



DEVELOPMENT APPLICATION

MADE UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (SECTION 75A),
ROADS ACT 1993 (SECTION 138) AND LOCAL GOVERNMENT ACT 1993 (SECTION 68)

RM 100280125

Contact Us	
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Warringah Council DX9118 Dee Why	
Email	council@warringah.nsw.gov.au
Fax	9942 2606
If you need help lodging your application call Customer Service on (02) 9942 2111 or come in and talk to us at the Civic Centre, Dee Why	

Office Use Only	
☐ WLEP 2000 Locality	☒ WLEP 2011 Zone 204
D	A 2 0 1 6 / 0 1 4 4
☒ Owners Consent	☐ Heritage
☒ Lot and DP	☒ Slip Zone (A)
☐ 40m Buffer	☐ Flood Zone
☐ Acid Sulfate	☐ Riparian Zone
☐ Bushfire Zone	☐ Vegetation/Threatened
	☐ Wave Impact
	☐ Coastal Zone
	☐ 100m MHW

For applicable fees and charges, please refer to Council's website warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary, and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Government Information (Public Access) Act 2009 (GIPA), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on E-Services Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager see s 739 of the Local Government Act 1993 (NSW).

Part 1: Summary Application Details

1.1 APPLICANT(S) DETAILS	
Applicant(s) name	HARRISON'S LANDSCAPING
Owner(s) name	LAURENCE & CHRISTINE SELLORS
If any owner/applicant of this development application is a current employee or elected representative of Warringah Council	☐ Warringah Council Employee
	☐ Elected Representative
Full applicant details to be completed in Part 3 of the application form	

MASTERCOPY

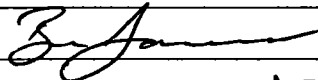
WARRINGAH.NSW.GOV.AU

Warringah Council
Received
19 FEB 2016
Signature
TO: RECORDS

Part 2: Application Details

2.1 LOCATION OF THE PROPERTY			
We need this to correctly identify the land. These details are shown on your rates notice, property title etc			
Unit Number		House Number	29
Street	THE GREENWAY	Suburb	DUFFYS FOREST
Legal Property Description This information must be supplied	Lot	26	
	Sect		
	DP/SP	836316	

2.2 DESCRIPTION OF WORK	
Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc	
Did you have a Pre-lodgement Meeting?	☐ Yes ☒ No
☐ Use of land/building ☐ Erect a building ☐ Subdivision ☒ Carrying out of works ☐ Demolition ☐ Other	
Details	CONSTRUCT IN-GROUND CONCRETE SWIMMING POOL, ATTACHED COVERED ROOF, ASSOCIATED LANDSCAPE WORKS & INSTALL PRE-FAB SPA.
Number of new dwellings	0
Number of existing dwellings	1
Number of dwellings to be demolished	0

2.3 ESTIMATED COST OF WORK	
This section must be completed and the relevant requirements supplied at lodgement	
Estimated	\$ 301,209
One of the following must be supplied (for calculating development application fees section 94A development contributions and other associated fees)	☐ Provide builder's quote (including builder's licence number)
	☒ Use average costs and m ² formula below to calculate estimated cost of works
What is the area of floor space affected by this application?	0
What is the area and volume of the swimming pool if one is proposed?	32m ² & 39,900 Litres
What is the total estimated cost of the development based upon \$3000/m ² of house construction, \$1800/m ² of swimming pool area and \$1500/m ² of outbuildings, cabana and decks?	\$301,209
Have a suitably qualified person (estimator, quantity surveyor etc) sign the form to certify the estimated cost of works	☒
Signature of qualified person certifying value of work	
Print name and qualifications / builder's licence number	LANDSCAPE DESIGNER AILDON #1179
Estimated cost of works \$100,000 or greater (for calculating section 94A development contributions):	
In addition to fulfilling one of the above requirements, for works of \$100,000 or greater the 'Cost Summary Report' form must be completed	☒
For further information visit Councils website at warringah.nsw.gov.au , Planning and Development, Online Forms, Development Applications, Cost Summary Report - Greater Than \$100,000	

Part 2: Application Details

2.4 INTEGRATED DEVELOPMENT	
Please tick appropriate boxes	
Is this application for integrated development?	☐ Yes ☒ No
Integrated development is development that requires licences or approvals from other consent authorities. Most forms of development will not be 'integrated'. See Part 4, Division 5, section 91 of the Environmental Planning and Assessment Act 1979 - www.legislation.nsw.gov.au	
Fisheries Management Act 1994	☐ s144 ☐ s201 ☐ s205 ☐ s219
Aquaculture Does your proposal involve the cultivation of fish, shellfish, crustaceans, seaweeds, or other aquatic organisms for commercial purposes (but not including a pet shop or aquarium)?	☒ No ☐ Yes - You will need a permit under section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries
Excavation or Filling of a Waterway Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewage treatment ponds etc	☒ No ☐ Yes - You will need a permit under section 201 of the Fisheries Management Act 1994 from NSW Department of Primary Industries
Harm to Marine Vegetation Does your proposal involve any disturbance, damage or harm to marine vegetation including seagrasses, mangroves and seaweeds) on public water land or private land which is adjacent to public water land, including by shading them with an overhead structure (eg jetty or pontoon)?	☒ No ☐ Yes - You will need a permit under section 205 of the Fisheries Management Act 1994 from NSW Department of Primary Industries
Obstruct Fish Passage Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?	☒ No ☐ Yes - You will need a permit under section 201 or 219 of the Fisheries Management Act 1994 from NSW Department of Primary Industries
Heritage Act 1977	☐ s58
Mine Subsidence Compensation Act 1961	☐ s15
Mining Act 1992	☐ s63 ☐ s64
National Parks and Wildlife Act 1974	☐ s90
Petroleum (Onshore) Act 1991	☐ s9
Protection of the Environment Operations Act 1997	☐ s43(a),(b),(d) ☐ s47 ☐ s48 ☐ s55 ☐ s122
Roads Act 1993	☐ s138
Rural Fires Act 1997	☐ s100B
Water Management Act 2000	☐ s89 ☐ s90 ☐ s91

2.5 STAGED DEVELOPMENT	
Are you applying for a staged development?	☐ Yes ☒ No
If you answered Yes to this question, please attach details	

2.6 PRE-LODGEEMENT MEETING	
Has this development been the subject of a pre-lodgement meeting with Council	☐ Yes ☒ No
Pre-Lodgement Meeting (PLM) Number	P L M /

Part 2: Application Details

2.7 APPROVAL UNDER S68 LOCAL GOVERNMENT ACT 1993

To view section 68 of the Local Government Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed below?

