



What is a Development Application?

A Development Application (or DA) is a formal request to carry out a proposed development. At a minimum a DA consists of:

- *Plans and drawings*
- *A Statement of Environmental Effects; and*
- *Owner's written consent*

When is a Development Application Required?

Depending on the type and scale of the development, a proposal may fall into one of three categories, as follows:

1. Exempt Development - refers to development of minimal environmental impact that does not require development consent (DA approval) from Council, or
2. Complying Development - is small scale low impact development that requires a Complying Development Certificate from either Council or a Private Certifier, or
3. Local Development - is development that does not meet the criteria for Exempt or Complying Development. A Development Application is required.

The types of development that can be carried out as Exempt or Complying Development is detailed in State Environmental Planning Policy (Exempt & Complying Development Codes) 2008. A copy of the Codes SEPP can be viewed from:

<https://www.planningportal.nsw.gov.au/find-an-area/council/leeton>

When in doubt please contact Council's Planning, Building and Health Department on (02) 6953 0911.

What are the steps to preparing a DA?

Lodging a Development Application can be broken down into four steps to make it easier to manage and get right the first time.

The four steps are:

Step 1 Please ask First – about the relevant controls, policies and standards relevant.

Contact Council 0269530911 to ascertain if a prelodgement meeting is required. Application forms are available on Council's webpage—www.leeton.nsw.gov.au

Step 2 Prepare the plans, site plan, owner's consent, Statement of Environmental Effects and Owner's Consent

Step 3 All Development Applications Must be lodged through the NSW Planning Portal - "planningportal.nsw.gov.au"

Step 4 Payment of Fees to enable Processing from NSW Planning Portal.

Detailed information about each of the four steps is included in the following steps of this Development Application Guide.



STEP 1

PLEASE ASK FIRST – ABOUT THE RELEVANT POLICIES AND STANDARDS

When planning a development, the first step is to find out about the controls, policies and guidelines that might apply to your development proposal. It is recommended that you arrange a pre-lodgment meeting. This service is provided free of charge. Application forms are available on Council's webpage – www.leeton.nsw.gov.au.

The NSW Environmental Planning and Assessment Act 1979 provides for different levels of development regulation and guidance relating to State, Regional and Local issues through the following environmental planning instruments.

State Environmental Planning Policies

SEPP's provide guidance with regard to issues and developments that are of State importance, or are general enough to relate to the State as a whole. Certain land in Leeton and some development proposals will be subject to the provisions in a SEPP. Talk to a Planner at Council or download copies of SEPPs from www.planningportal.nsw.gov.au/find-an-area/council/leeton

Local Environmental Plans

The Leeton Local Environmental Plan 2014 is the primary legal planning instrument controlling development in Leeton. It controls land-use activities through zoning maps, land-use tables, overlays and special provisions. A copy of the LEP can be downloaded from Council's website www.leeton.nsw.gov.au

Development Control Plans

The purpose of the plan is to:

- a. Give effect to the aims and objectives of the Leeton Local Environmental Plan 2014.
- b. Guide development that is permissible under the Leeton Local Environmental Plan 2014.
- c. Achieve the objectives of land-use zones prescribed under the Leeton Local Environmental Plan 2014.
- d. Outline Council's policies and standards for new development.
- e. Highlight the main requirements for detailed design of new development, including the Leeton Shire Council Engineering Guidelines.

When in doubt please contact

Council's Planning Building & Health on (02) 6953 0911



STEP 2

PREPARE PLANS & DRAWINGS, STATEMENT OF ENVIRONMENTAL EFFECTS AND OWNER'S CONSENT

Plans & Drawings

Development consent is granted by way of written consent (with or without conditions) that is linked to approved plans and documentation. The efficient processing of a DA is heavily reliant on the submission of a decent set of plans with the application.

The actual plans required will depend on the type of development proposed. The following provides a general guide of what should be included on plans.

Generally all plans should include the following:

- *Drawn with clarity and in ink.*
- *Drawn to scale with the scale shown on the plan.*
- *North point.*
- *Shows all dimensions, with measurements in metric.*
- *Plan description, number and version/revision number.*
- *The applicants name.*
- *The address of the property.*

The types of plans required are listed on Pages 4 - 10.

