



Development application

Department of Urban Affairs and Planning

Date received: ___/___/___ DA no: _____

The consent of the Minister for Urban Affairs and Planning is needed if you want to carry out certain types of development, such as development the Minister has declared to be of state significance. If the Minister's approval is needed, you can use this form to apply for development consent. The **DA Supplement** that accompanies this form will help you complete the application.

To complete this form, please place a cross in the boxes and fill out the white sections as appropriate. **To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.** When your application has been assessed, you will receive a notice of determination.

1. Details of the applicant

Mr Ms Mrs Dr Other

First name

Mark

Family Name

Dixon

Company/Organisation

Dixon Sand

Unit/street no.

PO Box 148

Street name

Suburb or town

Penrith

State

NSW

Postcode

2751

Daytime telephone

Fax

Mobile

Email

2. Identify the land you propose to develop

Unit/street no.

Street name

Old Northern Road

Suburb or town

Maroota

Postcode

2756

Lot no.

Lots 1 , 2,
29 and 196

Section

DP/MPS no.

DP 547255

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Describe what you propose to do

Sand extraction on Lots 1 and 2 as an extension of the existing operation, with haulage of material to the existing processing plant. Off-site haulage would be in accordance with the existing consent.

3. continued

Will this involve:

- erecting, altering or adding to a building or structure
 - Is it a temporary building or structure? Yes No
- subdividing land
- subdividing a building into strata units
- demolition
- changing the use of land or a building or the classification of a building under the Building Code of Australia (without building, subdividing or demolishing)
- other work (without building, subdividing or demolishing)?

4. Staged development

You can apply for development consent for only part of your proposal now, and for the remaining part(s) at a later stage.

Are you applying for development consent in stages?

No

Yes ➤ Please attach:

- information which describes the stages of your development
- a copy of any consents you already have for part of your development.

5. Plans of the land and development

You need to provide a number of plans that show what you intend to do. [Section 2](#) of the **DA Supplement** sets out which plans to provide and the details to include.

Please attach:

- a site plan of the land, drawn to scale (3 copies)
- plans or drawings of the proposal, drawn to scale (3 copies)

and, where relevant:

- an A4 size plan of the proposed building and other structures on the site
- a plan of the existing building, drawn to scale.

6. Environmental effects of your development

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal. See [section 3](#) of the **DA Supplement**.

Is your proposal **designated development**?

Yes Please attach an environmental impact statement.

No Please attach a statement of environmental effects.

Is your proposal likely to significantly impact on **threatened species**, populations, ecological communities or their habitats?

Yes Please attach a species impact statement.

No

7. Concurrences from state agencies

Do you need the concurrence of a state agency to carry out the development? See [section 4](#) of the **DA Supplement**.

No

Yes Please list any agencies whose concurrence you need.

Please attach sufficient information for the agency(s) to assess your application.

8. Approvals from state agencies

If you need a development consent and one or more of the approvals listed in **Attachment A** of the **DA Supplement**, your development is known as integrated development. The relevant state agency will be involved in the assessment of your proposal. See [section 5](#) of the **DA Supplement**.

Is your application for integrated development?

No

Yes Please submit **Attachment A** of the **DA Supplement** with your application and attach:

- sufficient information for the approval body(s) to assess your application
- additional copies of your application for each agency. *We can tell you the number that will be needed.*

9. Supporting information

You can support your application with additional material, such as photographs, including aerial photographs, slides and models to illustrate your proposal. Please list what you have attached:

Environmental Impact Statement

10. Application fee

For development that involves a building or other work, the fee for your application is based upon the estimated cost of the development. If your application is for integrated development, you need to include \$250 for each agency that will look at your proposal. If your development needs to be advertised to the public you may also need to include an advertising fee. We will help you calculate the fee for your application. (Advertising fees attract GST, all other fees do not).

11. Signatures

The owner(s) of the land to be developed must sign the application.

If you are not the owner of the land, you must have all the owners sign the application. If the land is Crown land, an authorised officer of the Department of Land and Water Conservation must sign the application.