Waste Water System

- Approval to Install
- Approval to Operate

Domestic Heater

- Solid Fuel
- Oil
- Is the Heater Installed - ☐ Yes ☐ No

Mobile Food Stalls

Temporary Food Stalls

Other _____

☐ Yes ☒ No

If you answered yes to this question, please attach details

Note Approval for matters listed in this section must be obtained from Council prior to any works commencing on site

To view section 68 of the Local Environment Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

2.8 APPROVAL UNDER S138 ROADS ACT 1993

To view section 138 of the Roads Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 138 of the Roads Act 1993?

Is there any form of alteration to Council's road reserve proposed?

E.g. driveway, footpath reconstruction, drainage connection

☐ Yes ☒ No

Note Full details of any roadworks, proposed driveway crossings, drainage connections and the like are to be provided with the development application

2.9 COMBINED DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE

A construction certificate will be required before any works can commence

A construction certificate can be issued by Council or by a private accredited certifier. If you would like Council to issue this certificate, additional fees and documentation are required. It is not necessary to apply for a construction certificate now, however a certificate will be required prior to any works commencing

☐ Yes ☒ No

Note Council does not recommend submission of joint applications. Development consent may change the design detail of your proposal. If this development application is refused the construction certificate, will likewise be refused. Development consents may be subject to conditions which modify the plans. A construction certificate cannot be issued until it is in accordance with the development consent.

Should there be an unreasonable delay in submitting updated plans following issue of consent, the construction certificate may be refused

2.10 NUMBER OF DWELLING UNITS/GROSS FLOOR AREA

Medium Density/Multi-Unit Development	Existing	Proposed
Bed-sitter units, attached dwellings, etc		
1 bedroom units, attached dwellings, etc		
2 bedroom units, attached dwellings, etc		
3 bedroom units, attached dwellings, etc		
4 or more bedroom units, attached dwellings,		
Total gross floor area (commercial/retail/residential)		
Number of storeys		

Part 2: Application Details

2.11 BUILDING MATERIALS

(if applicable)

	Roof	Walls	Floor
Tick more than one if necessary	☐ 10 Tiles	☐ 11 Double Brick	☐ 40 Timber
	☐ 20 Slate/Concrete	☐ 12 Brick Veneer	☐ 20 Concrete
	☐ 30 Fibre Cement	☐ 20 Stone/Concrete	☐ 90 Other
	☐ 60 Steel	☐ 30 Fibre Cement	
	☐ 60 Aluminium	☐ 40 Timber	
	☐ 90 Other	☐ 60 Steel	
		☐ 60 Aluminium	
		☐ 90 Other	

2.12 CURRENT USE

This information is imperative for a development application. If you do not know the answers, state so clearly.

Current or last known use

RESIDENTIAL

Is this use still operating?

☒ Yes ☐ No

If the premises are currently vacant, when did the last use cease?

If you are relying on existing use rights for your approval, the onus is on you to prove that the use was lawful, and that it is still current.

2.13 PROPOSED USE OF THE BUILDING IF CHANGING USE

What will be the principal use of the building if this application is approved?

Tick more than one if necessary	☐ Single dwelling
	☐ Outbuildings, garages, pergolas, pools, signs
	☐ Residential flats, serviced apartments, attached dwellings
	☐ Hotel, motel, boarding house, hostel
	☐ Offices (commercial)
	☐ Retail factory, service station
	☐ Warehouse, showroom
	☐ Public buildings, halls, educational, laboratories
	☐ Other (please describe)

Part 2: Application Details

2.14 OPERATING DETAILS			
Note Not applicable for residential use			
Number of staff/employees	Existing		Proposed
Operating hours	Existing		Proposed
Mondays	to		to
Tuesdays	to		to
Wednesdays	to		to
Thursdays	to		to
Fridays	to		to
Saturdays	to		to
Sundays	to		to
Parking and loading facilities	Existing		Proposed
Number of parking spaces			
Number of loading spaces			

2.15 HERITAGE AND CONSERVATION	
If you have answered yes to any of these questions, a heritage impact statement will be required Details are outlined in the application checklist If you are unsure about the heritage status of the building please contact Council on 9942 2111	
Is the building an item of environmental heritage or in a conservation area?	☐ Yes ☒ No
Are you demolishing all or any part of the building?	☐ Yes ☒ No
Are you altering or adding to any part of the building?	☒ Yes ☐ No

2.16 TREES	
Drip line is the outermost edge of the canopy of the tree	
Does the proposed development involve works within the drip line of a tree? (either on your property or an adjoining site)	☐ Yes ☒ No
Does this proposal involve removal of tree(s)?	☐ Yes ☒ No

2.17 DISCLOSURE OF POLITICAL DONATIONS AND GIFTS	
Note gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981 Failure to disclosure relevant information is considered an offence under Part 6 Section 96H of the Election Funding and Disclosures Act 1981	
Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Warringah Council (Mayor or Councillor) and/or any gift to an elected representative or Warringah Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed	
Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years?	☐ Yes ☒ No
If yes, complete the Political Donation Declaration and lodge it with this application	
If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination	
For further information visit Councils website at warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx	

Part 2: Application Details

2.18 CHECKLIST

The details sought in the accompanying checklist must be provided. If you are planning a major development, or developing land that may be environmentally sensitive you will also need to seek advice from Council's staff as additional information may be required. On-site inspections are carried out prior to the assessment of any application. As a result of this inspection further information may be required. A Council officer will contact you soon after their initial inspection if this is the case.

A COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE ALL REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.

2.19 DIGITAL REQUIREMENTS FOR PLANS, REPORTS AND OTHER DA DOCUMENTS

All applications must be accompanied by a digital data disc (CD or USB), containing all plans, reports and other documentation lodged with the application, in accordance with the following requirements:

- Files must be in PDF format and be able to be opened in Council's digital plan system "Trapeze Desktop".
 - Each of the following is required to be a separate PDF file with the following file names:
 - Plans - Survey
 - Plans - Notification (Site Plan and Elevation Plans only with no internal layouts or floor plans)
 - Plans - Master Set (all plans including internal and external plans)
 - Plans - Internal (all plans showing any internal layouts and/or floor plans and sections only)
 - Plans - External (all plans excluding any internal layouts eg Site Analysis Plan, Site Plan, Roof Plan, Elevation Plans, Landscape Plan, Schedule of External Finishes, Photomontage etc)
 - Stormwater Plans - (Engineering Drawings, Erosion and Sediment Control etc)
 - Engineering Plans (Driveway, Road etc)
 - Plans - Certification of Shadow Diagrams with Plans (no internal layouts or floor plans) and/or Plans - Basix Plans
 - Report - Statement of Environmental Effects
 - Report - BASIX Certificate
 - Report - Bushfire
 - Report - Geotechnical
 - Report - Traffic and Parking Assessment
 - Report - Flora and Fauna
 - Report - Waste Management
 - Report - Access
 - Report - Noise
 - Report - Other
 - Report - Heritage
 - Cost Summary Report Quote and/or Quantity Surveyors
- (Please do not include internal layouts or floor plans in Reports)**
- Plans - Revised (name of plan)
 - Reports - Revised (name of report)

Applications without a correctly formatted digital data disc (CD or USB) will not be accepted.