Statement of Environmental Effects – refer to Page 11

Owners Consent – refer to Page 11

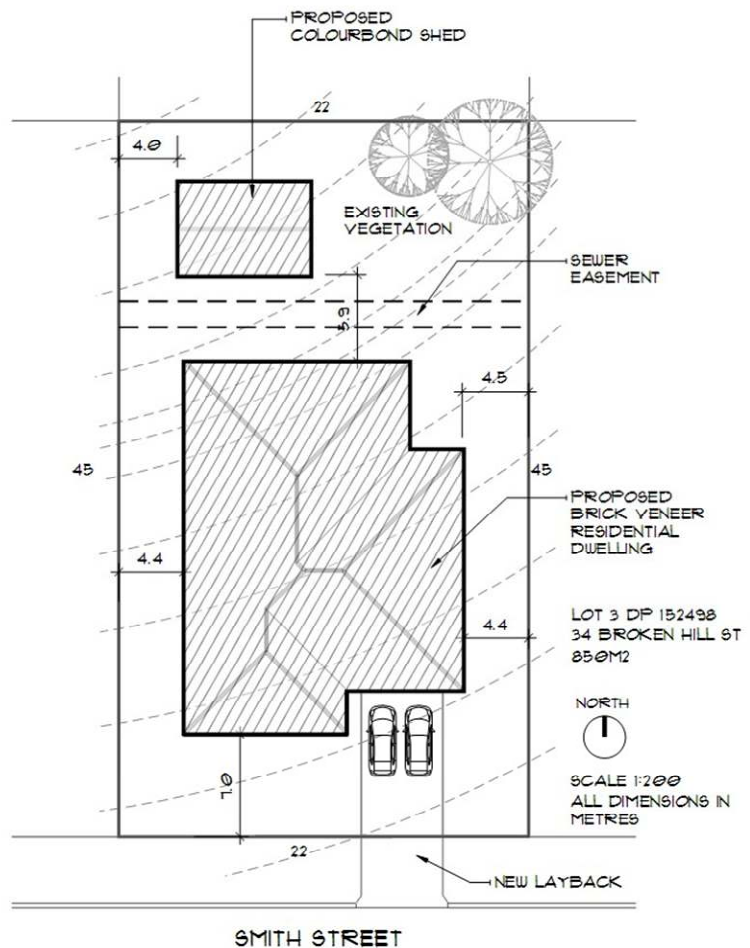


Site Plan

A site plan is required for all proposals. It provides a birds-eye view of the subject site on which the proposal is to be situated. It shows the existing and proposed development in relation to site property boundaries. A site plan must include the following:

- Scale 1:100 or 1:200 for standard urban blocks, or 1:500 for larger properties.
- Dimensions of land.
- Area of land.
- Land contours and levels (for sloping blocks).
- Distances/location of all existing buildings and structures in relation to site boundaries and other buildings.
- Distances/location of existing vegetation and trees and other natural features such as water courses and rock outcrops on the land.
- Encumbrances on the land such as easements, services and distances from them.
- Distances/location of all proposed buildings and structures in relation to site boundaries and other buildings.
- Distances/location of any on-site waste treatment system.
- Proposed access and parking arrangements, including entry/exit points for vehicles, driveways and provision for movement and parking of vehicles within the site (including dimensions where appropriate).

- Proposed method of draining the land.
- Existing and proposed levels of the land in relation to existing and proposed buildings and roads.
- Location of any cut and fill, proposed retaining walls and batters.
- Details of any environmental constraints, (e.g. flooding, slope, dams, creeks, water courses, water bores, wells, bushfire hazard, groundwater vulnerability, adjoining land-uses that are particularly sensitive to the proposal etc).





Floor Plan

A floor plan is required for all proposals involving construction of buildings. It provides a birds-eye view of the building with the roof removed. A floor plan must show the following:

- Scale 1:100.
- Fully dimensioned plan of each level in the building(s), marked to show new work in relation to existing parts of the building.
- Layout, partitioning, room sizes, stairs, voids, and internal uses of each part of the building.
- Indicative layout of fixtures including sinks, bathroom and kitchen plumbing etc.
- Levels of floor, stairs, mezzanines etc.
- Windows, doors and other openings sizes and location.
- Access for disabled (if required).
- Floor area of existing and proposed building.
- Food premises fit out (if commercial food storage, preparation or service is proposed).

