

# DEVELOPMENT APPLICATION MATRIX

## Other Development

Information	Paper Subdivisions / Boundary Adjustments	Strata Subdivisions	Constructed Subdivisions	Residential Development >Two Dwellings	Residential Flat Buildings / Shop Top Housing	Commercial / Industrial / Service Buildings	Commercial / Industrial / Service Uses	Telecommunications facilities	Public Reserves / Open Space	Earthworks	Roads and Drainage	Temporary Events	Signage	Demolition
Accessibility Report	X	X	X	O	●	O	O	X	X	X	X	X	X	X
Aboriginal Cultural Heritage Assessment Report	X	X	O	O	O	O	O	O	O	O	O	O	O	O
Acoustic Report	X	X	O	O	O	O	O	X	O	X	X	X	X	X
Apartment Design Guide Information	X	X	X	X	●	X	X	X	X	X	X	X	X	X
Arborist Report	X	X	O	O	O	O	O	O	O	O	O	X	X	O
BASIX Certificate	X	X	X	●	●	X	X	X	X	X	X	X	X	X
Biodiversity Development Assessment Report	X	X	O	O	O	O	O	O	O	O	O	O	O	O
Bush Fire Report	X	X	O	O	O	O	O	O	O	X	O	X	X	X
Capital Investment Value Estimate	X	X	O	O	O	O	O	X	O	X	O	X	X	X
Civil Plans	X	X	●	●	●	●	O	O	O	●	●	X	X	X
Contamination Report	X	X	●	●	●	●	O	O	●	●	●	O	X	X
Cost of Development Estimate	X	X	●	●	●	●	●	●	●	●	●	●	●	●
Demolition Plan	X	X	O	O	O	O	X	O	O	O	O	X	X	●
Design Statements	X	X	X	O	●	O	O	X	X	X	X	X	X	X
Design Verification Statement	X	X	X	X	●	X	X	X	X	X	X	X	X	X
Economic Impact Report	X	X	X	X	O	O	O	X	X	X	X	X	X	X
Electromagnetic Energy Report	X	X	X	X	X	X	X	●	X	X	X	X	X	X
Elevations	X	X	X	●	●	●	X	●	O	X	X	X	X	X
Environmental Impact Statement	X	X	X	X	X	O	O	X	X	X	X	X	X	X
Flood Report	X	X	O	O	O	O	O	O	O	O	O	O	X	X
Floor Plans	X	X	X	●	●	●	●	X	O	X	X	X	X	X
Heritage Management Document	X	X	O	O	O	O	O	O	O	O	O	O	O	O
Landscaping Plan	X	X	●	●	●	●	O	O	O	X	O	X	X	X
Materials and Colours Details	X	X	X	●	●	●	X	●	●	X	X	X	X	X
National Construction Code Compliance Report	X	X	X	O	●	O	O	X	X	X	X	X	X	X
Net Developable Area Plan	X	X	O	O	O	O	O	X	X	X	X	X	X	X
Odour Report	X	X	O	O	O	O	O	X	O	X	X	X	X	X
Operational Management Plan	X	X	X	X	X	O	O	X	X	X	X	O	X	X
Preliminary Hazard Analysis	X	X	X	X	X	O	O	X	X	X	X	X	X	X
Remediation Action Plan	X	X	O	O	O	O	X	O	O	O	O	O	X	X
● Information required	○ Information may be required (refer to Information Guide)									× Information not required				

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Salinity Report and Management Plan	×	×	●	●	●	●	×	●	●	●	●	×	×	×
Sections	×	×	×	●	●	●	×	×	○	×	×	×	×	×
SEPP 65 Compliance Information	×	×	×	×	●	×	×	×	×	×	×	×	×	×
Shadow Diagrams	×	×	×	○	●	○	×	×	×	×	×	×	×	×
Signage Details	×	×	×	×	×	×	×	×	×	×	×	×	●	×
Site Plan	×	×	●	●	●	●	○	●	●	●	●	●	×	×
Social Impact Assessment	×	×	×	○	○	○	○	×	×	×	×	×	×	×
Statement of Environmental Effects	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stormwater Management Report	×	×	●	●	●	●	○	×	○	●	●	×	×	×
Subdivision Plan	●	●	●	○	○	×	×	×	×	×	○	×	×	×
Survey Plan	●	×	●	●	●	●	○	●	○	○	●	×	×	×
Swept Path Diagrams	×	×	●	○	○	●	○	×	×	×	○	×	×	×
Threatened Species Report	×	×	○	○	○	○	○	○	○	○	○	○	×	○
Traffic Management Plan	×	×	×	×	×	×	×	×	×	×	×	○	×	×
Traffic Report	×	×	○	○	●	○	○	×	×	×	×	×	×	×
Vegetation Management Plan	×	×	○	○	○	○	×	×	○	○	○	×	×	×
Waste Management Plan	×	×	●	●	●	●	●	●	●	●	●	●	×	●
● Information required	○ Information may be required (refer to Information Guide)									× Information not required				

