

5. ECO-INFO - APPLICATION PLAN REQUIREMENTS

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INTRODUCTION

It is essential that plans submitted with a Development Application or a Complying Development Certificate Application are properly drawn and contain all the information required for Council to make a full assessment of a proposal.

This information sheet aims to clearly identify the type and quality of information required to be submitted with any application.

This includes information required under the Environmental Planning and Assessment Regulation and the specific requirements of Wyong Shire Council.

Poorly drawn or inadequate plans inhibit Council's ability to fulfil its statutory functions to assess development proposals and to decide whether or not they should proceed. In short, they create delay, which can be costly to both Council and the applicant.

Conversely, the submission of complete and well-drawn plans will, in most cases, enhance Council's assessment and decision making processes and facilitate prompt determination of development applications or complying development certificate applications.

REQUIREMENTS

1 In order to satisfy the Environmental Planning and Assessment Regulation and Council's requirements, the following information needs to be provided on accurate plans drawn to scale:

- Location, boundary dimensions, site area and north point of the land;

- Existing vegetation and trees on the land;
- Existing levels of the land in relation to buildings and roads;
- Location and uses of buildings on sites adjoining the land;
- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
- Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
- Elevations and sections showing proposed external finishes and heights;
- The existing ground floor level and finished floor level of all buildings and proposed finished levels of the land in relation to buildings;
- Building perspectives, where necessary, to illustrate the proposed building;
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);
- Proposed landscaping and treatment of the land (including plant types and their height and maturity);

- Proposed methods of draining the land, including stormwater disposal;
- The location and details of all trees on site (including species, height and girth);
- Contours of the site at 0.2 metre intervals where cut and fill or benching of the site is proposed and at one metre intervals where cut and fill or benching of the site is not proposed;
- Details of any retaining walls including height, type of construction and proposed materials;
- Details of proposed method of erosion and sediment control.
- Fencing details (where the proposal exceeds the Exempt Development Criteria identified within Development Control Plan No.85) including location, height and materials;
- Any proposed additions clearly delineated by hatching on the plans;
- Completed On-Site Sewage management Facility Application, Site and Soil Assessment and an Application To Operate an On-Site Sewage Management Facility is included (where required).

In non-sewered areas, all on-site effluent disposal systems must be installed and operated in accordance with approvals issued by Council under cl 28 and 45 of the Local Government (Approvals) Regulation, 1999.

- Completed Waste Management Plan (if total project value exceeds \$1 million or has the potential to generate over 20 tonnes of waste and recyclable material through construction and/or demolition work).

- Completed application to demolish is included (where required)
- Any application for development in a mine subsidence area must be approved by the Mine Subsidence Board prior to lodgement with Council or the Accredited Certifier.

Officers of Council have authority delegated by the Mine Subsidence Board to approve building works such as garages, sheds, carports, additions and alterations to dwellings, timber and metal fencing and other ancillary structures. Council cannot approve any works on behalf of the Mine Subsidence Board for any alteration, addition, outbuilding or other structure constructed of, or clad with, brick, stone, concrete or like material or any outbuilding or structure exceeding two storeys in height.

- At least eight (8) copies of all site and elevation plans must be provided on A4 format in order to be used for public notification purposes.

2 Applications that are deemed not to satisfy the above requirements will be considered to be incomplete and may be returned to the applicant.

3 For certain types of buildings and for more complex buildings, special details may be required including fire rating for walls.

SAMPLE PLANS

There are plans available to indicate the extent of detail and quality of presentation required for various types of development. The sample plans are intended to be indicative only and are not intended for reproduction.