
 - Any presence of asbestos cement or asbestos products.
- e) In the case of advertisements:-
 - Details of the size, type, colour, materials and position of the signboard or structure on which the proposed advertisement is to be displayed
- f) In the case of development relating to an existing use:-
 - Details of the existing use.
- g) In the case of development that requires consent under the Wilderness Act 1987:-
 - A copy of the consent under the Wilderness Act 1987.
- h) In the case of development involving the erection of a building, work or demolition:
 - Details of the methods of securing the site during the of construction
- i) In the case of a development that will impact on “threatened species” of fauna and flora:
 - A Threatened Species Impact Statement and the ten point assessment standard.

ADDITIONAL INFORMATION MAY BE REQUIRED ON CERTAIN DEVELOPMENTS (Council will advise when necessary)

1. Statement Of Environmental Effects

Where a proposed development **is not** designated development, the application must be accompanied by a statement of environmental effects unless the proposed development is considered to have negligible effect (eg. Minor interior alterations) which must:-

- a) Demonstrate that the environmental impact of the development has been considered
- b) Set out steps to be taken to protect the environment or to mitigate harm.

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2. Miscellaneous Requirements

The consent authority may, within 21 days of receiving the development application, ask for additional information on the development if that information is necessary for the determination of the application or if that information is required by a concurrence authority.

Council may, in its own right, require additional information to determine an application. A right of appeal exists to any such requirement. However, the statutory processing times are “stopped” until such time as the information is received or the appeal is determined. A right of appeal does exist if Council does not make a decision within 40 days, but the periods where the “clock is stopped” are excluded.

The application may be supported with additional material (eg photographs, slides, models, etc.) illustrating the proposed development and its context.

3. Crown Land

In the case of Crown Land within the meaning of the Crown Lands Act 1989, the owner’s consent must be signed by an officer of the Department of Lands or other Departments deemed to be the owner.

ADVERTISED DEVELOPMENT

Certain developments have special requirements to be advertised and placed on public exhibition. The exhibition period is 28 days before Council can consider the application. An advertisement fee is payable (\$250). The type of development is usually one that has an impact on the community and can include a “granny” flat.

DEVELOPMENT CONTROL PLANS (DCPs)

Council has set certain development standards in the Shire. These can be obtained free of charge from the Council. It is wise to check these before proceeding with your proposal as siting, setback, design and use limitations do exist.