

APPENDIX

Minimum Standards and Explanation of Information Requirements for Development Applications



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Note: Please refer to the relevant checklist to see which of the above requirements applies to your particular project.

COUNCIL'S CUSTOMER SERVICE AND PLANNING ADMINISTRATION STAFF WILL REVIEW YOUR DEVELOPMENT APPLICATION DOCUMENTS AT OUR CUSTOMER SERVICE COUNTER WHEN YOU COME IN TO LODGE YOUR APPLICATION. THIS PROCESS MAY TAKE EXTRA TIME BUT IS DESIGNED TO ASSIST YOU IN ENSURING THAT YOUR APPLICATION IS COMPLETE AND TO PREVENT DELAYS IN PROCESSING OF YOUR APPLICATION.

A Survey Plan

This plan should be prepared by a registered surveyor at a scale of either 1:100 (preferred) and 1:200 and show the exact location of existing buildings and other features on the site. It must be **no more than 5 years old** and include the following details:

- Scale (either 1:100 (preferred) or 1:200 as appropriate) within the title block
- Date of survey within the title block
- Plan number (including any amendments) within the title block
- Plan title within the title block
- Address of the property within the title block
- Name of the Registered Surveyor who prepared the plans within the title block
- Boundary dimensions
- Site area
- North point (true solar north)
- Location of existing buildings, structures, and site features
- Topography (plans to accurately plot existing and proposed spot levels to Australian Height Datum to all corners of the site, and contours at 0.5 m intervals including that of adjoining properties where relevant.)
- Natural drainage of site
- All easements and rights of way (if any)
- Significant vegetation (indicating location, height spread, and species)
- Location, height, and use of any adjoining buildings or structures, such as swimming Pools
- Street features (immediately adjoining the property such as kerbs, crossings, pits, significant trees, telegraph poles, etc.).

Note: If you wish to relocate or construct a new driveway from that shown on your Survey Plan, it is recommended that you complete a 'Driveway Construction and Ancillary Works in the Road Reserve application form' to ensure that Council will approve the chosen location for your driveway.

B Site Plan

This plan should be either 1:100 (preferred) or 1:200 in scale and include the following details:

- Scale (either 1:100 (preferred) or 1:200 as appropriate) within the title block
- Date within the title block
- Plan number (including any amendments) within the title block
- Plan title within the title block
- Address of the property within the title block
- Applicants name within the title block
- Boundary dimensions
- Site area
- North point (true solar north)
- Proposed and existing buildings
- Setbacks to front, side and rear boundaries.
- Spot levels to Australian Height Datum

- All existing vegetation and in particular significant trees covered by Council's Tree Preservation Order and whether they will be removed or retained
- Private and communal open space indicating paved areas and soft landscaped areas both existing and proposed
- Driveway entry and exit points (for large developments or where manoeuvrability is likely to be an issue driveways to parking areas must indicate turning circles to the Australian standard - for further information please see the RTA guide to Traffic Generating Development)
- Garbage storage areas designed in accordance with Council's minimum requirements (for further information please contact Council's Customer Service Centre).
- Letter boxes
- Existing or proposed rainwater tanks for non-potable use
- The location of window of any adjoining property

C Site Analysis Plan

This plan should be at a scale of 1:100 (preferred) or 1:200 as appropriate and include the following details:

- Site street address
- Site dimensions
- Site area
- Easements, right of way, sewer mains
- North point (true solar north)
- Contours and spot levels
- Existing and proposed buildings on site with footprints dimensioned to boundaries
- Buildings on adjoining sites
- Existing vegetation
- Neighbours' views and sunlight
- Items of heritage or significant streetscape features
- Existing and proposed pedestrian and vehicle access
- Potential noise sources
- Areas of potential overlooking
- Prevailing winds
- Fences/boundaries
- Written analysis of the constraints and opportunities of the site (as revealed by the site analysis plan)

D Floor Plans

This plan should be at a scale of 1:50/1:100 (preferred) or 1:200 as appropriate and include the following details:

- Scale (1:50/1:100 (preferred) or 1:200 as appropriate) within the title block
- Date within the title block
- Plan number including any amendments within the title block
- Plan title within the title block
- Site address within the title block
- Applicants name within the title block
- Clear and fully dimensioned plans, coloured to show new work
- Layout, partitioning, room sizes and internal uses of each part of the buildings

- Location of windows and doors
- Levels of floors, terraces, etc to Australian Height Datum (AHD)
- Wall construction
- Spot levels of natural ground to AHD
- Dimensions of exterior walls to all boundaries

E Elevations

This plan should be at a scale of 1:50/1:100 (preferred) or 1:200 as appropriate and include the following details:

- Scale (1:50/1:100 (preferred) or 1:200 as appropriate) within the title block.
- Date within the title block.
- Plan number (include any amendments) within the title block.
- Plan title within the title block.
- Site address within the title block.
- Applicants' name within the title block.
- Fully dimensioned elevations of all sides of the building or structure, and coloured to show new work.
- Indicate the outline of existing buildings.
- Clear indication of materials and finishes to be used in construction.
- Window sizes, sill heights and locations.
- Heights of eaves, ridge and floor levels to Australian Height Datum (AHD).
- Location of adjoining buildings in front and rear elevations indicating their address, ridge height, setback and other relevant features.

F Sections

This plan should be of a scale of 1:50/1:100 (preferred) or 1:200 as appropriate and include the following details:

- Scale (1:50/1:100 (preferred) or 1:200 as appropriate) within the title block.
- Date within the title block.
- Plan number (include any amendments) within the title block.
- Plan title within the title block.
- Street address within the title block.
- Applicants' name within the title block.
- At least two fully dimensioned sections, one of which being a long section.
- Section through significant level changes, such as under-croft areas and the like.
- Plans to show section line and location on the plan.
- Room names.
- Adequate representation of natural ground level to Australian Height Datum (AHD).
- Indication of areas of cut and/or fill.
- Show height or levels to AHD.

G Statement of Environmental Effects

This is a statement which addresses all potential environmental impacts that may or will emerge as a result of a proposed development. The statement should include the following information:

- Reference to all relevant statutory and non statutory (DCP) controls.
- Table of calculations showing compliance or otherwise with the relevant development standards.
- Planning justification for any non-compliance with non-statutory controls if applicable.
- Objection to a statutory planning control under the provisions of Clause 4.6 of the Canada Bay Local Environment Plan 2008, where non-compliance is sought, if applicable.
- Details of the environmental impacts of the developments and how these impacts have been identified – the following issues should be included where relevant: site description, details of any demolition, details of any removal or introduction of vegetation, details about waste production and removal, details on the potential impact of noise, overshadowing, overlooking, odour, the impact on utilities, impacts on soil and water management, impacts on traffic and parking, any potential non residential impact for relevant development and any other environmental impact this development might produce.
- Steps taken to mitigate any identified environmental impacts and to protect the environment generally.
- Matters required to be indicated by any guidelines issued by the Director of the Department of Planning.
- Address the planning principles established by the Land and Environment Court, where relevant.

H Waste Management Plan

This plan should include the following information:

- Volume and type of waste to be generated
- How waste is to be stored and treated on site
- How residue is to be disposed of
- How recyclable materials will be separated and managed
- On-going management strategies

I Soil and Water Management Plan

A Soil and Water Management Plan is designed to control erosion and sedimentation on a building site from leaving the site and potentially polluting our waterways and affecting our drainage systems. This plan should include the following information:

- North point
- Scale (1:100 (preferred) or 1:200 as appropriate)
- Date, plan number and title and name of person who prepared the plan
- Final ground levels
- Existing and/or proposed boundaries
- Location of stockpiles and secure chemical storage area (if required)
- Location of temporary and permanent Soil and Water Management Controls
- Vehicle access points during construction and their dimensions
- Location of all vegetation to be retained on the site and any protection measures required for such vegetation
- Location of all drains, downpipes, pits and watercourses

The following additional information should be provided for large development sites:

- Details on the staging of works
- Location of any vegetation to be removed
- Integration with on site detention/infiltration

It is the responsibility of the construction site manager to ensure that the soil and water management measure shown on the above plan are inspected and maintained on a daily basis.

