



# DA SUPPLEMENT

A guide to the information you need to include with your Development Application

## Section 1

**Plans and supporting documentation for proposed development**

### The following information should be provided with all development applications:

- Site Plan
- Floor Plan
- Elevations and vertical section
- Statement of Environmental Effects

(Note: Four (4) copies of all plans shall be provided. At least 1 set of plans must be provided on A3 sized paper).

### The following additional information should be provided with certain development applications depending upon the type of development:

#### **New dwelling or alterations and additions – Rural area**

- Wastewater Assessment / Geotech Report
- Bush Fire Self Assessment or Certified Consultant Assessment (if applicable)
- BASIX Certificate (if value of work exceeds \$50,000)
- Location of gateway access (can be included on site plan)

(Note: Four (4) copies of all documentation shall be provided)

#### **New dwelling or alterations and additions – City**

- Bush Fire Self-Assessment or Certified Consultant Assessment (if applicable)
- BASIX Certificate (if value of work exceeds \$50,000)
- Notification plan (on A4 sized paper) if two storey development is proposed
- Vehicle access details / footpath crossing
- Levels, contours, extent of cut & fill
- A Landscape Plan prepared in accordance with Clause 3.3 of Goulburn Mulwaree DCP 2009 for dual occupancy and multi - dwelling housing valued at more than \$250,000

(Note: Four (4) copies of all documentation shall be provided)

- Application for Water and Sewer Connection

#### **Subdivision – Rural area**

- Subdivision layout plan (including topographic and aerial overlay)
- Water cycle management study
- Flora & fauna assessment
- Bush Fire Certified Consultant Assessment (if applicable)
- Aboriginal archaeological risk assessment (if applicable)
- Site analysis

(Note: Four (4) copies of all documentation shall be provided)

#### **Subdivision – City**

- Subdivision layout plan (with contours)
- Bush Fire Certified Consultant Assessment (if applicable)
- Notification plans (on A4 sized paper)
- Site analysis

