

13. ECO-INFO – GUIDE TO SUBDIVISIONS WITHIN WYONG SHIRE

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INTRODUCTION

This guide has been designed to assist in the lodgement of all development applications for residential subdivisions.

It identifies the process required to be followed by prospective applicants and the information to be submitted with applications for both small lot subdivisions within established residential areas and larger, "green field" subdivisions in Council's Urban Release Areas (eg Blue Haven, Mardi and Warnervale).

This guide should be read in conjunction with Council's Development Control Plan No 66 - Subdivision and any site specific Development Control Plans (such as DCP No 49 - Warnervale Urban Release Area).

PRE-LODGE MENT

Have you:

- * *Had a pre-lodgement consultation with Council's Development Services (Planning) staff?*

This is necessary to provide the prospective applicant with direction and advice on Council's requirements in relation to the subdivision design and assessment process.

Information in relation to likely developer contributions (ie Section 94 and Section 27) can also be obtained at this point.

- * *Prepared all necessary information?*

As per the provisions of Development Control Plan No 66, the following information is normally required for subdivision applications:

- i) Site analysis and landscape assessment (see Section 2.4 of Development Control Plan No 66).
- ii) Street and services plan (Section 2.5).
- iii) Lot layout plan (Section 2.6).
- iv) Soil and stormwater management concept plan/site disturbance plan (Section 2.7).
- v) Vegetation management plan (Section 2.8).

- vi) Statement of environmental effects (Section 2.9).

This information would normally be presented in a document and/or plan form. All required plans referred to above should be submitted in an overlay format, or may be combined where applicable. All plans should be prepared at the same scale.

In addition, the following information is also required:

- i) A Category 2 or 3 Landscape Design Report (whichever is relevant), prepared in accordance with the requirements of Council's Landscape Policy.
- ii) A flora and fauna assessment which satisfactorily addresses the "8-Part" Test under Section 5A of the Environmental Planning and Assessment Act 1979.

Site specific Development Control Plans should also be referred to for any additional information that they may require (eg DCP No 49 - Warnervale requires the submission of a traffic statement and bus servicing plan, whilst DCP No 54 - Blue Haven requires an acoustic report for properties fronting the Pacific Highway or Motorway Link).

Note: Where application is made only for small lot subdivisions (say 2-5 lots) within established residential areas, Council's Planning Officers may use their discretion to dispense with the need for some of this information. Advice in this regard should be sought during the pre-lodgement consultation.

LODGE MENT

If a pre-lodgement consultation has taken place and all necessary information prepared, the applicant should proceed to lodge the development application at Council's Customer Service Centre (which will include a correctly completed application form, signed by all relevant property owners, accompanied by the above plans and documentation).

Payment of a fee to cover the assessment of the application will be required at this point. Enquiries as to the exact fee for your application should be directed to Council's Customer Service Centre on (02) 4350 5555.

POST LODGEMENT

After your application is lodged you will be given the name of the officer within Council's Development Services Division who will be dealing with it. You should use this person as your primary contact point until the application is determined. If the application is approved, you will be provided with the names of other Council Officers who will advise and assist you during the construction and commissioning stages of the subdivision.

If you require any further information in relation to the subdivision process, you should contact Council's Customer Service Centre or Development Advisor on (02) 4350 5555.