



Health & Planning Division
Civic Centre 61 Darling Street
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WENTWORTH NSW 2648
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Development Applications

Pre Lodgement Meeting

A valuable step where your proposed development can be reviewed by planning staff.



Lodgement

Supplying all the necessary documentation and payment of fees. Quotations for fees can be obtained by calling the Health & Planning Department on 03 5027 5027.



Acknowledgement

You will be sent an acknowledgement letter and given a DA number.



Internal Referrals

Your development application may be referred to all necessary internal Council staff. This may include:

- Engineers
- Building Surveyor
- Town Planner
- Heritage Consultation



Public Notification

Your development may require advertising. If this is necessary an advertisement will be placed in the local print media and adjoining property owners will be notified of the proposed development. A sign may also be placed out the front of your property.



External Referrals

Referrals to certain public authorities may be necessary to meet legislative requirements. This may include:

- Planning & Infrastructure
- Roads and Maritime Services
- Essential Energy
- Department Primary Industries

In many cases, concurrence is required to be given before Council can grant any development consent. These referrals may require an additional application fee and may take as much as forty (40) days processing time by the external parties.



Site Inspection

The site may be inspected by officers involved in the assessment.



Public Notification

Your development may require advertising. If this is necessary an advertisement will be placed in the local print media and adjoining property owners will be notified of the proposed development. A sign may also be placed out the front of your property.

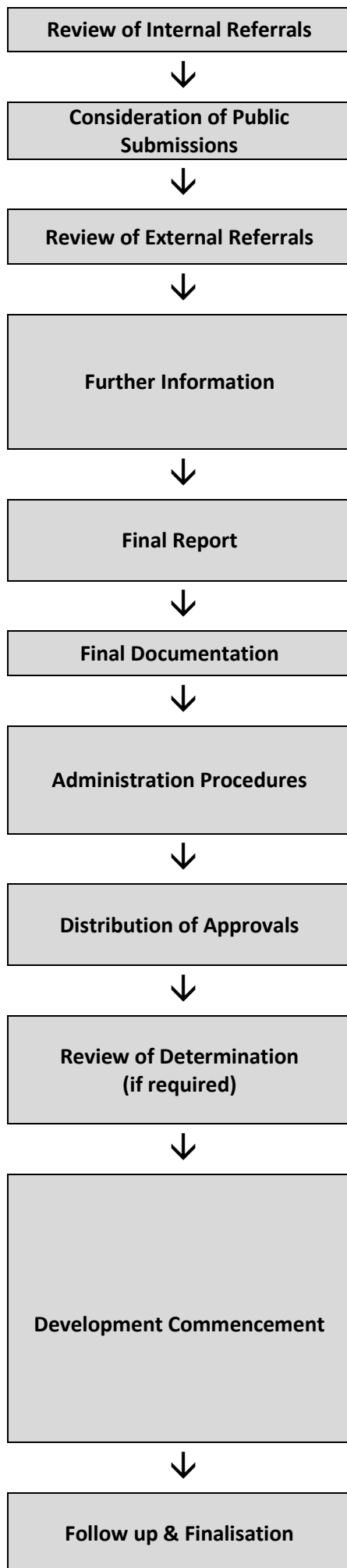


Initial Assessment

Your application will be assessed by an officer taking into consideration legislation. This may include:

- The Environmental Planning & Assessment Act, 1979
- Wentworth Local Environmental Plan, 2011
- Wentworth Development Control Plan, 2011
- Building Code of Australia





Internal referrals will be reviewed for consideration.

Any submissions received during the Public Notification period are considered at this stage of the application.

External referrals are collated and reviewed; any advice is taken into consideration for the Final Report.

As a result of the initial assessment, review of referrals and consideration to any public submissions it may be necessary for further information to be sought from the applicant of the proposed development or further consultation with the applicant or persons making submissions.

The final report and recommendations of the development application can now be prepared along with draft conditions for approval.

Approval Documentation is completed.

Following approval of a development application all the plans and specifications submitted with the application are stamped and documented as part of the approval procedure. The result is also recorded in Wentworth Shire's Development Application Register.

Final development consent or refusals are forwarded to the applicant and owner by mail or are available for collection at the applicant/owner's request.

If you are not happy with the approval issued you can apply for a Review of Determination under Sections 8.2 to 8.5 or a Modification under Section 4.55 of the Environmental Planning & Assessment Act 1979 or an appeal to the Land & Environment Court.

Prior to commencing development you will need to appoint a Principal Certifying Authority (PCA) (this can be Wentworth Shire Council).

A contract for certification work must be entered into between yourself and the PCA before application for a Construction Certificate can proceed.

Your PCA will issue you with a Construction Certificate; once this has been issued you can commence construction as per approved plans.

Along the way your PCA will need to complete some inspections. Once development has been completed your PCA will complete a final inspection and issue you with an Occupation Certificate.