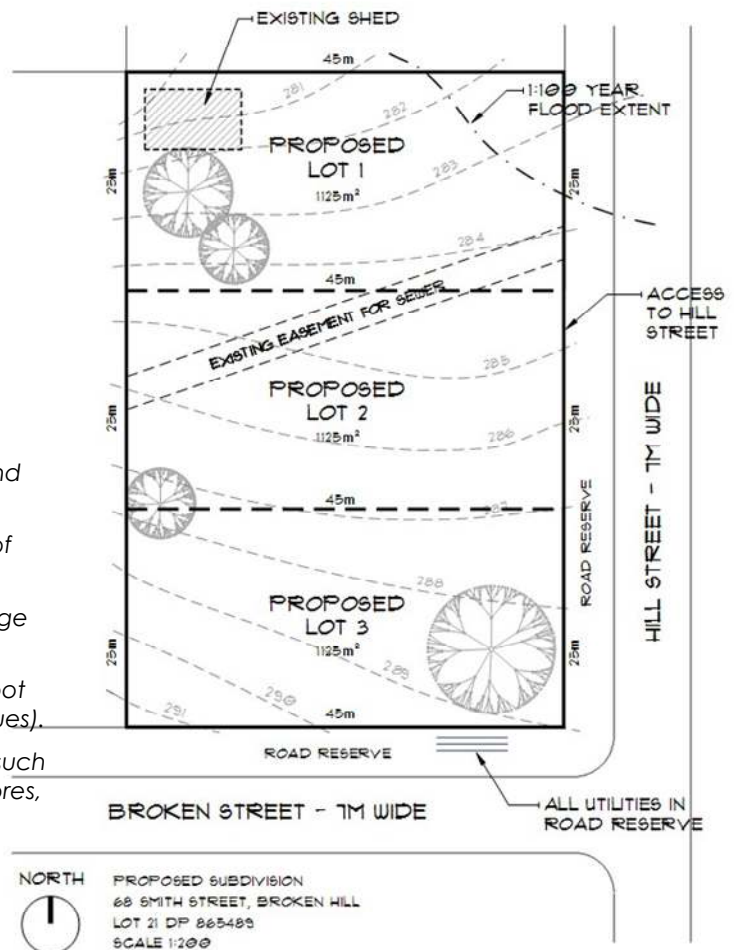




Subdivision Plan

A subdivision plan is only required for a subdivision proposal. It must clearly illustrate the proposed subdivision layout. The plan must show the following:

- Scale 1:200 or 1:500.
- Existing and proposed lot boundaries.
- Lot and deposited plan numbers.
- Relationship to existing roads and lot boundaries (show width of roads).
- Proposed boundary dimensions (metres).
- Proposed lot areas (square metres or hectares for larger lots).
- Width and location of proposed roads and pathways.
- Existing/proposed easements and rights of way.
- Existing/proposed public reserves, drainage reserves.
- Existing and finished levels (contours or spot heights with Australian Height Datum values).
- Details of any environmental constraints such as dams, creeks, water courses, water bores, wells, bushfire hazard, groundwater vulnerability, easements.
- Location of water, sewerage, electricity and telephone services.
- Location of any buildings or structures.
- Staging details (if applicable).
- Community or common property (if subdivision is community title or strata title).
- Proposed vehicular access arrangements.