Note: Council may require additional information to that listed in the matrix due to site constraints, unique development proposals and evolving policy requirements. In addition, detailed assessment of your application may require the provision of additional information. For advise contact Council’s Building or Development Officer on (02) 6801 4000 after 1 pm or at [council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)

To request a fee quote please email Dubbo Regional Council – [online.applications@dubbo.nsw.gov.au](mailto:online.applications@dubbo.nsw.gov.au). The fee quote will give you a breakdown of fees prior to lodging your application.

Information	Requirements	When is the Information Required?
Accessibility Report	Required in accordance with the Disability (Access to Premises - Buildings) Standards 2010.	Information is required to demonstrate compliance with the Standards.
Aboriginal Cultural Heritage Assessment Report	<p>Required where site is identified as having potential archaeological significance, or known archaeological significance, or where Council deems that the site may have potential archaeological significance.</p> <p>The report must be prepared by a suitably qualified and experienced Aboriginal heritage consultant.</p>	For developments that will harm Aboriginal objects or declared Aboriginal places.
Acoustic Report	A report assessing the noise environment either affecting a proposed development, or affected by a development. The report must be prepared by a suitably qualified and experienced acoustic consultant	For certain developments (refer to matrix) near significant existing or future noise sources including major roads, railway lines and noisy commercial/industrial developments. Also for certain development (refer to matrix) that will potentially impact upon existing residential development and sensitive noise receivers.
Apartment Design Guide Information	Information in support of shop top housing and residential flat building developments in accordance with <a href="#">Appendices 1 and 3</a> of the Apartment Design Guide.	For residential flat building and shop top housing developments.
Arborist Report	A report which assesses the impact of the development upon the health of existing trees that Council deems worthy of retention.	For developments that are likely to impact upon trees on non-biocertified land
BASIX Certificate	<p>A certificate which certifies that the development will comply with the NSW Government's energy and water reduction targets subject to certain commitments. The certificate must be obtained via the online <a href="#">BASIX assessment tool</a>.</p> <p>All BASIX commitments that the certificate states must be shown on the proposed plans for the development must be shown on those plans and issued no earlier than three months before the date on which the application is lodged.</p>	For residential development excluding renovations to an existing dwelling with a value less than \$50,000 and swimming pools or spas with a capacity less than 40,000 litres.
Biodiversity Development Assessment Report (BDAR)	<p>A report which assesses the biodiversity impacts of the development in accordance with the <a href="#">Biodiversity Assessment Method</a>, or exceeds area clearing threshold, or the impact is considered Significant after application of the Test of Significance (5 part test). The report must be prepared by an <a href="#">accredited assessor</a>.</p> <p>A BDAR must be prepared by an accredited assessor <a href="https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor">https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor</a> or</p>	Prescribed Impacts (Section 6.1 Biodiversity Conservation Regulation 2017), including the removal of non-native vegetation on the Biodiversity Values Map, will trigger the Biodiversity Offset Scheme (BOS) and require a BDAR.
Biodiversity Offsets Scheme Threshold Report	<p>The Biodiversity Offsets Scheme Threshold is a test used to determine when is necessary to engage an accredited assessor to apply the Biodiversity Assessment Method (the BAM) to assess the impacts of a proposal.</p> <p>The Biodiversity Values Map and Threshold Tool is used to produce a report that states whether a development proposal occurs on land on the BV Map and if the Biodiversity Offsets Scheme is triggered and can be accessed at</p>	<p>The Biodiversity Conservation Regulation 2017 sets out threshold levels for when the Biodiversity Offsets Scheme (BOS) will be triggered. The threshold has two elements:</p> <ul style="list-style-type: none"> <li>▪ whether the amount of native vegetation being cleared exceeds a threshold area</li> <li>▪ whether the impacts occur on an area mapped on the Biodiversity</li> </ul>