As the owner(s) of the above property, I/we consent to this application:

Signature

Name

Date

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant

Date

12. Privacy policy

The information you provide in this application will enable us and any relevant state agency to assess your application. If the information is not provided, your application may not be accepted. Your application will be advertised to the public for comment if the development is designated development or advertised development. Please let us know if the information you have provided in your application is incorrect or changes.

13. Lodgement

Before submitting your application, please ensure you have attached all the information the consent authority needs to assess your proposal. You can use the following checklist. Please place a cross in the box next to any items you have attached:

Land details

- A map that sets out the lot, DP/MPS and volume/folio numbers
- A schedule that sets out the lot, DP/MPS and volume/folio numbers

Staged development

- Information which describes the stages of the development
- A copy of any consents already granted for part of the development

Plans

- A site plan of the land (3 copies) — **required for all applications**
- Plans or drawings of the proposal (3 copies) — **required for all applications**
- An A4 size plan of the proposed building and other structures on the site
- A plan, drawn to scale, of the existing building

Environmental effects

- An environmental impact statement for a designated development proposal
- A statement of environmental effects — **required for all applications** that are not designated development
- A species impact statement

State agency concurrences and approvals

- Additional information required by the agencies from which you need concurrence
- Attachment A of the DA Supplement
- Additional information required by the agencies you have identified in Attachment A of the DA Supplement
- Additional copies of your application for each of those agencies

Supporting information

- Other material to support your application, such as photos, slides and models.

Application fee

- Your application fee — **required for all applications.**



Department of
Urban Affairs and Planning

DA Supplement

**Guide to the information you need to
include with your development
application**

1. How to use this guide

This guide provides information to help you to complete your development application. Each section relates to a question in the form where you may need to attach additional information.

If you need further assistance to complete the application, please contact us on (02) 9391 2222.

2. Plans of the land and development ([Question 5](#))

You need to include a site plan of the land and the plans or drawings of the proposal to show what you intend to do.

The site plan is to be drawn to scale and show:

- the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north
- existing vegetation and trees on the land
- the location and uses of buildings that are already on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining properties.

The plans or drawings are to be drawn to scale and show, where relevant:

- the location of any buildings or structures on the land, any proposed extensions or additions, the boundaries of the land and any development on adjoining land
- the floor plans of the proposed buildings
- how high the proposed development will be in relation to the land
- each elevation of the proposed building(s)
- any changes that will be made to the level of the land by excavation, filling or otherwise
- the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground
- the arrangements you have made for parking, where vehicles will enter and leave the site, and how vehicles will move about the site
- how the land will be landscaped or otherwise treated and what types of vegetation will be used (including their height and maturity)
- how you intend to drain the land.

You need to attach other plans in the following circumstances:

- an A4 size plan of the proposed building and other structures on the site if you propose to erect, alter or add to a building, and your development does not need to be advertised to the public. The consent authority can tell you if your development must be advertised.
- The plan is to indicate the height and external shape of the proposed building as it will be erected on the site and include details of other buildings or structures on the site.
- a plan of an existing building, drawn to scale, if your application involves building work to alter, expand or rebuild the building.

The plan will allow us to assess whether any existing buildings must be upgraded for safety reasons.

3. Assessing the environmental impacts of your proposal ([Question 6](#))

We need 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.

Designated development

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 *Environmental Planning and Assessment Act 1979*, it is known as designated development. We can help you determine if your proposal is designated development.

If your development is designated development, please attach an environmental impact statement (EIS) to your application.

The Director-General of the Department has a number of requirements for what must be included in an EIS. The requirements depend upon the nature of the proposed development. Contact the Department's Development and Infrastructure Assessment Branch on (02) 9391 2056 to find out what you need to include in your EIS.

3. continued

All other types of development

If your development is not designated development, please attach a statement of environmental effects (SEE). Table 1 sets out the information you need to include in your SEE.

Table 1 What to include in a statement of environmental effects

A statement of environmental effects of a proposal is to include information on the following:

- what you consider to be the environmental impacts of the development
- how you have identified the environmental impacts of the development
- the steps you will take to protect the environment or to lessen the expected harm to the environment
- any matters that must be included by any guidelines issued by the Director-General of the Department
- how you have addressed any other matters identified by the relevant planning instruments

Where relevant, your statement of environmental effects may also need to include additional information:

For shops, offices, commercial or industrial development:

- the hours of operation
- the plant and machinery to be installed
- the type, size and quantity of goods to be made, stored or transported
- the loading and unloading facilities that will be available

To change the use of a building (where you are not doing any building work):

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).