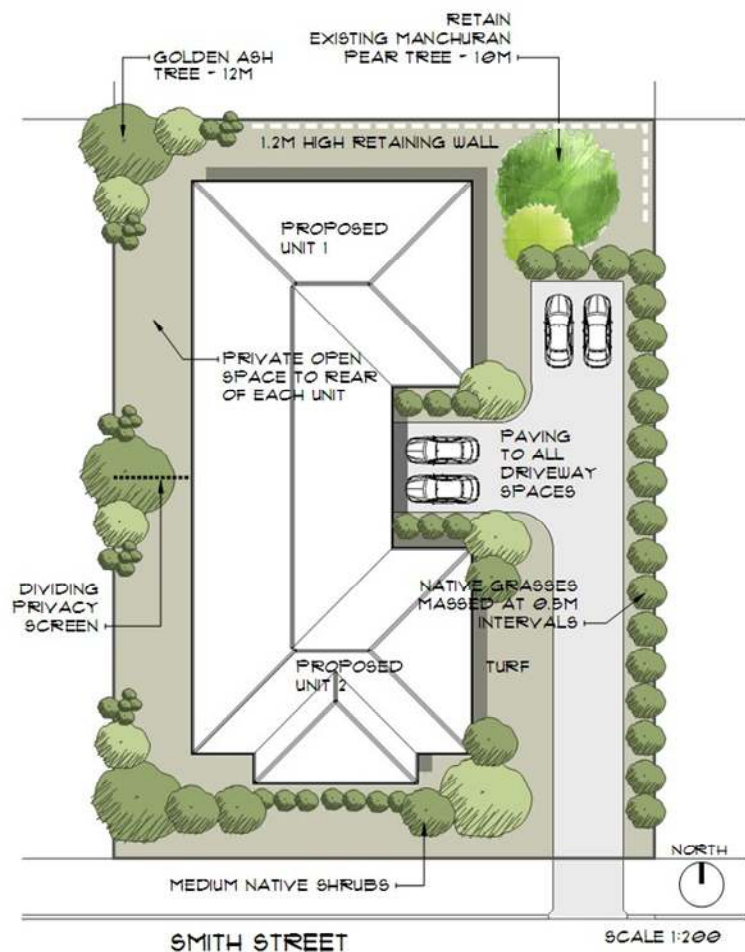




Landscape Plan

A landscape plan is only required for commercial, industrial and multi-unit housing proposals. It should illustrate in concept the proposed landscaping that will be used to complement the development and surrounding streetscape. The plan should demonstrate an understanding of the site and its context. The plan must show the following:

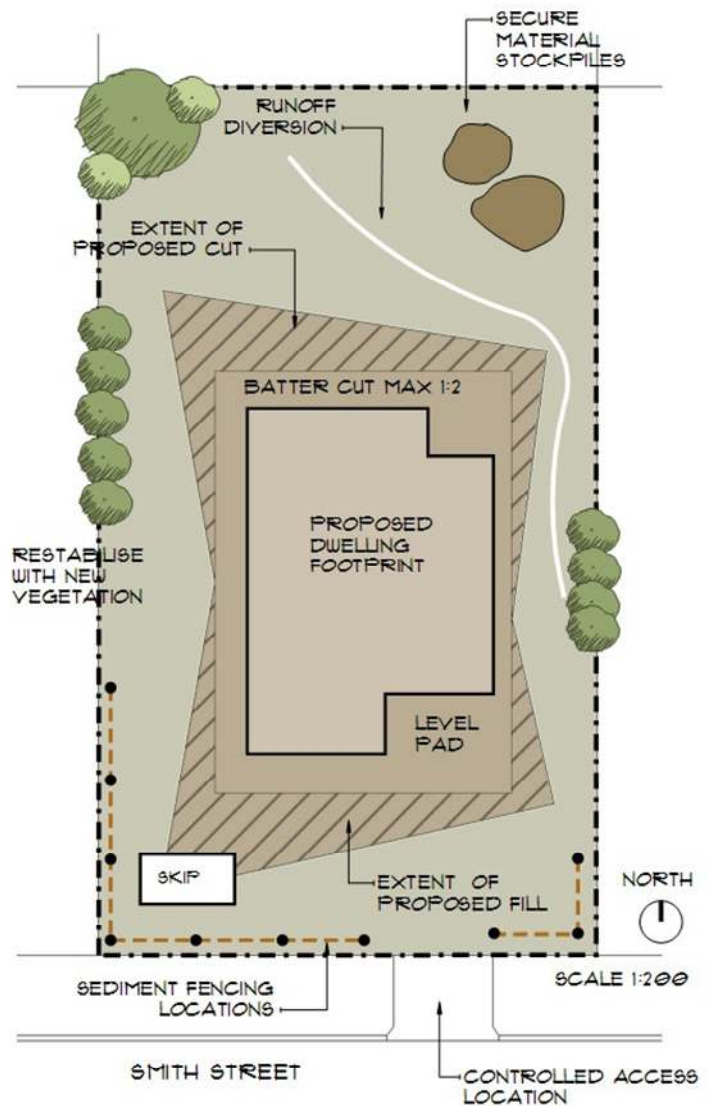
- Scale 1:100 or 1:200.
- Finished surface levels, embankments and grades (indicate extent of cut and fill).
- Existing trees to be retained or removed.
- Proposed planting (indicate species, location, massing and mature height).
- Proposed surface treatments and restorations (eg turf, paving, bank stabilisation, mounds, etc).
- Proposed fences and retaining walls (indicate height and material).
- Proposed watering system.