<p><b>Section 2</b></p> <p><b>On-Site Sewerage Management</b></p>	<p><b><u>Documentation to be submitted when lodging an On-site Sewerage Management Facility application.</u></b></p> <p><input type="checkbox"/> a copy of development consent to which the facility relates (if any)</p> <p><input type="checkbox"/> a copy of previous consent for an on-site sewerage management facility consent on which you rely (if any)</p> <p><input type="checkbox"/> Wastewater Assessment Report</p> <p><input type="checkbox"/> floor plans of the building (2 copies). The plans must:</p> <ul style="list-style-type: none"> <li>• be drawn to a suitable scale and consist of a general plan to show each room and any fitting within the room to be connected to the on-site sewerage management facility</li> <li>• show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground</li> <li>• show the drainage lines from the fitting in the building to be connected to the on-site sewerage management facility</li> </ul> <p><i>Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.</i></p> <p><input type="checkbox"/> a general block plan (2 copies). The block plan must show:</p> <ul style="list-style-type: none"> <li>• the location of the on-site sewerage management facility and disposal area</li> <li>• the distance of buildings and other structures from all boundaries</li> <li>• the location of all fittings and drainage lines</li> <li>• describe the construction (including the standards that will be met), the materials which will be used to construct the facility and the methods of drainage</li> <li>• the location of the <i>on-site sewerage management area</i> identified on a subdivision synopsis issued for the subdivision that created the lot, indicating that the facility is located within that area</li> <li>• the distance from waterways to the disposal area (a waterway is any blue line on the 1:25,000 topographic map series applying over the land)</li> <li>• the position of all other disposal areas used for on-site sewerage management facilities</li> <li>• where an aerated waste water treatment system is to be used, details of the irrigation system, the area to be irrigated and the proposed vegetation cover</li> <li>• state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used</li> </ul> <p><i>Where you propose to modify a system that has already been approved, please mark the modifications (by colour or otherwise) to show the modification.</i></p> <p><input type="checkbox"/> evidence of any accredited component, process or design on which you seek to rely including:</p> <ul style="list-style-type: none"> <li>• Components, processes or designs that relate to the installation of an on-site sewerage management facility are accredited under the Public Health Act 1991</li> </ul>
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<p><b>Section 3</b></p> <p><b>Assessing the environmental impacts of your proposal</b></p>	<p>The consent authority needs to assess the impacts your proposal will have. You need to attach one or more environmental reports to your application so this assessment can be made. The types of reports will depend upon whether your proposal is designated development or will impact upon threatened species.</p> <p><b>Designated development</b></p> <p>If your proposal will have a high potential risk to the environment and is listed in Schedule 3 of the Environmental Planning and Assessment Regulation 2000 or in a planning instrument made under the <i>Environmental Planning and Assessment Act 1979</i>, it is known as designated development. The consent authority can help you determine if your proposal is designated development.</p> <p>If your development is designated development, please attach an environmental impact statement (EIS) to your application.</p> <p><b>All other types of development</b></p> <p><b>If your development is not designated development, please attach a statement of environmental effects (SEE).</b></p>
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	<p><b>What to include in a Statement of Environmental Effects</b></p> <ul style="list-style-type: none"> <li>• what you consider to be the environmental impacts of the development</li> <li>• how you have identified the environmental impacts of the development</li> <li>• the steps you will take to protect the environment or to lessen the expected harm to the environment</li> </ul> <p><b>Where relevant, your Statement of Environmental Effects may also need to include additional information</b></p> <p><b>For shops, offices, commercial or industrial development:</b></p> <ul style="list-style-type: none"> <li>• the hours of operation</li> <li>• the plant and machinery to be installed</li> <li>• the type, size and quantity of goods to be made, stored or transported</li> <li>• the loading and unloading facilities that will be available</li> <li>• A Landscape Plan prepared in accordance with Clause 3.3 of Goulburn Mulwaree DCP 2009 for development valued at more than \$250,000.</li> </ul> <p><b>To change the use of a building (where you are not doing any building work):</b></p> <p>You do not need to include these lists if the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna or swimming pool).</p> <ul style="list-style-type: none"> <li>• a list of Category One Fire Safety Provisions relating to the proposed change</li> <li>• a list of Category One Fire Safety Provisions used in the existing building or on the land</li> <li>• a list of fire safety measures currently used in the building</li> </ul> <p>Each list is to describe the extent, capability and the basis of design of each of the provisions/measures</p> <p><b>For a subdivision:</b></p> <ul style="list-style-type: none"> <li>• the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)</li> <li>• the consultation you have carried out with the public authorities who provide, or will increase, the services you will need (eg water, road, electricity, sewerage)</li> <li>• preliminary engineering drawings which show proposed roads, water, sewer, and earthworks</li> </ul> <p><b>For demolition:</b></p> <ul style="list-style-type: none"> <li>• the age and condition of the building or structure you will demolish</li> <li>• whether the building or structure has heritage value</li> </ul> <p><b>For advertisements:</b></p> <ul style="list-style-type: none"> <li>• the size, type, colour, materials and position of the sign board or structure on which the advertisement will be displayed</li> </ul> <p><b>For building or demolition:</b></p> <ul style="list-style-type: none"> <li>• the methods that will be used to protect the site during construction or demolition</li> </ul>
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<p><b>Section 4</b></p> <p><b>Threatened species</b></p>	<p>If your development will impact on threatened species, populations, ecological communities or their habitats, please attach a species impact statement (SIS) to your application. If you are also required to attach an EIS to your application, you can address the requirements of the SIS in your EIS. Contact the National Parks and Wildlife Service and/or NSW Fisheries about what you need to include in your SIS.</p> <p><b>Will your proposal impact on threatened species?</b></p> <p>The following factors are to be taken into account in deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats:</p> <ul style="list-style-type: none"> <li>• in the case of a threatened species, whether the life cycle of the species is likely to be disrupted such that a viable local population of the species is likely to be placed at risk of extinction</li> <li>• in the case of an endangered population, whether the life cycle of the species that constitutes the endangered population is likely to be disrupted such that the viability of the population is likely to be significantly compromised</li> <li>• in relation to the regional distribution of the habitat of a threatened species, population or ecological community, whether a significant area of known habitat is to be modified or removed</li> <li>• whether an area of known habitat is likely to become isolated from currently interconnecting or proximate areas of habitat for a threatened species, population or ecological community</li> <li>• whether critical habitat will be affected [there is no critical habitat in Mulwaree Shire]</li> </ul>
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- whether a threatened species, population or ecological community, or their habitats, are adequately represented in conservation reserves (or other similar protected areas) in the region
  - whether the development or activity proposed is of a class of development or activity that is recognised as a threatening process
  - whether any threatened species, population or ecological community is at the limit of its known distribution.
- Source: section 5A *Environmental Planning and Assessment Act 1979*.