J Notification Plans

An A4 size reduction of the Site Plan, Floor Plans and Elevations is required for notification to neighbouring property owners and occupiers who may be affected by your proposal. All information on the plans must be **clearly legible**.

K BASIX Certificate

"BASIX Certificate" The Building Sustainability Index (BASIX) is a web-based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indices.

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall/ceiling insulation.

You need a BASIX Certificate when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at www.basix.nsw.gov.au

The applicant is required to submit the BASIX Certificate with the Development Application or Complying Development Certificate application. The plans and specifications must also identify the BASIX commitments which will be checked by a professional building certifier during construction. Where submitted plans or specifications are inconsistent with the relevant BASIX Certificate, Council should require applicants to submit consistent applications before progressing the assessment process, either by amending plans / specifications or by submitting a new BASIX Certificate with commitments that match the rest of the application.

Applicants can generate the BASIX Certificate only on the NSW Department of Planning' BASIX website: www.basix.nsw.gov.au for more information, phone the BASIX Help Line on 1300 650 908.

L Schedule of Colours and Materials

This should indicate the colours and finishing of all materials used on the external façade of the proposed building/s. For relatively minor developments, drawings, brochures or swatches may be sufficient to indicate this information, while for larger scale developments a sample board may be necessary. The schedule should describe or show the following details:

- The composition of the materials or colours
- The architectural features that will comprise the materials and colours

- The location of the materials and colours on the façade.

M Landscape Plans

This plan should be at a scale of 1:100 (preferred) or 1:200 as appropriate, be consistent with other plans with respect to the height, size, and location of the buildings, and include the following information:

- Scale within the title block.
- Date within the title block.
- Plan number within the title block.
- Plan title within the title block.
- Address of property within the title block.
- Applicants name within the title block.
- Existing significant trees showing their location, species, height, and spread, both on and adjacent to the site. It should also indicate whether they will be retained or removed.
- Details of all boundary and courtyard fencing and walls
- Details of proposed exterior lighting in plan and elevation
- The location of any additional planting to be carried out including species name (botanical and common), spread, height and other features. Plant species should be taken from Council's Tree List, which is located in the Comprehensive DCP.
- Details of plant numbers, pot size, and staking requirements
- Details of ongoing management and maintenance
- The location, dimensions and height of any water feature, or decorative feature.
- Existing and proposed ancillary structures, on the site including sheds, car parks and garbage bays, etc.
- Details of specific purpose of planting where relevant – eg: privacy, perimeter treatments, shading, wind screening.

Note: You must refer to the landscaping clauses contained within the Part of the Canada Bay DCP that is relevant to your development type (e.g. houses, flat buildings, industrial). In addition you must also refer to Part 3.8 regarding the preservation of trees and vegetation.

N Shadow Diagram

This plan should be at a scale of 1:100 (preferred) or 1:200 as appropriate, must be drawn to true north (not magnetic north), and should include the following information:

- Scale within the title block.
- Date within the title block.
- Plan number within the title block.
- Plan title within the title block.
- Address of property within the title block.
- Applicants name within the title block.
- North point - true solar north.
- Plan, elevation, and/or section drawings showing both proposed and existing shadows superimposed clearly indicating the area of increased shadow on adjacent land and the north facing windows of adjoining properties.
- Indication of the location and nature of shadows from existing and/or proposed fencing

- Location, dimensions, height and use of the rooms of the north facing windows of affected neighbours
- The shadows cast at 9.00 am, 12.00 noon, 3.00 pm, on 21 June. Where overshadowing is likely to be a significant issue, shadow diagrams should also be drawn to the equinox.