I confirm that the attached Disc/USB contains file names that match the hard copies submitted with this application.

Disclaimer: Any plans supplied which include internal or floor plans where it clearly states above that they are not to be included, then the signature on the Development Application Form is taken to be an acknowledgment and acceptance that all relevant plans and reports will be released online.

 Yes

Required

Supplied

Contact Council if you are unsure what details will be required for your Building Certificate application

	Yes	No
PREPARING YOUR APPLICATION		
Three (3) copies of all documentation, including the application form are required	☒	☐
Only one (1) copy of the checklist is required	☒	☐
Additional copies of documentation may be requested	☒	☐
Highlight in colour all proposed additions/amendments on the plans	☒	☐
OR		
Major development new commercial, industrial and residential flat buildings	☒	☐
Seven (7) copies of all documentation, including the application form are required	☒	☐
Only one (1) copy of the checklist is required	☒	☐
Additional copies of documentation may be requested	☒	☐
Highlight in colour all proposed additions/amendments on the plans	☒	☐
APPOINTMENT TO LODGE YOUR APPLICATION		
Please phone Council on 9942 2111 to make an appointment to lodge your application	☒	☐
Please fold all plans to A4 size and make up complete sets Each set is to contain one (1) copy of every document Notification plans (A4 copies) are to be kept separate	☒	☐
FOR ALL PLANS (INCLUDING AMENDED SUBMISSIONS)		
- Highlight in colour all proposed additions/amendments on all sets of plans - Building, parts of building to be demolished are to be indicated using a dotted line - Plans must be drawn to scale (preferably 1:100 or 1:200) and the scale identified on each plan - Illegible drawings will not be accepted	☒	☐
The following information should be included on all plans and documents.		
- Applicant(s) name(s) - Property address (block/house/shop/flat number) - Lot number, section number and Deposited Plan / Strata Plan number - Measurements in metric - The position of true north - Draftsman/architect name, date, plan name and number, plan version, and revision	☒	☐
CD / DISC		
For any document containing 10 or more pages, an electronic copy of that document is also to be provided in PDF format on CD / disc One file for each document or plan, file name to include document name, plan type, description and number (including version) and date eg Architectural, North Elevation, p1/9,15/12/06	☒	☐
A4 PLANS		
- Provide one (1) copy of A4 size reductions of the site plan and elevations to be double-sided (excluding floorplans) - Plans are to be legible, including dimensions and wording These plans need not include interior detail that may affect your rights to privacy. However, if such plans are provided, then the signature on the Development Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes	☒	☐

Required

	Yes	No
SURVEY PLAN A survey plan by a registered surveyor is to be submitted with all applications (except where a change of use is proposed without any external works) Information should include • Plan to scale 1 100 or 1 200 • Plan to show all existing structures • Location/position of all buildings/structures on adjoining land (showing street number and street address), floor levels, window levels and locations, and ridge heights of those buildings or structures at the boundary • Levels – contour and spot levels drawn to Australian Height Datum (AHD) • Existing height of buildings relative to a nominated fixed datum (AHD) • Plans to show the exact location of all trees greater than 5m in height and/or 3m in canopy spread, the reduced level at tree base and height • Location of all trees greater than 5m in height and/or 3m in canopy spread located on adjoining properties, within 5m of the subject property boundary • Easements and rights of way including common or party walls Note An assumed datum may sometimes be sufficient for very minor development (that does not alter building height) The assumed datum point must be shown on the site plan and relative levels (RLs) on section and elevation plans Please check with planning staff if an assumed datum is appropriate for your development application.	☒	☐
SITE ANALYSIS PLAN A site plan must be submitted with all applications A site plan is a birds-eye view of the existing and proposed development on the site, showing the position of the development in relation to boundaries and neighbouring developments To be submitted with all applications The site plan should include • Plan to scale 1 100 or 1 200 • Dimensions in metric • Highlight in colour proposed works • Measurements including length, width and site area of land, both existing and proposed • Location and dimensional distances of the new and existing buildings in relation to site boundaries • Location of all buildings/structures on adjoining land (showing street number and street address) • Location and dimensional distances of all impervious areas (hard surfaces e.g. driveways, paved areas etc.) • Location of any existing and proposed fences and landscaping features such as swimming pools and retaining walls • Vegetation and natural features • Location and capacity of any existing and proposed rainwater tanks • Location of car parking, pedestrian and vehicle access (indicating gradients and extent of cut and fill - engineering details may be required) • Where driveways or other alterations are proposed to Council's infrastructure, detailed sections of gradients and levels must be provided for assessment purposes This may necessitate long sections of the footpath or sections to the centre line of the road reserve • Location of existing and proposed stormwater drainage details including easements (Council and private) • Location of any stormwater pits or lintels in the street adjacent to the proposal • Utilities including easements services • Location of any utility manholes and power poles, street trees, cross overs and bus stops on the adjacent nature strip • Location of any proposed flue/chimney and distance from the window openings of adjoining buildings • Erosion controls to be implemented • Site safety and security fencing during construction • Views to and from the site • Views and solar access enjoyed by adjacent residents • Location of any adjoining owner windows facing your development, particularly those within 9m of the site abutting secluded private open space • Orientation, microclimate and noise sources • Soil and geological characteristics • Heritage and archaeological features • Locality boundaries if multiple localities apply • Contours at one (1) metre intervals • Width of road reserve	☒	☐