Information	Requirements	When is the Information Required?
	<a href="https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap">https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap</a>	Values map published by the Minister for the Environment.
Bush Fire Report	A report which demonstrates how the development on bush fire prone land will comply with <a href="#">Planning for Bush Fire Protection 2019</a> . The report must be prepared by a <a href="#">Bushfire Planning and Design Accredited Practitioner</a>  <a href="#">Alternatively, If the development has been certified by an Accredited Certifier, under the Planning for Bush Fire Protection, then a written declaration and supporting information may be submitted in place of a report</a>	For certain developments (refer to matrix) on bush fire prone land.
Capital Investment Value Estimate	An estimate of the development's capital investment value in accordance with <a href="#">Planning Circular PS 10-008</a> . This estimate is separate from a Cost of Development Estimate.	For developments that are likely to come close to or exceed the capital investment value thresholds for regionally significant development listed in <a href="#">Schedule 7</a> of State Environmental Planning Policy (State and Regional Development) 2011.
Civil Plans	Plans which detail the development's engineering design in accordance with Council's adopted AUS-SPEC#1 Development Specification Series – Design and Construction and Technical Schedules the <a href="#">Development Control Plan</a> applicable to the site and any adopted water cycle master plan for the area. The plans must be prepared by a suitably qualified and experienced civil engineer.	Refer to matrix.
Contamination Report	A report which assesses the contamination status of the site in accordance with <a href="#">State Environmental Planning Policy No 55 - Remediation of Land</a> and <a href="#">Council's Management of Contaminated Lands Policy</a> . The report must be prepared by a suitably qualified and experienced geotechnical consultant. If the consultant recommends the preparation of a remediation action plan this must be submitted with the application.	Refer to matrix. Not required if the development will be overlaid on a subdivision for which a report has previously been completed and accepted by Council.
Cost of Development Estimate	An estimate of the development's cost in accordance with <a href="#">Planning Circular PS 13-002</a> . This estimate is separate from a Capital Investment Value Estimate.	Refer to Council's Cost Estimate document.
Cut/Fill and Retaining Walls	Plan to address the following: <ul style="list-style-type: none"> <li>▪ Plan at 1:100, or 1:200 for larger sites.</li> <li>▪ Location of retaining walls to be shown on the site plan.</li> <li>▪ Height of retaining wall/filling to showing existing and proposed levels to AHD, including levels of the area surrounding the affected land.</li> <li>▪ Details of material to be utilised for construction of retaining wall.</li> <li>▪ Elevation of retaining wall/cross-section of batters.</li> </ul>	For applications proposing cut/fill and/or retaining walls.
Demolition Plan	A plan which details all buildings and structures to be demolished <ul style="list-style-type: none"> <li>▪ Plan at 1:100, or 1:200 for larger sites.</li> <li>▪ The location of the structure to be demolished, shown via a dotted line</li> <li>▪ Elevations indicating the height of the structure above ground level and the distance from the structure to the boundary, or alternatively, a series of photographs indicating this information</li> </ul>	For demolition and developments that include demolition.

Information	Requirements	When is the Information Required?
	<ul style="list-style-type: none"> <li>▪ A description of the type of building, e.g. house, shops</li> <li>▪ A description of the methods of demolition proposed to be used, and the number of types of major items of equipment to be used in demolition</li> <li>▪ A description of the methods proposed for handling and disposing of demolished materials and any hazardous materials</li> <li>▪ A description of the proposed sequence of carrying out the demolition works, and an estimate of the time, in days, that it is likely to take to complete all or each of the stages of the work</li> <li>▪ Details of the proposed hoardings, fencing, overhead protection and scaffolding.</li> </ul>	
Design Statements	Statements which certify that the development can be constructed to comply with certain design requirements without significant modification. The statements must be prepared by a suitably qualified and experienced practitioner in the fields the statements relate to.	For complex developments or those on constrained sites where the ability to comply without significant modification is unclear.
Design Verification Statement	<p>A statement in accordance with <a href="#">Clause 50(1AB)</a> of the <i>Environmental Planning and Assessment Regulation 2000</i> which verifies:</p> <ul style="list-style-type: none"> <li>• a qualified designer has designed or directed the design of the development,</li> <li>• how the development addresses how the design quality principles of <a href="#">State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development</a> are achieved, and</li> <li>• demonstrates, in terms of the <a href="#">Apartment Design Guide</a>, how the objectives in Parts 3 and 4 of that guide have been achieved.</li> </ul> <p>The statement must be prepared by a qualified designer.</p>	For residential flat building and shop top housing developments.
Economic Impact Report	<p>A report which demonstrates the impact of the development upon the economic viability of existing and planned commercial centres. The purpose of this report is not to regulate commercial competition. The purpose is to demonstrate that the economic viability of those centres will not be impacted such that the availability or adequacy of services or facilities currently enjoyed by or planned for those centres will be unreasonably reduced.</p> <p>The report must be prepared by a suitably qualified and experienced consultant in economic impact assessment.</p>	For large commercial and industrial developments beyond the type or scale envisaged for the area.
Electromagnetic Energy Report	A report which calculates the maximum level of radiofrequency electromagnetic radiation that will emanate from the development in accordance with the Guide to the Environmental EME Report.	For telecommunications facility developments.
Elevations	<p>Plans which show:</p> <ul style="list-style-type: none"> <li>• Plan at 1:100, or 1:200 for larger sites</li> <li>• an elevation of each side of the development,</li> <li>• the locations of all doors and windows,</li> </ul>	For developments that include buildings.

