

Development Application – Single Dwelling submission requirements

<p>Owners Consent: Consent of all property owners provided with the application.</p>
<p>Documentation checklist: Please ensure that your application include the details listed below.</p> <p>If you consider that some of this not required due the type, nature, or scale of the development, please include an explanation of this in the statement of environmental effects.</p> <p>Please upload information listed below to the NSW Planning Portal with your application.</p>
<p>1. Cost of Development - The DA must nominate the estimated cost of development as defined in the Environmental Planning Assessment Regulation.</p> <p><i>Note: This must be accompanied by either a MCC Cost Guide or Builders Contract for development costs less than \$500,000 or a Registered Quantity Surveyor's Detailed Cost Report for development costs more than \$500,000.</i></p>
<p>2. Plans – Architectural plans to an appropriate scale</p> <p><i>Note: Plans are to be fully annotated/dimensioned and include a site plan, floor plan, elevations, a section through the building and large development plans.</i></p> <p><i>Aerial photos will not be accepted</i></p>
<p>The Property address, plan number and date of preparation, or amendment number and date of amendment.</p>
<p>The entire site, boundary dimensions, distances to the boundary, storm water disposal point and true north point.</p> <p>Note: swimming pool requires fence/gate, volume, filter box.</p>
<p>Details of all existing and proposed buildings, including buildings to be demolished including rainwater tank capacity and ancillary development.</p>
<p>Details of any cut or fill proposed on the development site.</p>
<p>Details of any right-of-way or easements.</p>
<p>Car parking and/or garaging, dimensions and driveway location.</p>
<p>Calculation of existing and proposed floor areas.</p>
<p>Existing vegetation or proposed landscape area showing landscape calculations, location of planting and turf areas, and position and species of all trees on the site (including those proposed to be removed or pruned)</p>
<p>The layout of the proposed development on all floors, includes internal walls/partitions and room names or uses.</p>
<p>Stated dimensions of existing and proposed work (all proposed works are to be highlighted clearly).</p>
<p>Natural ground level and any proposed changes to ground level.</p>
<p>Height of the proposed development from natural ground level to finished floor level(s), ceiling and roof ridge levels.</p>
<p>Driveway gradient and levels provided</p>
<p>Materials and Finishes: Details of proposed external colours, materials and finishes</p>
<p>3. Notification Plans</p> <p>Notification plans showing site context and elevations</p> <p><i>Note: The internal layout of the building is not to be provided for notification purposes of residential properties.</i></p>

<p>4. Statement of Environmental Effects (SEE) The SEE must address the proposal’s compliance with relevant planning controls including a detailed table indicating compliance with the relevant standards. Note: <i>Variations of the relevant standards require justification and reasoning</i></p>
<p>5. Clause 4.6 - Exceptions to development standards Note: <i>If a variation to a statutory development standard is proposed, a written justification against the requirement is required.</i></p>
<p>6. BASIX required Current certificate is to be submitted with applications for dwellings or cost of works exceeding \$50,000 or a pool greater than 40kl.</p>
<p>7. Shadow Diagrams Note: <i>For dwellings/additions two (2) or more storeys high, shadow diagrams prepared by an appropriately qualified person are to be provided.</i></p>
<p>8. Heritage Does DA relate to a heritage item or is in the vicinity of a heritage item? If yes –<i>Heritage impact statement is required.</i></p>
<p>9. Bushfire Is site bushfire prone? If yes –<i>Bushfire Assessment report is required.</i></p>
<p>10. Coastal Erosion Is proposed site in Coastal Erosion Hazard Zone? If yes – A risk management report is required</p>
<p>11. Water Sensitive Urban Design</p> <p>For all dwellings in the Great Lakes region where WSUD applies</p> <p>a) Show on your plans - the location of stormwater treatment, drainage lines and connections from roof runoff, tank overflow and driveway runoff to stormwater treatment, including outlet connection from treatment to the stormwater system</p> <p>b) Calculate the sizing methodology - submit a S3QM certificate or include deemed to comply summary table (see Council's example plans for guidance)</p> <p>c) Show the design in cross section - document the proposed treatment measures applicable to the soil type showing inlets, outlets and overflow points with site specific levels and dimensions included (see Council's standards)</p>
<p>Notes: If you require any assistance with or an explanation of these submission requirements please contact the Council’s Development and Building Advisory Team on 7955 7777.</p>