Required

	Yes	No
Measurements including - Length, width and site area of land, both existing and proposed - Width of road reserve - Distance from external walls and outermost part of proposed building to all boundaries - Approximate distance from proposed building to neighbouring buildings		
FLOOR PLAN		
A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development Floor plans should include - Plan to scale 1 100 or 1 200 with dimensions in metric - Boundary locations shown with the Planning Control setback lines shown dotted for the Front Setback, Side Setback and Rear Setback as applicable to the property - Floor levels and steps in floor levels (reduced levels) - Proposed room names, areas and dimensions - Locations and sizes of windows and doors - Wall structure type and thickness - Location of plumbing fixtures (where possible) - Access and facilities for persons with a disability - Existing floor plan, room names and use (if relevant) - Location of solid fuel heater	☐	☒
ELEVATION PLAN		
Elevation plans are a side-on view of your proposal Include drawings of all affected elevations (north, south, east and west facing) of your development Elevation plans should include - Plan to scale 1 100 or 1 200 with dimensions in metric - Reduced Levels (AHD) for ridge, ceiling, floor and ground as a minimum - Indicate height limit as a dotted line as defined in the Planning Controls applicable to the property - Indication of natural ground level - Outline of existing buildings/development on site (shown dotted) - Window sizes and locations - Chimneys, flue exhaust vents, duct inlet, or outlet, including reduced levels (AHD) at their highest point - Rainwater tanks - Stormwater drainage pipes (downpipes and guttering) - Location of all buildings/structures on adjoining land (showing street number and street address)	☒	☐
SECTION PLAN		
A section is a plan showing a cut through the development at the most typical and critical points Sections should include - Plan to scale 1 100 or 1 200 with dimensions in metric - Indicate the maximum height of the building from existing ground level - Outline of existing buildings/development on site (shown dotted) - Section names and where they are shown on plan (i e A/A B/B etc) - Room names - Window sizes and locations - Details of chimneys, fireplaces and stoves - Roof pitch and coverings - Site works, finished and proposed floor and ground levels at reduced levels (indicate cut, fill and access grades) - Indication of natural ground level to Australian Height Datum (AHD)	☒	☐
DEMOLITION PLAN (if applicable)		
- To scale - Clearly identify structures to be demolished - Areas for storage of demolition materials prior to removal from site - Site security methods - Waste management	☐	☒

Required

	Yes	No
SIDE BOUNDARY ENVELOPE		
The side boundary envelope is to be shown on elevations/sections where a second storey is proposed (or alteration to second storey) Information should include Side boundaries shown with the relevant side boundary envelope shown i.e. most cases the envelope is 45 degrees at 4 metres above the side boundary (some cases it is 5m - check the controls for the property)	☒	☐
SHADOW DIAGRAMS		
Shadow diagrams must be submitted for proposals that will result in an increase in height (storey or change of roof line) - Shadows cast on 21 June at 9am, 12noon and 3pm in plan form - All shadow diagrams must be accompanied by the Certification of Shadow Diagrams form available from www.warringah.nsw.gov.au, Planning and Development /Online Forms /Development Applications Information should include - Location of proposed development - Position and relationship to adjoining buildings and land (showing street number and street address) - Shadow diagrams must show existing and proposed shadows - Drawn to true north Note - Additional shadow diagrams may be requested by Council should this issue be given determinate weight during the assessment process This may include elevation diagrams and hourly diagrams for the 21 June to demonstrate overshadowing impacts - Elevated shadow diagrams are required for all residential housing which will be over shadowed This is to include extent of windows to be over shadowed and the use of those rooms - Hourly shadow diagrams may be required for 21 June between 9am and 3pm	☐	☒
LANDSCAPE OPEN SPACE PLAN AND CALCULATIONS		
Landscape Open Space plan and calculations must be supplied with all applications Information should include - Plan identifying proposed 'landscape open space' in accordance with the requirements (if no change to existing 'landscape open space', calculations are still required) - Show associated area calculations and 'landscape open space' percentage	☒	☐
LANDSCAPE PLAN		
A landscape plan is to be submitted for new multi-unit residential, commercial and industrial developments, new residential dwellings and swimming pool applications A landscape plan may also be requested for other types of development Information should include - Location and type of any trees to be removed or retained - Schedule of plantings cross-referenced to site plan indicating species, massing and mature height - Description of ground preparation, arrangement and nomination of plantings, procedures for ongoing maintenance - Details of restoration and treatment of any cuts, fills, mounds, retaining walls, fencing and screen walls - Rock outcrops and soil depth above bedrock - Reduced levels for both the subject land and adjacent streets/footpaths	☒	☐
SWIMMING POOL		
- Pool volume is to be provided on plans and in the statement of environmental effects (If over 40,000 litres a BASIX certificate is required) - Please show levels of the pool coping and surrounding ground surface to Australian Height Datum on Site Plan/Elevations/Sections Pool fencing, gate and filter box position must also be shown on the plans - Pool fencing to comply with the Swimming Pools Act 1992 - Sections along and across the pool are to be provided clearly identifying existing and proposed levels	☒	☐

	Yes	No
LAND SUBDIVISION REQUIREMENTS		
If you are planning to subdivide either residential or commercial land, you will need to supply (where appropriate) • A plan showing proposed subdivision with land title details (including number of lots) • Location and width of nearby roads • Subdivision pattern with dimensions and area and all proposed and existing land uses • Location of water, sewerage, electricity and telephone • Proposed points of entry and exit for each proposed lot • Proposed new roads (if any) including long section, cross section drawings (to AHD) • Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only) • Indicative Plan of proposed development on new lot(s) • Existing and proposed levels to AHD for both the subject land and adjacent streets/footpaths • Engineering drawings indicating proposed infrastructure including roads, drainage, sewer and earthworks • Proposed method of stormwater disposal including hydrological and hydraulic calculations • Details of on-site stormwater detention, water quality control structures and cross pollutant traps Water and soil management plan • Construction works and traffic management plan (large lot subdivisions) • Traffic study (for large lot subdivisions only) • Details of consultation with public service authorities responsible for provision or amplification of utility services required by the proposed subdivision • Location of all trees on adjoining properties greater than 5m in height or 3m in canopy spread that are located within 5m of the subject property boundary • Design certification reports completed as required by AUSPEC 1 (for large lot subdivisions only)	☐	☒
CHANGE OF USE		
If the development involves a change of use of a building eg shops, offices, commercial or industrial development, the following information is to be provided • Details of hours of operation and staff numbers • Plant and machinery to be installed, including hours of plant operation • Type, size and quantity of goods to be made, stored or transported • Carparking, loading and unloading facilities • Fire safety schedule, and report addressing clauses 93 and 94 of the Environmental Planning and Assessment Regulation 2000 • Disabled access details • Waste management and storage area	☐	☒
ADVERTISING STRUCTURE / SIGN		
• Details of the advertising structure / sign, materials to be used and how it will be fixed to the building Include dimensions of building • Dimensions (including width, height and depth), colours, lettering and overall design • The proposed location shown on the site plan (show distances to boundaries) • Details of any existing signage on the property, including dimensions, and details if removal is proposed • Illuminated signage – provide details of illumination including type (eg flood light, internally illuminated), hours of illumination, amount and extent of light spill (light spill diagram may be requested) • Statement of environmental effects to address the relevant provisions of the Warringah Local Environmental Plan 2011 and Warringah DCP and State Environmental Planning Policy 64	☐	☒
BASIX AND NATHERS CERTIFICATE		
Applicants can generate the BASIX Certificate only on the NSW Department of Planning's BASIX website basix.nsw.gov.au For more information, phone the BASIX Help Line on 1300 650 908	☐	☒