O Heritage Impact Statement

This statement is a report which should include the following information:

- Description of the significance of an Item, area or site.
- Description of the impact of a development proposal on that significance.
- Description of how the proposal will minimise negative impacts.
- Describes alternative development options that were considered before the preferred option was chosen and states why those alternatives were discounted.

P Stormwater Drainage Concept Plan

This plan should be at a scale of 1:100 (preferred) or 1:200 as appropriate and must show at a minimum how stormwater is drained to a gutter, a pipe in the street or a piped drainage easement and should include the following information:

- Overland flow paths
- Location of required easements (if any)
- Existing surface contours (AHD values)
- Spot levels to AHD
- Proposed building locations and finished floor/surface contour levels (AHD values)
- General layout of the proposed drainage system including location of all downpipes, kerbs, channels, open drains, pits and pipes.
- Location and details of on site detention systems and internal piped systems
- Minimum pipe sizes
- Points of discharge
- Demonstration of compliance with Council's Specification for the Management of Stormwater Policy (to be changed to Engineering DCP and Specification)

On Site Detention (OSD) Requirements:

- Required for all new dwellings (whether additional impervious area is being created or not)
- Required for all alterations and additions with an additional impervious area more than 50m² outside of the footprint of the existing building
- Location and details of the system are required
- A Geotechnical investigation and supporting calculations are required

Rainwater Reuse

- Rainwater tanks/reuse systems cannot be substituted for OSD except where a BASIX Certificate is provided which includes a component indicating a minimum rainwater volume requirement. Only the minimum volume can be used as an offset against any OSD requirements
- A rainwater tank must have an overflow and the stormwater concept plan must show where this will discharge to

Please Note: For more information refer to Council's Specification for the Management of Stormwater Policy (to be changed) which is available from the Development and Planning section of Council's website

Q Geo Technical Report

This report should be prepared by a qualified geotechnical engineer and include the following information:

- Proposed method of excavation
- Shoring or pile construction vibration emissions
- Any possible damage to adjoining/nearby premises
- Include recommendations of measures to prevent/minimise structural damage to nearby premises.

R Disability Access Report

This report should be prepared by an appropriately qualified and experienced person, and should explain in detail how the proposed development meets the requirements/standards outlined in:

- Council's Access DCP,
- The Building Code of Australia,
- The Australian Standards, and
- The Disability Discrimination Act 1992.

Note: On 1 May 2011, the Disability (Access to Premises - Buildings) Standards 2010 became effective. If Access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

S Contamination Reports

Where land is contaminated or potentially contaminated, the following information should be provided:

- A report specifying the finding of a preliminary investigation of the land carried out by an Environmental Protection Authority (EPA) accredited person and in accordance with the Contaminated Land Planning Guidelines.
- If the findings of the preliminary investigation indicate contamination a, detailed investigation report as referred to in the Contaminated Land Planning Guidelines must be submitted, and carried out by a suitable qualified EPA accredited person.
- The investigation is to demonstrate that, if the land is contaminated, the land is suitable in its contaminated state (or will be suitable after remediation), for the purpose for which the development is proposed.
- If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, the method by which the land will be remediated to ensure the land will be suitable for the proposed use.

Please Note: For more information refer to Council's Contaminated Land Policy which is available from the Environment and Health section of Council's website

T Acid Sulfate Soils Preliminary Assessment/Management Plan

Acid sulphate soils are sediments and soils containing iron sulfates that are usually found in low-lying parts of coastal floodplains, rivers and creeks. If these soils remain underwater, they are stable and do not cause problems, however, if sulfates are exposed to oxygen by disturbance of the soil or lowering of groundwater levels, sulphuric acid is generated and can cause environmental damage.