<p><b>Section 5</b></p> <p><b>Concurrences from State agencies</b></p>	<p>You may need the agreement of a State agency to carry out your development. The consent authority will refer a copy of your application to the relevant agencies to seek their agreement. If your development is within the Warragamba Dam Catchment your development may require concurrence from the WaterNSW.</p>
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<p><b>Section 6</b></p> <p><b>Approvals from State agencies</b></p>	<p>You may need to obtain development consent from Council and one or more of the following approvals set out in this attachment. Follow through each group of questions to decide whether you need any of these approvals then indicate what approvals you require by ticking the relevant box in Development Application.</p> <p>Council will refer your application to the agency(s) you identify. The agency(s) will tell the Council whether or not it will approve your application and, if so, what the general terms of the approval will be. If your application is approved, the conditions of the consent will include those general terms.</p> <p><b>Aquaculture</b></p> <p>Do you want to carry out aquaculture?</p> <p>No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> ➤ You need a permit under section 144 of the <i>Fisheries Management Act 1994</i> from NSW Fisheries</p> <p><b>Dredging or reclamation</b></p> <p>Do you want to carry out dredging or reclamation work in a waterway (a stream, river, lake, lagoon, estuary or marine waters)?</p> <p>No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> ➤ You need a permit under section 201 of the <i>Fisheries Management Act 1994</i> from NSW Fisheries</p> <p><b>Aquaculture / fishing related activities</b></p> <p>Do you want to:</p> <ul style="list-style-type: none"> <li>• set a net, netting or other material</li> <li>• construct or alter a dam</li> <li>• otherwise create an obstruction across or within a bay, inlet, river or creek or across or around a flat?</li> </ul> <p>No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> ➤ You need a permit under section 219 of the <i>Fisheries Management Act 1994</i> from NSW Fisheries</p> <p><b>Heritage</b></p> <p>Does your development involve a building, a place or land that has a permanent conservation order, an interim conservation order or an interim heritage order protecting it, or which is listed on the State Heritage Register?</p> <p>No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> ➤ You need an approval under section 57 of the <i>Heritage Act 1977</i> from the NSW Heritage Branch</p> <p><b>Mining lease</b></p> <p>Do you want a mining lease?</p> <p>No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> ➤ You need an approval under section 63 &amp; 64 of the <i>Mining Act 1992</i> from the NSW Mineral Resources</p> <p><b>Aboriginal relics and places</b></p> <p>Do you want to consent to knowingly destroy, deface or damage or knowingly cause or permit the destruction or defacement of or damage to a relic or Aboriginal place?</p> <p>No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> ➤ You need an approval under section 90 of the <i>National Parks and Wildlife Act 1974</i> from the National Parks and Wildlife Service</p>
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**Petroleum production lease**

Do you want a petroleum production lease?

No Yes  ➤ You need an approval under section 9 of the Petroleum (Onshore) Act 1991 from the NSW Mineral Resources**Potentially polluting activities**Do you want to carry out scheduled development work as defined in the *Protection of the Environment Operations Act 1997*?No Yes  ➤ You need a licence under section 43 of *the Protection of the Environment Operations Act 1997* from the Environment Protection Authority**Roads**

Do you want to:

- erect a structure or carry out a work in, on or over a public road, or
- dig up or disturb the surface of a public road, or
- remove or interfere with a structure, work or tree on a public road, or
- pump water into a public road from any land adjoining the road, or
- connect a road (whether public or private) to a classified road?

No Yes  ➤ You need consent under section 138 of the *Roads Act 1993* from the Roads and Maritime Services or Council. *If the Council can give this consent, however, the development is not integrated development***Bush Fire Prone Land**

Do you want to build or subdivide on land classified as "Bush Fire Prone"?

No Yes  ➤ You need an approval under section 79BA of the *Environmental Planning and Assessment Act 1979* from Council or an approval under section 100B of the *Rural Fires Act 1997* from the NSW Rural Fire Service**Rivers and lakes**

Is your development within 40 metres of a stream, river, lake or lagoon?

No Yes  ➤ You need a permit under section 89, 90 or 91 of the *Water Management Act 2000* from the Department of Water and Energy**Section 7****Contact details for state agencies****NSW Fisheries**Internet: [www.fisheries.nsw.gov.au](http://www.fisheries.nsw.gov.au)

Phone: (1300) 550 474

Email: [informationadvisory@dpi.nsw.gov.au](mailto:informationadvisory@dpi.nsw.gov.au)**NSW Heritage Branch**Internet: [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

Phone: (02) 9873 8500

Email: [heritage@planning.nsw.gov.au](mailto:heritage@planning.nsw.gov.au)**National Parks and Wildlife Service**Internet: [www.npws.nsw.gov.au](http://www.npws.nsw.gov.au)

Phone: (02) 9995 5000

**NSW Rural Fire Service**Internet: [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

Phone: (1800) 679 737

**Environment Protection Authority**Internet: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Phone: (02) 9995 5000

**NSW Department of Planning**Internet: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Phone: (02) 9228 6333

Email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)**NSW Department of Water & Energy**Internet: [www.dwe.nsw.gov.au](http://www.dwe.nsw.gov.au)

Phone: (02) 8281 7777

Email: [information@dwe.nsw.gov.au](mailto:information@dwe.nsw.gov.au)**Roads and Maritime Services**Internet: [www.rta.nsw.gov.au](http://www.rta.nsw.gov.au)

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