- a list of Category One Fire Safety Provisions relating to the proposed change
- a list of Category One Fire Safety Provisions used in the existing building or on the land
- a list of fire safety measures currently used in the building

Each list is to describe the extent, capability and the basis of design of each of the provisions/measures.

For a subdivision:

- the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- 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)
- preliminary engineering drawings which show proposed roads, water, sewer, and earthworks
- both the existing and the proposed ground levels when the subdivision is completed

For demolition:

- the age and condition of the building or structure you will demolish
- whether the building or structure has heritage value

For advertisements:

- the size, type, colour, materials and position of the sign board or structure on which the advertisement will be displayed

For development relating to an existing use:

- the details of the existing use
- a justification for the proposal having regard to the objectives of the zone

For development in a wilderness area:

- a copy of a consent from the Minister for the Environment if the area is subject to a wilderness protection agreement or a conservation agreement. (You can contact the National Parks and Wildlife Service on (02) 9251 4466 to determine if there is an agreement in place)

For building or demolition:

- the methods that will be used to protect the site during construction or demolition

3. continued

Threatened species

Please use the test set out in Table 2 to work out whether your proposal is likely to significantly impact on threatened species, populations, ecological communities or their habitats. If you need help to do the test, please contact us (phone: (02) 9391 2222), the National Parks and Wildlife Service (phone: (02) 9585 6444) or NSW Fisheries (phone: (02) 9566 7800).

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.

Table 2 Will your proposal impact on threatened species?

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:

- 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
- 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
- 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
- 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
- whether critical habitat will be affected
- 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*.

4. Concurrences from state agencies ([Question 7](#))

You may need the agreement of a state agency to carry out your development. We will refer a copy of your application to the relevant agencies to seek their agreement. The consent authority can tell you whether the application needs to be referred.

Please include sufficient information with your application for the agency(s) to assess your proposal.

5. Approvals from state agencies ([Question 8](#))

If you need a development consent and one or more of the approvals listed in [Attachment A](#) of this Guide, your development is known as integrated development. Please complete Attachment A to identify the approvals you need and the agency(s) from which you need the approvals. We can help you fill out the attachment. The contact details for each agency can also be found at the end of Attachment A.

If your proposal is integrated development, the assessment of your proposal will be integrated. We will refer your application to the agency(s) you identify. The agency(s) will tell us 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.

Please include Attachment A with your application if you have identified that you need one or more approvals.

Attachment A Integrated development - approvals from state agencies

Some proposals need other kinds of approvals (eg licences, permits). Your proposal is known as integrated development if you need development consent and one or more of the approvals that have been set out in this attachment. Follow through each group of questions to decide whether you need any of these approvals. If you have identified you need one or more approvals, please include this attachment with your application. ([Section 5](#))

Aquaculture

Do you want to carry out aquaculture?

No

Yes You need a permit under section 144 of the *Fisheries Management Act 1994* from NSW Fisheries.

Dredging or reclamation

Do you want to carry out dredging or reclamation work in a waterway (a stream, river, lake, lagoon, estuary or marine waters)?

No

Yes You need a permit under section 201 of the *Fisheries Management Act 1994* from NSW Fisheries.

Marine vegetation

Will your development harm any mangroves or seagrasses in a public waterway or on the shore of a public waterway?

No

Yes You need a permit under section 205 of the *Fisheries Management Act 1994* from NSW Fisheries.

Do you want to take sea lettuce or blackfish weed to use as bait from a public waterway or the shore of a public waterway?

No

Yes You need a permit under section 205 of the *Fisheries Management Act 1994* from NSW Fisheries.

Heritage

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?

No

Yes You need an approval under section 57 of the *Heritage Act 1977* from the NSW Heritage Office.

Mine subsidence

Do you want to build, subdivide, make roads, paths or driveways, or put in any pipelines, water, sewage, telephones, gas or other service mains in a mine subsidence district, or alter any of these types of development in a mine subsidence district?