Erosion and Sediment Control Plan

This plan is required for proposals involving disturbance of large ground surface area or on sloping blocks. It illustrates how soil erosion will be minimised and sediment trapped on the site. The plan must show the following:

- Scale 1:100 or 1:200.
- Extent of earthworks, stockpiles, access roads, impervious areas, construction entrances, construction vehicle parking areas, drainage lines.
- Proposed runoff diversion measures, such as earth perimeter banks and channels, straw bale perimeter banks, diversion banks and channels, level spreaders, drop down drains and check dams.
- Proposed sediment trapping devices, such as sediment fences, straw bale-geotextile fabric filters, sediment traps, sediment basins and grade stabilising structures.
- Proposed revegetation and stabilisation areas.

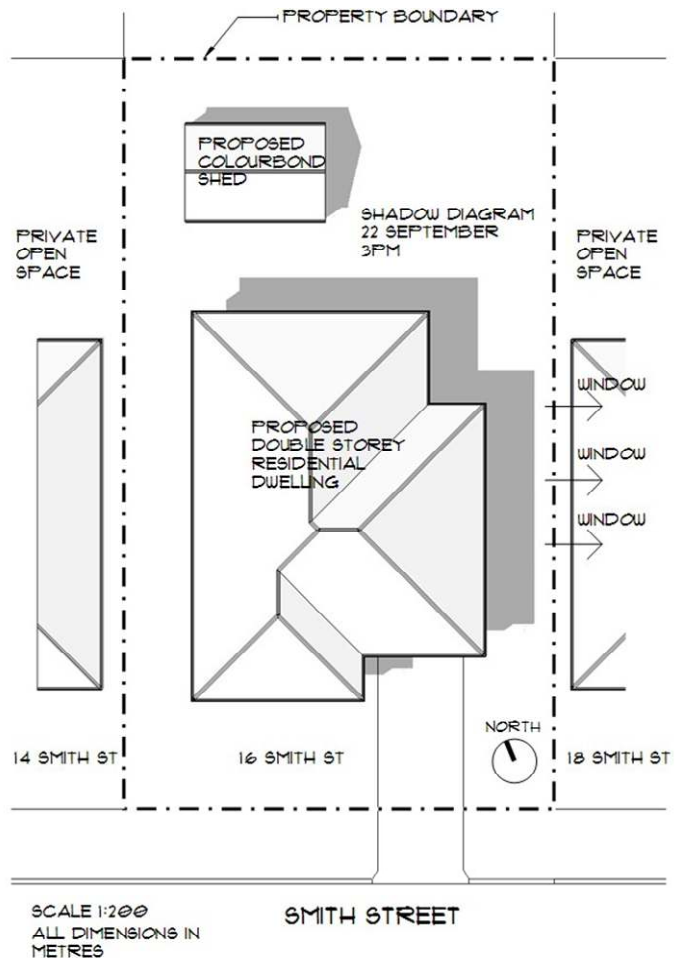




Shadow Diagram

This plan will illustrate the extent of shadows cast by existing and proposed buildings, including buildings on adjoining land. It is only required for multi-storey development proposals, or where requested from Council. The plan must show the following:

- Scale 1:100 or 1:200.
- Position of existing and proposed buildings on the site.
- Location of true north.
- Position of buildings on adjoining land, showing location of windows and private open space.
- Shadows cast at equinoxes (22nd September and 22nd March) and winter solstice (22nd June); for 9am, 12 noon and 3pm (show altitude and azimuth angles).
- If proposal is replacing an existing building, show change in shadows from existing to proposed development.