The Canada Bay Local Environmental Plan 2008 includes an Acid Sulfate Soils Map which shows 4 different Classes of land affected by Acid Sulfate Soil in the City of Canada Bay. These are identified as Classes 2, 3, 4 and 5. Depending on the Class of soil and the proposed works, you may be required to prepare a preliminary soil assessment report. This report must be prepared by a suitably qualified geotechnical engineer or equivalent and lodged with your development application. Such reports are required in the following circumstances:-

Class of Land	Depth of Works Below Natural Ground Surface	Depth Watertable Likely To Be Lowered Below Natural Ground Surface
2	Any	Any
3	1 metre +	1 metre +
4	2 metres +	2 metres +
5	See ** Below	See ** Below

** Works on Class 5 areas only require a preliminary soil assessment report if the work is carried out on land within 500 metres of an adjacent Class 2, 3 or 4 area where this adjacent area is below 5 metres Australian Height Datum (AHD) and where the works are likely to lower the watertable below 1 metre AHD.

If a preliminary report is prepared and reveals that an Acid Sulfate Soils Management Plan is required for the works, then such a plan should be prepared again by a suitably qualified geotechnical engineer or equivalent in accordance with the Acid Sulfate Soils Manual and submitted to Council with your development application.

Please refer to Clause 6.1 the Canada Bay LEP 2013 and the accompanying Acid Sulfate Soils Map for further information.

Please Note: This Clause of the Canada Bay LEP 2013 applies to works that involve the disturbance of more than 1 tonne of soil or works that are likely to lower the watertable only.

U Proposed & Existing Fire Safety Measures

When changing the use of a building or undertaking works to a building, a list of all existing and proposed fire safety measures for the building may be required to be submitted with your application. These include items such as fire extinguishers, fire exit signage, emergency lighting, etc. you will need the assistance of an appropriately qualified building consultant to assist in formulating the list as it will need to fully address the relevant requirements of the Building Code of Australia.

V Integrated Development Special Requirements

Integrated Development is development that, in order for it to be carried out, requires development consent from Council, and one or more of the following approvals:

ACT	PROVISION	APPROVAL
Fisheries Management Act 1994	s144	aquaculture permit
	s201	permit to carry out dredging or reclamation work
	s205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease
	s219	permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction across or within a bay, inlet, river or creek, or across or around a flat
Heritage Act 1977	s58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s57(1)
Mine Subsidence Compensation Act 1961	s15	approval to alter or erect improvements within a mine subsidence district or to subdivide land therein
National Parks and Wildlife Act 1974	s90	consent to knowingly destroy, deface or damage or knowingly cause or permit the destruction or defacement of or damage to, a relic or Aboriginal place
Protection of the Environment Operations Act 1997	ss43(a), 47, 55	environment protection licence to authorise carrying out of scheduled development work at any premises
	ss43(b), 48, 55	environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a 'waste activity' but including any activity described as a 'waste facility')
	ss43(d), 55, 122	environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity
Roads Act 1993	s138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road
Water Management Act 2000	ss89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3

If you are unsure whether another approval is required, please consult the relevant agency. Similarly, if your proposal involves any of the above approvals, we strongly recommend that you consult with the agency concerned before you lodge your application.

Applications for Integrated Development will be referred to the relevant agency to obtain their 'general terms of approval'. These requirements will then be incorporated in the conditions of any development consent issued by Council.

When development is considered to be Integrated Development' and separate approvals/permits are required from non-council bodies, the following additional items/information is required:

- A cheque for \$320 made payable as described in the additional information section of the table above;
- \$140 to be paid to Council at the time of lodgement of the development application. This is in addition to any DA fees payable.
- An additional 2 sets of all documents submitted with the DA, including the application form. Documents are to be kept separate and clearly labelled with the name of the approval body in which they are to be referred.

W View Corridor Analysis

This analysis should be a photographic and/or elevational view analysis based on survey data prepared by a registered surveyor demonstrating the impact of the proposed first floor addition or two or more storey building on views currently available from potentially affected properties.

The analysis is to identify current views obstructed from neighbouring properties, the extent of any view loss and the analysis should then be used to identify suitable design responses to building heights, setbacks and siting to ensure the development satisfies the land and Environment Court view sharing Planning Principle of 'Tenacity Consulting v Warringah Council'. Height poles may also need to be erected to demonstrate that view loss impacts are being minimised.