No

Yes You need an approval under section 15 of the *Mine Subsidence Compensation Act 1961* from the Mine Subsidence Board.

Attachment A continued

Aboriginal relics and places

Will your development destroy, damage or otherwise harm an Aboriginal relic that is known to exist on the land you want to develop?

No

Yes Are you going to do so in accordance with Aboriginal tradition?

Yes

No You need an approval under section 90 of the *National Parks and Wildlife Act 1974* from the National Parks and Wildlife Service

Will your development destroy, damage or otherwise harm land that has been declared to be an Aboriginal place?

No

Yes You need an approval under section 90 of the *National Parks and Wildlife Act 1974* from the National Parks and Wildlife Service.

Pollution

Is your development designated development?

No Will the development cause the pollution of water?

No

Yes You can apply for a licence under section 43(d) of the *Protection of the Environment Operations Act 1997* from the Environment Protection Authority so that you cannot be convicted of an offence of polluting water.

Yes You are likely to need a licence from the Environment Protection Authority. Is your land already designed to carry out the activity?

No You need a licence under section 47 of the *Protection of the Environment Operations Act 1997* from the Environment Protection Authority.

Yes You need a licence under section 48 of the *Protection of the Environment Operations Act 1997* from the Environment Protection Authority.

Rivers and lakes

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

No

Yes Are you going to excavate the land, remove material from the land or do anything which will obstruct or detrimentally affect the water flowing in a stream, river, lake or lagoon?

No

Yes You need a permit under Part 3A of the *Rivers and Foreshores Improvement Act 1948* from the Waterways Authority if the development will affect Sydney Harbour or its tributaries, Botany Bay (east of Captain Cook Bridge) or the Ports of Newcastle, Kembla, Eden or Yamba, and from the Department of Land and Water Conservation in any other case.

Roads

Will your development affect a public road, a Crown road, a highway, a main road, a freeway or a tollway?

No

Yes You need a consent under section 138 of the *Roads Act 1993* from the Roads and Traffic Authority, the Department of Land and Water Conservation or the council.

Attachment A continued

Using water

NB: The following approvals are taken from the 1912 Water Act. It is proposed that the review of the Water Act, which is currently taking place, will consolidate and reduce the number of these approvals.

➤ Licences and permits for occupiers of land

Is your development going to be used for conserving water, irrigation, water supply, drainage or changing the course of a river?

No

Yes ➤ Will your development affect the quantity or use of water in a river, lake or swamp, or water flowing into or from a river, lake or swamp?

No

Yes ➤ If you occupy the land on which you propose to build the development, you need a licence under section 10 of the *Water Act 1912* from the Department of Land and Water Conservation to build and use your development, and take, use and dispose of the water for any purpose.

➤ If you own or occupy the land on which you propose to build the development, and you will be irrigating less than 4 hectares of land, you can apply for a permit under section 18F of the *Water Act 1912* from the Department of Land and Water Conservation to build and use your development and take, use and dispose of the water for anything other than irrigation.

➤ Licence for non-occupiers of land

1. Do you propose to build pumps (or the like) to obtain water, or build pipes (or the like) to carry water?

No

Yes ➤ Is your development going to be used for conserving water, irrigation, water supply, drainage, changing the course of a river, or preventing the course of a river from changing?

No

Yes ➤ Go on to question 2

2. Will your development affect the quantity or use of water in a river, lake or swamp, or water flowing into or from a river, lake or swamp?

No

Yes ➤ Do you propose to use the water for household use, stock use or irrigation?

No

Yes ➤ Go on to question 3

3. Do you occupy the land on which you propose to build the pumps (or the like)?

Yes ➤ Go on to question 4

No ➤ Can you obtain occupation of the land?

No ➤ You need a licence under section 13A of the *Water Act 1912* from the Department of Land and Water Conservation to build the pumps and take and use the water.

Yes ➤ Go on to question 4

4. Do you occupy all the land on which you propose to build pipes (or the like) to carry the water from the pumps to the land where you will use the water?

Yes

No ➤ Can you obtain occupation of the land?

Yes

No ➤ You need a licence under section 13A of the *Water Act 1912* from the Department of Land and Water Conservation to build the pumps and take and use the water.