STATEMENT OF ENVIRONMENTAL EFFECTS (SOEE)

Document can be downloaded from Leeton Council's website <https://www.leeton.nsw.gov.au> – go to Your Council – Contact Council – Forms – Page 2 - Choose relevant SOEE

A Statement of Environmental Effects (SEE) is a written report outlining the likely impacts of the proposal, and the proposed measures that will mitigate these impacts. The statement includes written information about the proposal that is not readily shown on the plans.

What are the minimum information requirements?

Council has prepared a SEE Guide to assist with the preparation of this document.

Who can prepare a SEE?

Anyone can prepare a SEE. Sometimes Council might request supporting information for proposals of a type and scale which require more detailed assessment of the potential impacts of the development. These reports are typically prepared by qualified professionals, and could include:

- *Flora and Fauna Assessment.*
- *Geotechnical Report.*
- *On-Site Effluent Disposal Report.*
- *Heritage Impact Assessment.*
- *Contamination Investigation / Site Validation / Remediation Report.*
- *Flood Report.*
- *Traffic Impact Assessment.*
- *Archaeological Study.*
- *Odour Impact Report.*
- *Noise Impact Report.*
- *Water Quality Assessment.*
- *Air Quality Report.*
- *Erosion and Sediment Control Plan.*
- *Soil and Water Management Plan.*
- *Bushfire Assessment Report.*

Please consult with Council's planning staff as to the likelihood of such information being required.

OWNERS CONSENT

You must obtain the consent of the landowners. If there is more than one landowner, every owner must consent to the development. The following are considered to be acceptable forms of owner's consent in special circumstances:

Company Ownership - A company can provide owners consent with or without a common seal. The DA Form or authorisation letter must be signed by:

- *2 directors of the company, or*
- *1 director and 1 company secretary of the company, or*
- *For a proprietary company that has a sole director who is also the sole company secretary - that director.*

Legal Representative - there are circumstances where owners consent can be provided by a legal representative that has Power of Attorney to lodge a Development Application on behalf of a landowner. Documentary evidence of that legal authority must be uploaded in documents, or in the case of a Power of Attorney, provide their Power of Attorney Number.

Owners Corporation (Strata Plan) - When the owner of a lot is the Owners Corporation, the corporation must either:

- *Provide consent from all unit owners in the Strata Plan.*



STEP 3

ALL DEVELOPMENT APPLICATIONS MUST BE LODGED THROUGH THE NSW PLANNING PORTAL

Gain access via your computer go to "planningportal.nsw.gov.au" -

- "Help and Training"
 - "Applicant Resources"
- (Before you begin you need to register an account on NSW Planning Portal)**

This area contains detailed information/instructions on all types of lodgements. Following is a list of the commonly used guides:

- Development Applications (DAs)
- Construction Certificates
- Occupation Certificates (OCs)
- Building Information Certificate (BIC)
- Complying Development Certificates (CDC)
- Section 68 Applications
- Subdivision
- Subdivision Works Certificate

Please make sure you read/upload information prior to attempting lodgement on the NSW Planning Portal.

Please note that Council staff can be contacted further if required. Email council@leeton.nsw.gov.au or 0269530911.



STEP 4

PAYMENT OF FEES TO ENABLE PROCESSING FROM NSW PLANNING PORTAL

Once application is lodged on the NSW Planning Portal it is directed straight to Council. Council will review application in relation to documents attached.

If required a "Request for additional information" may be requested through the NSW Planning Portal.

If application meets Council requirements we will contact the "Payer" specified in the Application for payment of relevant lodgement fees.

(You can contact Council prior to lodgement for a written quote in relation to fees payable council@leeton.nsw.gov.au)

Please note that the Development Application will not be processed from the NSW Planning Portal until all requirements are met and relevant fees paid.