

Stage 3: Assessment – What happens to your DA now?

Stage 3	Participants	Responsibilities
Assessment	You / Your Team	Remain patient
		Provide access to the development site
		Provide additional information if requested
	Council Assessment Officer	Assess
		Review submissions/referrals
		Request additional information if required
Referring agencies and officers	Provide comments and advice	

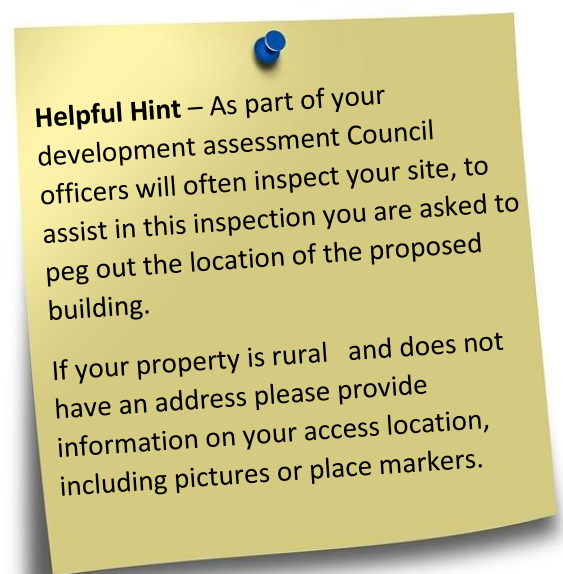
Under the EP&A Act, **all** Development Applications must be formally assessed by the Council no matter the type or scale.

The six matters that Council must consider (under section 4.15 of the EP&A Act) are:

- All plans and policies that apply – SEPPs, LEPs, DCPs (as outlined in Part 1 of this guide).
- Impacts of your proposal on the natural and built environment and the social and economic impacts in the locality.
- The suitability of your site for your proposal (e.g. physical characteristics, availability of access and services).
- Any submissions (such as from neighbours or other groups).
- Any comments or agreements/approvals from any NSW Government agency.
- The broader public interest.

If you get the ‘front end’ right then the assessment officer will most likely have all the information required to make a determination. However, it may be necessary for the assessment officer to contact you or your consultant and request clarification or additional information. Your assistance is appreciated if you can respond quickly and it’s best to get your experts to talk directly with council if further clarification is needed.

If your Development Application is referred to an external agency (for example the Transport for NSW or the NSW Rural Fire Service) they will usually respond within 21 days. There are times when they will request additional technical information that must be provided by the applicant before they can provide their response. In some cases Council cannot approve a development if the external agency does not support the application.



Helpful Hint – As part of your development assessment Council officers will often inspect your site, to assist in this inspection you are asked to peg out the location of the proposed building.

If your property is rural and does not have an address please provide information on your access location, including pictures or place markers.