X Streetscape Character Analysis

The Streetscape Character Analysis (SCA) should comprise an analysis of the existing streetscape, consider the overall neighbourhood character and the potential impact of the development.

This plan should include the following details:

- Site street address
- North point (true solar north)
- The subject property, as well as five (5) sites on either side of the subject site, on both sides of the street (22 sites in total). Where the site is a corner site, the SCA is to include the subject property, as well as three (3) sites either side of the primary frontage of the subject property, on both sides of the street, and five (5) properties (on both sides of the street for the secondary frontage).

(Where this can not be achieved, due to the configuration of the corner, the SCA is to include the subject property and all dwellings (partially or wholly) within a radius of 75m (taken from the centre of the primary frontage)).

- A street context plan showing the subject site, neighbouring dwellings and the immediate street landscape and development.
- A streetscape elevation drawing at a scale of 1:200

- Relevant photos with explanatory notes of the site as viewed from the street, it's adjoining neighbours and the immediate streetscape
- An analysis of the existing streetscape. This should focus on the positive and negative elements of the streetscape and locality. The key character elements that need to be analysed include the following:
 - (i) The relationships between buildings and landscape in the immediate locality;
 - (ii) The scale, height and built form character of buildings;
 - (iii) The architectural character and dominant materials/finishes;
 - (iv) The character of spaces between buildings including vehicular and pedestrian entries;
 - (v) The typical roofscape and forms of roofs;
 - (vi) The front setback treatment, fencing and front garden area characteristics

Y Street Numbering Plan or Schedule

This plan or schedule should indicate how a new dual occupancy, residential flat building/multi-unit development or factory unit proposal or similar development is to be numbered. The plan/schedule is also required for proposed strata and Torrens Title subdivisions.

Council's Street Numbering Policy should be consulted prior to preparing this plan or schedule.

The proposed numbering can be marked on 2 copies of the architectural or subdivision plans or submitted as a written schedule subject to this being a clear explanation of how the development is proposed to be numbered.

Z Electronic Version of all Plans and Documents Required

Development Applications will not be accepted unless they are accompanied by electronic copies of all application forms, supporting documents and plans as required by the DA Checklist relevant to your particular type of development proposal. Council provides a scanning and format service with fee depending on the cost of works, if required. The number of hard copies listed on the relevant Checklist will also still be required to be submitted but in addition to this all such documents and plans will also need to be submitted as an electronic version using a CD or USB or similar device. All electronic documents submitted with your application must satisfy the following criteria:-

1. **PDF Format** - All documents, plans, application forms etc must be submitted as separate PDF files for each document or plan or application form in accordance with Council's file naming protocol. **Note: Documents, plans etc must not be submitted as a single combined PDF document.** Security settings must not be applied to electronic documents, this includes passwords.
2. **Documents** - must be A4 formatted and optimised for minimum size (on-line publishing). Files larger than 4Mb should be broken up into logical parts and supplied as separate files.
3. **Plans** - must be to scale and rotated to landscape.
4. **File Names** - file naming conventions will apply to all electronic documents, including plans and application forms. File names are to match the document requirements listed in this DA Checklist, for example: Appendix A - Survey Plan, Appendix B - Site Plan etc.
5. **Accuracy** - electronic documents must be exact reproductions of the original hard copy documents or plans.

NOTE: Electronic Documents lodged with Council will be published on Council's DA Tracking Tool on our web page. Please ensure you read and complete Question 16 on the Development Application Form. Your electronic device will be returned to you once your application has been determined by Council.

