

BELLINGEN SHIRE COUNCIL
DA Checklist – Major development*
(September 2010)

Any DA for residential development (except single dwelling houses), commercial, special use or industrial development, including subdivisions and the use of land, must be accompanied by the following items before Council will accept it for assessment:

- The required DA fee
- Four copies of a Statement of Environmental Effects that addresses all potential environmental impacts of the development, including noise and visual impact, traffic impacts, stormwater impact, impacts on environmental habitat, water quality, adjoining properties, heritage, privacy, and solar access. **Note:** *Where the DA is Integrated development, an additional copy is required for each referral authority*
- Four copies of a site plan drawn to a professional drafting standard by a suitably qualified person - i.e. architect, surveyor, draftsman, engineer, planner. **Note:** *Where the DA is Integrated development, an additional copy is required for each referral authority*
- Four copies of the plans of the proposed development drawn to a professional drafting standard by a suitably qualified person - i.e. architect, surveyor, draftsman, engineer, planner. **Note:** *Where the DA is Integrated development, an additional copy is required for each referral authority*
- Where the development involves new building work - floor plans and all four elevation drawings are required as a minimum
- Where the development involves building alterations and additions – the plans must clearly indicate what is existing work and what is proposed work
- Where the development involves removal of vegetation and/or is adjacent to an environmentally sensitive area - a flora and fauna study carried out by an environmental consultant under Section 5A of the Environmental Planning and Assessment Act
- Where the development involves the installation of an on-site sewage management system (OSMS) – a waste water disposal report prepared by a suitably qualified person
- Where a residential/tourist building or subdivision is located on bushfire prone land – a bushfire assessment report prepared by a suitably qualified person

***Note:** Major development includes all development larger in scale than a single dwelling house. It does not include single dwellings, studios, carports, sheds or swimming pools.