Required

	Yes	No																																																												
MODEL (Must submitted at time of development application lodgement)																																																														
A model is required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m ² in floor area. The model is to be to scale, and to indicate the relationship of the proposal to adjoining development and topographical features.	☐	☒																																																												
MONTAGE																																																														
Required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m ² in floor area or as requested by Council. Photomontages are to show the key contextual streetscape, and neighbourhood settings of the proposed development and other relevant images, such as impacts on critical/sensitive views from both the public and private domain. The montages are to be generated from a survey - accurate and detailed 3-dimensional computer model of the proposed development.	☐	☒																																																												
STATEMENT OF ENVIRONMENTAL EFFECTS																																																														
A statement of environmental effects must be submitted with all applications. This is a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments, both during and after construction, and the proposed methods of mitigating any adverse effects. The Statement of Environmental Effects must address how the development responds to the relevant provisions of applicable State Environmental Planning Policies, the applicable Warringah Local Environmental Plan and Warringah Development Control Plan. Note: Author's name is to be detailed on the statement. Example checklist of information to be included for buildings Class 1 and 10 <table border="1"> <thead> <tr> <th>Site information and building controls</th> <th>Proposed</th> <th>Compliance with controls? Y/N</th> <th>Additional comments</th> </tr> </thead> <tbody> <tr><td>Site area (m²)</td><td></td><td></td><td></td></tr> <tr><td>Housing density (dwelling/m²)</td><td></td><td></td><td></td></tr> <tr><td>Maximum ceiling height above natural ground level</td><td></td><td></td><td></td></tr> <tr><td>Maximum building height (m)</td><td></td><td></td><td></td></tr> <tr><td>Front building setback (m)</td><td></td><td></td><td></td></tr> <tr><td>Rear building setback (m)</td><td></td><td></td><td></td></tr> <tr><td>Minimum side boundary setback</td><td></td><td></td><td></td></tr> <tr><td>Building envelope</td><td></td><td></td><td></td></tr> <tr><td>Private open space (m²)</td><td></td><td></td><td></td></tr> <tr><td>% of landscape open space</td><td></td><td></td><td></td></tr> <tr><td>Impervious area (m²)</td><td></td><td></td><td></td></tr> <tr><td>Maximum cut into ground (m)</td><td></td><td></td><td></td></tr> <tr><td>Maximum depth of fill (m)</td><td></td><td></td><td></td></tr> <tr><td>Number of car spaces provided</td><td></td><td></td><td></td></tr> </tbody> </table>	Site information and building controls	Proposed	Compliance with controls? Y/N	Additional comments	Site area (m ²)				Housing density (dwelling/m ²)				Maximum ceiling height above natural ground level				Maximum building height (m)				Front building setback (m)				Rear building setback (m)				Minimum side boundary setback				Building envelope				Private open space (m ²)				% of landscape open space				Impervious area (m ²)				Maximum cut into ground (m)				Maximum depth of fill (m)				Number of car spaces provided				☒	☐
Site information and building controls	Proposed	Compliance with controls? Y/N	Additional comments																																																											
Site area (m ²)																																																														
Housing density (dwelling/m ²)																																																														
Maximum ceiling height above natural ground level																																																														
Maximum building height (m)																																																														
Front building setback (m)																																																														
Rear building setback (m)																																																														
Minimum side boundary setback																																																														
Building envelope																																																														
Private open space (m ²)																																																														
% of landscape open space																																																														
Impervious area (m ²)																																																														
Maximum cut into ground (m)																																																														
Maximum depth of fill (m)																																																														
Number of car spaces provided																																																														
The statement in appraising the suitability of the land for development should address, where applicable - Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks - Effect on the landscape, streetscape, national park or scenic quality of the locality - How the privacy, daylight, solar access and views of other dwellings will be affected, i.e. do they overlook or overshadow each other - Impact on existing and future amenity of the locality - Waste disposal arrangements. Location of garbage and storage areas - Methods of sewerage, effluent, and stormwater disposal - Availability of utility services, power, telephone, water, sewer - Social effects and economic effects - Anticipated impact of noise levels to the site locality - Effect on historical and archaeological aspects																																																														

Required

	Yes	No
- Effect on flora and fauna - Design and external appearance in relation to the site and locality, indicating how the design is appropriate to the site, including a specification of the external materials to be used - Access for the disabled - Any special circumstances - A sample board of the proposed materials and colours Variations to Development Standards - When a proposal seeks consent for development that does not comply with a development standard (e.g. height, area) within the Warringah Local Environmental Plan 2011, a Clause 4.6 variation must be submitted. For the Warringah LEP 2000 variations are addressed by submission under Clause 20 of LEP 2000. (Note: Council is not permitted to vary a development standard under a Planning Instrument without a written submission from the applicant seeking that variation for their proposal) - Substantive reasons are to be provided justifying why the development standards cannot be complied with and why the Development Standard is unreasonable or unnecessary to apply in the circumstance of this case and that there is sufficient environmental planning grounds to justify contravening the standard Note: Other matters may be relevant depending upon the nature of the development proposal. In the case of a 'designated' development the submission of an environmental impact statement is required in the manner outlined by the Environmental Planning and Assessment Act 1979. If the development application relates to a residential flat development to which State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development applies the following information must be submitted with the statement of environmental effects: - An explanation and design verification statement from a registered architect in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development - Drawings of the proposed development in the context of surrounding development, including the streetscape - Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations - Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context - If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts - Detailed sections of proposed facades - Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) - Photomontages of the proposed development in the context of surrounding development	☐	☒
ON-SITE STORMWATER DETENTION (OSD) CHECKLIST Alterations and additions to existing dwellings will not require on-site stormwater detention. To seek an exemption for new single residential dwellings, an OSD checklist must be submitted. This checklist is available at www.warringah.nsw.gov.au/Planning_and_Development/Online_Forms/Development_Applications - Stormwater On-site detention drainage plans are to be in accordance with Council's On-site Stormwater Detention Technical Specifications and Policy (Available at www.warringah.nsw.gov.au/plan_dev/Engineering_Specifications.aspx#On) - ILSAX or DRAINS model are to be supplied on CD in accordance with Council's On-site Stormwater Detention Technical Specification - If your property does not drain to the street, please see Council's Policy PDS – POL 136 Stormwater drainage from Low Level Properties	☐	☒
STORMWATER DRAINAGE ASSETS Should the subject property be burdened by a public stormwater drainage system or easement, the applicant is required to demonstrate compliance with Council's Policy PAS-PL 130 Building Over or Adjacent to Constructed Drainage Systems and Easements. To determine if the subject property is burdened by a public stormwater drainage system, refer to Warringah Council's website – Planning and Development – Development restrictions – Stormwater – Stormwater Maps (under Links) or follow the link below: http://eservices2.warringah.nsw.gov.au/ePlanning/Public/XCPlan/PlanningMapsEsri.aspx?cid=&a=&l=1 To demonstrate compliance with the policy it is recommended that the following details are submitted with the application: - Accurately locate, confirm dimensions including depth and plot to scale Council's stormwater pipelines and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided) - All structures are to be located clear of any Warringah Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with the above-mentioned policy. - Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.	☐	☒