FILE NAMING PROTOCOL (Example Only): Note: Always List Property Address First

1A Marlborough Street, Drummoyne - A - Survey Plan
1A Marlborough Street, Drummoyne - B - Site Plan
1A Marlborough Street, Drummoyne - C - Site Analysis Plan
1A Marlborough Street, Drummoyne - D - Floor Plans
1A Marlborough Street, Drummoyne - E – Elevations
1A Marlborough Street, Drummoyne - F – Sections
1A Marlborough Street, Drummoyne - G - Statement of Environmental Effects
1A Marlborough Street, Drummoyne - H - Waste Management Plan
1A Marlborough Street, Drummoyne - I - Soil and Water Management Plan
1A Marlborough Street, Drummoyne - J - A4 Notification Plan
1A Marlborough Street, Drummoyne - K - BASIX Certificate
1A Marlborough Street, Drummoyne - L - Schedule of Colours and Materials
1A Marlborough Street, Drummoyne - M - Landscape Plan
1A Marlborough Street, Drummoyne - N - Shadow Diagram in Plan Form
1A Marlborough Street, Drummoyne - N - Shadow Diagram in Elevation and Section
1A Marlborough Street, Drummoyne - O - Heritage Impact Statement
1A Marlborough Street, Drummoyne - P - Stormwater Drainage Concept Plan
1A Marlborough Street, Drummoyne - Q - Geo-Technical Report
1A Marlborough Street, Drummoyne - R - Disability Access Report
1A Marlborough Street, Drummoyne - S - Contamination Records
1A Marlborough Street, Drummoyne - T - Acid Sulfate Soil Preliminary Site Investigation
1A Marlborough Street, Drummoyne - U - Proposed and Existing Fire Safety Measures
1A Marlborough Street, Drummoyne - V - Integrated Development Special Requirements
1A Marlborough Street, Drummoyne - W - View Corridor Analysis
1A Marlborough Street, Drummoyne - X - Streetscape Character Analysis
1A Marlborough Street, Drummoyne - Y - Street Numbering Plan or Schedule
1A Marlborough Street, Drummoyne - Z - List of Plans and Documents contained on electronic device

AA Driveway Plans and Longitudinal Section

A diagram is to be provided showing the location, size, shape and longitudinal sections of the propose driveway extending from the centre line of the road to the proposed design level of the basement or garage floor to demonstrate that the proposed driveway design complies with Australian and New Zealand standards – AS/NZS 2890.1 2004 “Off Street Parking” Code. Council requires such a diagram in order to check and ensure that the vehicles entering/exiting a driveway do not scrape at change in gradients. Council will also use this plan to check against the finished floor levels to ensure that the building envelope has not been compromised and that the stormwater drainage concept plan, submitted with a Development Application, has been designed to ensure that water does not enter a garage or basement parking area, particularly where the entrance to such parking is below existing road or footpath levels. The above information is also required where a new driveway is being proposed for land subdivision, particularly for A battle-axe or hatchet-shaped allotment type subdivision.

All vehicle access ramps shall comply with Australian and New Zealand standards – AS/NZS 2890.1 2004 “Off Street Parking” Code and shall contain the following information:

- i. Plans shall be drawn to a scale of 1:100 and shall include all topographical features of the location such as trees, service pits, stormwater pits etc.
- ii. Longitudinal section along the extreme wheel paths of each driveway/access ramp at a scale of 1:25 demonstrating compliance with the scraping provisions of AS/NZS 2890.1:2004. It shall include all levels and grades, including those levels stipulated as boundary levels, both existing and proposed. It shall extend from the centre-line of the roadway through to the parking level for a distance of 5 meters inside.
- iii. Sections showing the clearance to the underside of any overhead structure (minimum headroom requirements 2200mm for standard headroom clearance, access provisions are to be provided) demonstrating compliance with the provisions of AS/NZS 2890.1:2004.
- iv. Location of verge trees, street furniture and service installations.
- v. Superimposition of vehicle turning circles for access into parking spaces.
- vi. Where the location of the ramp is near a “low point” in the road, a crest is to be provided along the ramp, which is to be at least 300mm above the invert of the kerb or to the design water level to provide protection from surface water ingress
- vii. Certification of the design by a Qualified Engineer that the design complies with AS/NZS 2890.1:2004.

All drawings and certification shall be submitted to Council for approval **prior to the issue of a Development Consent.**

Council Details

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