Attachment A continued

➤ Joint water supply scheme

1. Is your development going to be used for conserving water, irrigation, water supply, drainage, changing the course of a river or preventing the course of a river from changing?

No

Yes ➤ Will your development affect the quantity or use of water in a river, lake or swamp, or water flowing into or from a river, lake or swamp?

No

Yes ➤ Go on to question 2

2. Is the development going to be used by two or more occupiers of land to supply water to their lands?

No

Yes ➤ Go on to question 3

Is the development going to supply water to irrigate land(s) other than the land on which the development is built?

No

Yes ➤ Go on to question 3

Will the development involve pipes (or the like) to carry water to irrigate your land and the land of other occupiers?

No

Yes ➤ Go on to question 3

3. Will the development be built on land that is occupied by those who will use the water?

Yes ➤ Go on to question 4

No ➤ You need an authority under section 20B of the *Water Act 1912* from the Department of Land and Water Conservation to build and use the development and take and use the water.

4. Do the occupiers of land who will use the water wish to build and use the development to supply water for household use, stock water use or irrigation?

No

Yes ➤ Do they occupy all of the land on which the development will be built, and the land on which the pipes (or the like) will be built?

Yes

No ➤ Can they obtain occupation of the land?

Yes

No ➤ You need an authority under section 20CA of the *Water Act 1912* from the Department of Land and Water Conservation to build the development and take and use the water.

➤ Group licences

Are you a Board of Management elected under the *Private Irrigation Districts Act 1973*?

No

Yes ➤ Do you want to build and use the development to take water from a river or lake for occupiers of land in a private district to use?

No

Yes ➤ You need a group licence under section 20L of the *Water Act 1912* from the Department of Land and Water Conservation.

➤ Bores

Do you want to sink a bore or enlarge, deepen or alter a bore?

No

Yes ➤ Is the work to be carried out by the Crown?

Yes

No ➤ You need a licence under section 116 of the *Water Act 1912* from the Department of Land and Water Conservation.

Attachment A continued

➤ *River banks and floodplains*

1. Do you want to build an earthwork, embankment or levee, or a road, railway or bridge?
No
Yes ➤ Go on to question 2
2. Will the development be on land that is the bank of a river or lake, forms part of a bank of a river or lake or is within a floodplain?
No ➤ Go on to question 3
Yes ➤ Do you have a licence, authority, permit or consent under the *Water Act 1912*?
Yes
No ➤ You need an authority under Part 8 of the *Water Act 1912* from the Department of Land and Water Conservation.
3. Will the development affect the flow of water to or from a river or lake and prevent land being flooded by water?
No
Yes ➤ Do you have a licence, authority, permit or consent under the *Water Act 1912*?
Yes
No ➤ You need an authority under Part 8 of the *Water Act 1912* from the Department of Land and Water Conservation.

Contact details for state agencies

NSW Fisheries

Internet: www.fisheries.nsw.gov.au
Phone: (02) 9527 8411
Email: information-advisory@fisheries.nsw.gov.au

NSW Heritage Office

Internet: www.heritage.nsw.gov.au
Phone: (02) 9635 6155
Email: heritageoffice@heritage.nsw.gov.au

Mine Subsidence Board

Internet: www.minesub.nsw.gov.au
Phone: (02) 4926 9750
Email: mail@minesub.nsw.gov.au

National Parks and Wildlife Service

Internet: www.npws.nsw.gov.au
Phone: (02) 9585 6444
Email: info@npws.nsw.gov.au

Environment Protection Authority

Internet: www.epa.nsw.gov.au
Phone: (02) 9995 5000
Email: info@epa.nsw.gov.au

Department of Land and Water Conservation

Internet: www.dlwc.nsw.gov.au
Phone: (02) 9228 6111
Email: infocentre@dlwc.nsw.gov.au

Waterways Authority

Internet: www.waterways.nsw.gov.au
Phone: (02) 9563 8511
Email: enquiries@waterways.nsw.gov.au

Roads and Traffic Authority

Internet: www.rta.nsw.gov.au
Phone: (02) 9218 6888
Email: rta@rta.nsw.gov.au