

APPROVAL FROM GOVERNMENT AUTHORITIES

QUICK ANSWERS FOR SMALL BUSINESS INFORMATION SHEET No: AD-03

APPROVAL FROM GOVERNMENT AUTHORITIES

Some development proposals, because of their nature, also require an approval, license or permit, from another State Agency or Department, before Council can approve the Development Application. The requirements to refer a Development Application to a Government Authority are listed in Section 91 of the Environmental Planning and Assessment Act. These development proposals are classed as 'Integrated Development'

HOW DO I KNOW IF APPROVAL FROM A GOVERNMENT AUTHORITY IS NEEDED?

Integrated Development

Before lodging your Development Application it is recommended that you discuss your proposal with Council's Economic Development & Tourism Coordinator. At this pre-lodgement meeting, Council's staff will tell you whether your development is 'Integrated Development' and the type of approval(s) required. As a guide, if you answer 'Yes' to any of the questions in the following check list your development will be classified as 'Integrated Development'.

Other Approvals

If you are planning to remove native trees or bushland in non-urban areas, you will need approval under the Native Vegetation Act from the Hunter Central Rivers Catchment Management Authority. Please obtain a copy of the Native Vegetation Guidelines from www.hcr.cma.nsw.gov.au

WHAT DO I NEED TO DO IF MY PROPOSAL IS INTEGRATED DEVELOPMENT?

In the first instance, make an appointment with Council Economic Development staff to discuss the information that you will need to provide with your Development Application. Council may also advise you to liaise with the relevant Government Authority prior to lodging your Development Application.

In lodging your Development Application you must:

- Complete the 'Application for Development Consent Form'. In Question 11 - Integrated Development, you need to tick the appropriate box(es).
- Provide an additional copy of all Application documentation for each State Government Agency that you require an approval from.
- Provide a separate cheque(s) for \$250 payable to each relevant State Agency.
- Provide an additional \$110 administration fee payable to Council for each Development Application

WHAT HAPPENS NEXT?

Once your Development Application is lodged with Council, Council Officers will check that you have provided all necessary information and then refer your application off to the relevant State Agency. The Agency will then assess the Application and advise Council either of its general terms of approval or refusal. These general terms of approval (GTAs) will be attached to any Development Consent issued by Council.

If an Agency refuses to issue GTAs, Council is unable to grant approval. The development application will be refused.

HOW LONG WILL IT TAKE?

The development approval process is generally within 40 days for development not requiring consent from a State Agency, however, in the case of Integrated Development the statutory time-frame for an approval is 60 days. Council Officers will notify you should any additional information be required by either Council or the State Agency. In this case, delays beyond the 60 day period may occur.

Further Information:

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