

DEVELOPMENT APPLICATIONS (DA)

Development assessment process:

Development Applications are assessed pursuant to Section 79C of the *Environmental Planning & Assessment Act 1979*.

This includes, but is not limited to, such matters as:

- › The provisions of any relevant planning instruments or Council guidelines (Local Environmental Plans, Development Control Plans);
- › The likely environmental, social or economic impacts of the development in the locality;
- › The suitability of the site for the development; and
- › Any submissions made in response to public notification of the development.

Exhibition and notification of Development Applications:

The following is a list of the common types of development Council will publicly exhibit (advertise and notify):

- › Licensed premises.
- › Residential units.
- › Demolition of a heritage item or demolition within a heritage conservation area.
- › Boarding houses.

Aside from those developments listed above Council may choose to notify any development where it is of the opinion that there may be adverse impacts on the neighbouring properties or the environment.

Who determines Development Applications?

Council officers can determine most applications under 'delegated authority' without the need to report to a full Council meeting.

A Development Application may be referred to Council in circumstances where:

- › The proposed development involves significant departures from Council's adopted guidelines, policies or plans;
- › A significant number of submissions are received during the exhibition/notification period; or
- › The proposed development involves demolition of a heritage item or demolition within a heritage conservation area.

Determination of a Development Application:

You will be sent a formal Notice of Determination advising whether your development application has been approved or refused. A summary of approvals is also published weekly in the Bathurst local newspaper, *The Western Advocate*.

Referral to Government Agencies:

Some developments may also require approval by another authority (for example the NSW Office of Heritage & Environment, NSW Rural Fire Service or the NSW Office of Water). This type of development is known as Integrated Development. In these cases, Council must refer the Development Application to the relevant authority and seek its general terms of approval. Council cannot approve an Integrated Development if the relevant authority decides to withhold its approval.

Development Applications for Integrated Development require additional fees and may also require additional documentation for the relevant authority (e.g. Heritage Impact Statement, Bushfire Assessment Report).

Further information:

Building Surveyors and Town Planners may write to you requesting further information as a result of issues which may arise during assessment or as a result of public notification. Please note that a failure to respond may lead to an unfavourable decision. Therefore, you should contact the officer nominated in the letter to advise of any delay or difficulty in responding to the issues raised.

Conditions of consent:

Any approval of development (consent) will generally be subject to conditions intended to protect the environment, community and neighbours. Conditions may require you to obtain further approvals or certificates before you can physically commence. Typically, a Construction Certificate will be required for any development involving physical works or structures. There may be additional requirements and it is your responsibility to read, understand and abide by all the conditions of your consent.

More Information:

- ▶ Contact Council's Environmental Planning & Building Services Department on 02 6333 6271 between the hours of 8.30am and 4.45pm Monday to Friday and request clarification before proceeding.

www.bathurstregion.com.au/building-bathurst/