Required

	Yes	No
OVERLAND FLOWS		
To determine if the subject property is burdened by overland flows surcharging from a Council drainage stormwater system or if it is located in a sag, a Civil Engineer who is currently registered on the National Professional Engineers Register (NPER), should be engaged to investigate and verify whether the subject property is affected by overland flows during a 1 in 100 ARI event. In this regard the overland flow study is to include, but not be limited to the following information - Hydrological data - Hydraulics data - Catchment plan showing sub-catchments (where applicable) - Computer model (applicant is liaise with Council's Stormwater and Development Engineering Team with regards to type of computer modelling required, i.e., 1 Dimensional or 2 Dimensional) - Top water surface level at the receiving water on the drainage layout plan (applicant is to verify/confirm the above level with Council's Stormwater and Development Engineering Team prior to undertaking the above study) - Cross sections detailing the 1 in 100 year ARI water surface levels traversing the site - Extent of water surface levels to extend upstream and downstream of the subject property - Above details are to be provided for both existing and post-developed conditions - Engineer's certification that the development will not exacerbate overland flow regime for subject property and surrounding properties	☐	☒
DIVERSION OF PUBLIC DRAINAGE SYSTEM		
The following details should to be submitted with the application should the applicant propose to modify, relocate, upgrade or remove a public drainage system in accordance with Council's policy PAS-PL 130 – 'Building over or adjacent to constructed Council drainage systems and easements' Hydraulic design & construction plans and an accompanying report detailing the Council drainage system upgrade are to be prepared by a Civil Engineer registered on the NPER. Hydrological and Hydraulic technical guidelines as specified in Council's Engineering Design Specification -AUSPEC ONE are to be used in the preparation of the Hydraulic design plans and report	☐	☒
EROSION AND SEDIMENT CONTROL PLAN		
An erosion and sediment control plan is to be submitted with applications for works that require excavation. Controls to be installed on site should cover Site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles and dust control	☒	☐
WASTE MANAGEMENT PLAN		
For construction works - Location of building waste storage areas and means of disposal For new multi-unit residential or commercial developments. Details of waste storage and disposal should include - Location of waste storage area (garbage and recycling), location of collection area, construction of storage room, number of bins (garbage and recycling), and hours of collection	☒	☐
ONSITE WASTEWATER MANAGEMENT SYSTEM/SEPTIC FOR UNSEWERED LANDS ONLY		
SYSTEM DETAILS (1 COPY) - Submit full manufacturer's details and plans - Submit scaled plans of the tank / system, including vertical section - Submit Accreditation Certificate by NSW Health SITE ASSESSMENT PLAN AND STATEMENT (1 Copy) The application must include a site assessment undertaken by a suitably qualified person. This assessment must contain details of the topography, soil composition, texture, depth, system configuration, type and vegetation of any effluent application areas related to the system	☐	☒
	☐	☒

Required

	Yes	No
BLOCK/SITE PLANS (2 Copies) • Draw to scale on A3 paper • Details of the topography (such as spot levels or contour lines) • The buffer distances around irrigation areas and tanks • The position of all fittings, plumbing and drainage lines • The position of the system and/or disposal area • Any environmentally sensitive areas or water courses located within 100 metres of the sewage management facility • When installing an aerated wastewater treatment system, full details to be shown of the irrigation system and the dimensions and boundaries of the area to be irrigated • Any existing on-site sewage management system, including disposal area (if applicable)	☐	☒
INTEGRATED DEVELOPMENT • Seven (7) copies of all plans and documentation are to be submitted to Council. Additional sets of plans and documentation may be required • An Integrated Development fee (cheque to be made out to the appropriate authority/ies) and a separate processing fee is required in accordance with Council's fees and charges	☐	☒
DEVELOPMENT ON SLOPING LAND Development on Land within Area "B" and "D" A preliminary assessment of site conditions is to be prepared in accordance with the requirements (and checklist) contained within Clause E10 of Warringah Development Control Plan and the Warringah Local Environmental Plan 2011 to determine if the preparation of a geotechnical report is required. The preliminary assessment is to be prepared by a suitably qualified, practicing and experienced geotechnical engineer with corporate membership of the Institute of Engineers Australia. This preliminary assessment is to be submitted with all applications located within Area "B" and "D" Development on Land within Area "C" and "E" and as determined necessary by a preliminary assessment of lands within Area "B" and "D" A geotechnical report is to be prepared by a suitably qualified, practicing and experienced geotechnical engineer with corporate membership of the Institute of Engineers Australia in accordance with the guidelines published by the Australian Geomechanics Society and in accordance with the requirements contained within Clause E10 of Warringah Development Control Plan and the Warringah Local Environmental Plan 2011 The geotechnical engineer shall develop and prepare a report stipulating site specific requirements to ensure that the site is 1) geotechnical stability, 2) suitable for the proposed development, 3) both property and life will be protected, and 4) the development complies with Clause E10 of Warringah DCP and the WLEP The report shall also include a) Recommendations to ensure that the existing rock formations and substrate on the site are capable of withstanding i) the proposed loads to be imposed, ii) the extent of the proposed excavation, including any recommendations for shoring works that may be required to ensure the stability of the excavation, iii) protection of adjoining properties, iv) the provision of appropriate subsoil drainage to prevent impact on the existing subsurface flow conditions b) Details demonstrating the development will conform to relevant Australian Standards and best Engineering Practice	☐	☒
BUSHFIRE HAZARD ASSESSMENT REPORT A Bushfire Hazard Assessment Report is required to be submitted with all applications on Bushfire Prone Land The report is to be prepared by a person with appropriate qualifications in Bushfire Protection (or equivalent) and shall address how the development and the site responds to the requirements of Planning for Bushfire Protection (most recent version) including requirements for construction. See www.rfs.nsw.gov.au for further details	☐	☒
ACID SULPHATE SOIL • If the site is within an acid sulphate soils area works may require geotechnical investigations (refer to clause WLEP 2011). Subject to the recommendation of the geotechnical report an 'Acid Sulphate Management Plan' may also be required	☐	☒
COASTAL ASSESSMENT REPORT • A Coastal Assessment Report prepared in accordance with Council's Guidelines is required when development is being carried out on a property that is located in the Coastal Zone	☐	☒

