
***“DA OR COMPLYING &
DEVELOPMENT”
CHECKLIST***

WHAT IS A DA?

A DA is a Development Approval issued by councils to enable a development to occur on a parcel of land, either a new building or an alternation to an existing one. It is a legal document that is necessary before building can start. This document ensures that structures are safe and meet current Building Codes of Australia and that such structures do not impact adversely on the environment and existing premises and the users of such places. It also aims to minimise impact of development on things such as infrastructure and puts in place requirements that developers must address to ensure progress is a positive.

There are various forms of consents available and check with your local council as to what is required. For the majority of those building or renovating a building consent is generally all that is required and this can be obtained via the following methods

EXEMPT DEVELOPMENT

This is for minor developments such as fences, some decks, garden sheds if they meet developmental standards. <http://www.thehills.nsw.gov.au/Building/Development-Approvals/Check-if-You-Require-Development-Approval>

COMPLYING DEVELOPMENT

This is often the most time efficient way of obtaining the legal document to permit building. It is used for construction such as renovations, new builds if they meet the criteria established by local council and The Department of Planning. Although initially the monetary layout is more expensive in obtaining this document it saves money in the long run as it can be attained in as little as three weeks and as such saves money. Can be issued by a private certifier or local council

DEVELOPMENT APPLICATION

This is for any building or renovation that exceeds maximum height or boundary limits in Complying Development standards and for major infrastructural builds such as new housing developments. It is issued by the local council and can take several months and even longer in some cases

The following are a snap shot of standard requirements for any Development Application or Compiling and Development Certificate. This list is a starting point and you should check with your local council for their individual requirements. Inspired Spaces cannot be held responsible for any errors or omissions from this list, it is the responsibility of the owner to confirm exact requirements.

TASK	CHECKLIST	
	YES	NO
1. Planning certificate 149		
2. Title search		
3. Home Builders Insurance or Owner/Builder Permit		
4. Long service levy		
5. Water authority check		
6. Tree removal approval		
7. BAL certificates for fire prone areas		
8. Designer/architects plans		
9. Engineers plans		
10. Site survey		
11. Pest control certificate		
12. Smoke alarm certificate		
13. Pool and fencing approval		
14. Site management plan		