Required

	Yes	No
FLOOD RISK ASSESSMENT REPORT		
A Flood Risk Assessment Report prepared in accordance with Council's Guidelines is required for development being carried out property that is classified as Flood Affected Land	☐	☒
FLOOD POTENTIAL STATEMENT		
A Flood Potential Statement prepared in accordance with Council's Guidelines is required for development being carried out property that - - is known to experience overland flows, and/or - is within 40m of a watercourse, creek etc, and/or - has a main stormwater infrastructure pipe located on or near the development site	☐	☒
WATERTABLE		
Any development that impacts on the watertable / groundwater flows is to be supported by a geotechnical and hydrological report in accordance with the guidelines contained in the Sydney Coastal Council's Group 'Groundwater Management Handbook' www.sydneycostalcouncils.com.au/documents/roundwaterManagementHandbook.pdf	☐	☒
WATERWAY IMPACT STATEMENT		
A Waterway Impact Statement prepared in accordance with Council's Guidelines is required for development being carried out on property located within - 100 metres of a wetland, and/or 40 metres of a watercourse (taken to start at the highest bank of the watercourse, for ephemeral streams without a defined channel, the start of the riparian land is the creek centre line)	☐	☒
FLORA AND FAUNA ASSESSMENT		
Submission of a flora and fauna assessment report is required in accordance with Council's Guidelines, which includes an assessment under section 5A of the Environmental Planning and Assessment Act 1979 as amended, where development is likely to have a significant effect on threatened flora/fauna species, populations, ecological communities or their habitats for any development that impacts upon or if the property has any characteristics as follows - Contains native trees/vegetation, - Is adjacent to native vegetation, - Riparian areas - Wetlands or swamps - Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs - Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc	☐	☒
BIODIVERSITY MANAGEMENT PLAN		
Biodiversity Management Plan prepared in accordance with Council's Guidelines is required to be submitted for any development that impacts upon or if the property has any characteristics as follows - Contains native trees/vegetation, - Is adjacent to native vegetation, - Riparian areas, - Wetlands or swamps, - Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs, - Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc	☐	☒
ARCHAEOLOGICALLY SIGNIFICANT SITE		
An archaeological report is required where items of archaeological significance may be impacted by development	☐	☒
STATEMENT OF HERITAGE IMPACT		
For all applications involving heritage items, works to buildings in conservation areas, or any development within 50m of an item of heritage significance This statement must be prepared by a relevantly qualified person (i.e. heritage architect/planner) and assess the impact of the proposed works on the heritage significance of the building and/or the impact on the conservation area	☐	☒

	Yes	No
TRAFFIC AND PARKING REPORT	☐	☒
A traffic and parking analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential development. The report is to be commensurate to the scope of the proposed works / land use and is to be written in accordance with the requirements for Traffic Studies detailed under the NSW Roads and Traffic Authorities Guide to Traffic Generating Development, and shall have specific regard to the relevant Australian Standards, onsite loading and unloading for servicing or deliveries (waste collection services / emergency vehicles), pedestrian access, prevention of traffic hazards, vehicles queuing on public roads, in addition to an off street parking assessment	☐	☒
ACCESS REPORT	☐	☒
An access analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to have specific regard to the relevant Environmental Planning Instrument provisions, the Disability Discrimination Act 1992, the relevant Australian Standards and provisions of the Building Code of Australia (BCA). Specific detail is to be provided as to how the development will ensure equitable access (including any required building upgrade works for change of use and alteration and addition applications) for persons with a disability or less mobile persons	☐	☒
ARBORIST REPORT	☐	☒
Any proposal which requires the removal or impact on indigenous trees (including canopy or root zone of trees on adjoining properties) will require an arborist's report. Reports are to be submitted in an acceptable academic format. All resource material, including calculation formulae, is to be clearly referenced using an accepted academic format (eg Harvard). The following information is the minimum required to be contained within such a report: • Who commissioned the report • The brief for undertaking the report (scope of the report) • The address of the site to which the report relates • The methods or techniques used in the collecting of information used to formulate the report • An abstract or summary of the report • The date the site inspection was undertaken • A plan of the site showing the location of all trees referred to in the report and giving them an individual identifying reference number. This reference number is to be used to identify the tree within the text of the report • Each tree is to be identified by both common name and botanical name. Its height, canopy spread and diameter at breast height (DBH taken at 1.4m above ground) is to be provided • A discussion of the data collected. This may include detailed information regarding wounds, cavities, cracks, splits, forking, root zones, pests and diseases etc • A discussion of ALL options available in the circumstances, including reasons as to why they are, or are not, being recommended • Where removal of a tree is recommended, supporting documentary evidence, such as photographs, is to be provided to illustrate/support findings. Please note that recommendations for removal are to be based on arboricultural findings only. Removals where the reason given is to permit the proposed development will not be accepted • Where reports contain reference to Resistograph™ testing of trees, copies of the charts must be included. Charts are to be provided in a clear and legible form, including scale • Where reference is made to other Arboricultural reports or diagnostic testing, full copies of those reports are to be included • If required, a tree construction impact statement	☐	☒
TREE CONSTRUCTION IMPACT STATEMENT	☐	☒
This document is required when any of the proposed works, including installation of stormwater systems, are to be located within the calculated Tree Protection Zone of a tree protected by the Tree Preservation Order. As a minimum, construction impact statements must address the following issues: • The effect of any proposed excavation on the root systems of any relevant trees • Any potential effect on the canopy of trees. This may include a necessity to prune to accommodate the bulk and scale of a building or to provide construction access. A pruning specification detailing the works required is to be included • The predicted effects that any variations to overland flow patterns (water) may have on trees located on the site, or on immediately adjoining sites, where relevant. This may include assessment of the effects of sites where dewatering is proposed. In these cases, where reinjection is proposed, the location and effect of the reinjection points is to be addressed	☐	☒
BUILDING CODE OF AUSTRALIA (BCA) REPORT	☐	☒
A Building Code / Fire Upgrade analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to have specific regard to the relevant provisions of the Environmental Planning and Assessment Regulation 2000 (e.g. clauses 93, 94 & 94A regarding Fire Upgrades of Development). Specific detail is to be provided as to how the development will be either fire protected or upgraded to meet current Building Code and Australian Standard requirements	☐	☒

Required

	Yes	No																																				
COLOURS AND FINISHES SAMPLE BOARD																																						
Each sample of the material and colour provided on the board must be labelled so as to - describe the composition of the material and colour - describe the architectural feature that will comprise the material and colour - identify the location of the material and colour on facades To assist with interpretation the board should contain an elevation or elevations of the building, which clearly identify the location of each type of material and colour finish. The sample board may be supplemented by technical sheets or reports that provide details on the materials and colours	☒	☐																																				
FIRE SAFETY MEASURES SCHEDULE / REPORT																																						
- Proposed alterations to existing building (BCA Class 2 to 9) are to be accompanied by a fire safety measures schedule. This should list all existing and proposed fire safety measures (including the standards of performance) to be installed within the building as a result of the proposed works - In addition, please submit a report from an accredited certifier detailing what, if any, works are required to bring the building up to an acceptable standard of fire safety. The report is to address Clauses 93 and 94 of the Environmental Planning and Assessment Regulations	☐	☒																																				
CONTAMINATED LAND REPORT																																						
Contamination is a concentration of any substance that may present a risk to human health or the environment. If yes to any of the following, a contamination report is required - Has the site ever been used for any activity which may have resulted in the contamination of the site, or land near the site? ☐ Yes ☐ No - Has the site or land near to a site been used for any of the activities listed below at any time? ☐ Yes ☐ No - Has the site or land near the site has ever been remediated or investigated for contamination? ☐ Yes ☐ No - Are you aware of any contamination of the site, or land near the site, no matter when and no matter who caused that contamination? ☐ Yes ☐ No	☐	☒																																				
EXISTING OR PREVIOUS ACTIVITIES ON SITE																																						
<table border="0"> <tbody> <tr> <td>☐ Acid/alkali plant and formulation</td> <td>☐ Metal treatment</td> </tr> <tr> <td>☐ Agricultural/horticultural activities</td> <td>☐ Mining and extractive industries</td> </tr> <tr> <td>☐ Airports</td> <td>☐ Oil production and storage</td> </tr> <tr> <td>☐ Asbestos production and disposal</td> <td>☐ Paint formulation and manufacture,</td> </tr> <tr> <td>☐ Boatyards</td> <td>☐ Panel heating</td> </tr> <tr> <td>☐ Chemical manufacture and formulation</td> <td>☐ Pesticide manufacture and formulation</td> </tr> <tr> <td>☐ Council works depot</td> <td>☐ Power stations</td> </tr> <tr> <td>☐ Defence works</td> <td>☐ Railway yards</td> </tr> <tr> <td>☐ Drum re-conditioning works</td> <td>☐ Scrap yards</td> </tr> <tr> <td>☐ Dry cleaning establishments,</td> <td>☐ Service stations</td> </tr> <tr> <td>☐ Electrical manufacturing (transformers)</td> <td>☐ Sheep and cattle dips</td> </tr> <tr> <td>☐ Electroplating and heat treatment premises</td> <td>☐ Smelting and refining</td> </tr> <tr> <td>☐ Engine works</td> <td>☐ Spray painting substations (electrical)</td> </tr> <tr> <td>☐ Explosives industry</td> <td>☐ Tanning and associated trades</td> </tr> <tr> <td>☐ Funeral Parlours</td> <td>☐ Waste storage and treatment</td> </tr> <tr> <td>☐ Gas works</td> <td>☐ Water board plant or depot</td> </tr> <tr> <td>☐ Iron and steel works</td> <td>☐ Wood preservation</td> </tr> <tr> <td>☐ Landfill sites</td> <td></td> </tr> </tbody> </table>			☐ Acid/alkali plant and formulation	☐ Metal treatment	☐ Agricultural/horticultural activities	☐ Mining and extractive industries	☐ Airports	☐ Oil production and storage	☐ Asbestos production and disposal	☐ Paint formulation and manufacture,	☐ Boatyards	☐ Panel heating	☐ Chemical manufacture and formulation	☐ Pesticide manufacture and formulation	☐ Council works depot	☐ Power stations	☐ Defence works	☐ Railway yards	☐ Drum re-conditioning works	☐ Scrap yards	☐ Dry cleaning establishments,	☐ Service stations	☐ Electrical manufacturing (transformers)	☐ Sheep and cattle dips	☐ Electroplating and heat treatment premises	☐ Smelting and refining	☐ Engine works	☐ Spray painting substations (electrical)	☐ Explosives industry	☐ Tanning and associated trades	☐ Funeral Parlours	☐ Waste storage and treatment	☐ Gas works	☐ Water board plant or depot	☐ Iron and steel works	☐ Wood preservation	☐ Landfill sites	
☐ Acid/alkali plant and formulation	☐ Metal treatment																																					
☐ Agricultural/horticultural activities	☐ Mining and extractive industries																																					
☐ Airports	☐ Oil production and storage																																					
☐ Asbestos production and disposal	☐ Paint formulation and manufacture,																																					
☐ Boatyards	☐ Panel heating																																					
☐ Chemical manufacture and formulation	☐ Pesticide manufacture and formulation																																					
☐ Council works depot	☐ Power stations																																					
☐ Defence works	☐ Railway yards																																					
☐ Drum re-conditioning works	☐ Scrap yards																																					
☐ Dry cleaning establishments,	☐ Service stations																																					
☐ Electrical manufacturing (transformers)	☐ Sheep and cattle dips																																					
☐ Electroplating and heat treatment premises	☐ Smelting and refining																																					
☐ Engine works	☐ Spray painting substations (electrical)																																					
☐ Explosives industry	☐ Tanning and associated trades																																					
☐ Funeral Parlours	☐ Waste storage and treatment																																					
☐ Gas works	☐ Water board plant or depot																																					
☐ Iron and steel works	☐ Wood preservation																																					
☐ Landfill sites																																						

OFFICE USE ONLY				
Checked by	marr		Date	19/2/16.
Comments	* Busix not provided, required?			