Information	Requirements	When is the Information Required?
	<ul style="list-style-type: none"> <li>existing and finished ground levels (to Australian Height Datum), and</li> <li>eave and ridge levels and roof pitches</li> <li>Any services located on the roof of the proposed buildings.</li> <li>Any air conditioning services or gas systems located on balconies or external walls.</li> </ul>	
Environmental Impact Statement	A statement which describes the development, feasible alternatives, analyses its impacts and justifies why it should be carried out in accordance with <a href="#">Schedule 2</a> of the <i>Environmental Planning and Assessment Regulation 2000</i> . The statement is only required for designated development.	For designated developments.
Flood Report	A report which demonstrates how the development on flood prone land will comply with Council's <a href="#">Flood-Prone Land Policy</a> . The report must be prepared by a suitably qualified and experienced civil engineer.	For certain developments (refer to matrix) on flood prone land.
Floor Plans	Plans which show: <ul style="list-style-type: none"> <li>Plan at 1:100, or 1:200 for larger sites</li> <li>a plan of each floor level of the development, and</li> <li>room names, dimensions, areas and finished floor levels (to Australian Height Datum).</li> </ul>	Refer to matrix.
Heritage Management Document	<p>A document which assesses and manages the development's heritage impacts. This may be in the form of one or more of the following:</p> <ul style="list-style-type: none"> <li>Where an application seeks approval or exemption for an item listed on the State Heritage Register under the Heritage Act, a Heritage Conservation Management Plan prepared in accordance with the Heritage Division of the Office of Environment and Heritage Conservation Management Planning Review and Endorsement Strategy.</li> <li>Where an application is likely to have an impact on the heritage significance of a heritage item or heritage conservation area, a Heritage Impact Statement prepared in accordance with the guidelines: Statements of Heritage Impact , The Heritage Division, Office of Environment and Heritage found on the following link: <a href="http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf">http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf</a></li> <li>Where conservation works are proposed to a local heritage item, particular consideration should be given to Chapter 3.4 of the Dubbo Development Control Plan 2011 and Section Environment of the Wellington Development Control Plan 2013.</li> </ul> <p>The document must be prepared by a suitably qualified and experienced heritage consultant.</p>	For developments involving: <ul style="list-style-type: none"> <li>heritage items or on sites within heritage conservation areas,</li> <li>development within the vicinity of heritage items or heritage conservation areas, or</li> <li>development within an identified significant view corridor.</li> </ul>
Landscaping Plan	A plan which details proposed landscaping for new development, and alterations/additions that result in changes to the landscaped area of the site.	For developments requiring landscaping softening and screening.

Information	Requirements	When is the Information Required?
	<p>The plan must be prepared by a suitably qualified and experienced landscape architect and show the following:</p> <ul style="list-style-type: none"> <li>▪ Plan at 1:100 or 1:200 for larger sites</li> <li>▪ Location and identification of existing trees and other significant vegetation on site, and confirmation of those to be retained and those to be removed</li> <li>▪ Location and identification of existing trees and other significant vegetation on adjoining sites that are likely to be affected by the proposed works</li> <li>▪ Natural and finished ground levels to AHD, and details of all surface treatments and hard landscape elements</li> <li>▪ Cross reference to the plan, indicating plant species, quantities and pot sizes at planting</li> <li>▪ Layout and construction details of all garden beds, turf areas, edging, paving and fencing</li> <li>▪ Details and specifications are to be provided for all elements of the design</li> <li>▪ Method of tree protection for those trees to be retained</li> <li>▪ Location of any drainage works proposed</li> <li>▪ Details of planter boxes, if proposed.</li> </ul>	
Materials and Colours Details	Details showing the materials and colours proposed for the development. A physical sample board may be required in some circumstances.	Refer to matrix.
National Construction Code Compliance Report	A report which demonstrates how the development will comply with the requirements of the <a href="#">National Construction Code</a> (including any alternative solutions to the deemed to satisfy provisions). The report must be prepared by a suitably qualified and experienced accredited certifier.	For complex developments or those on constrained sites where the ability to comply without significant modification is unclear.
Net Developable Area Plan	A plan which details the development's net developable area.	For developments in areas subject to Contributions Plans that levy development contributions based on net developable area.
Odour Report	A report which assesses the odour impact to the development in accordance with the <a href="#">Technical Notes and Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW</a> . The report is to include, where necessary, level 2 or 3 assessment involving dispersion modelling. The report must be prepared by a suitably qualified and experienced odour consultant	For developments on sites in areas with odour producing sources including poultry farms, piggeries and horticulture.
Operational Management Plan	A document which details how the development will be operated to minimise its environmental impacts.	Refer to matrix.
Preliminary Hazard Analysis	An analysis which determines if the development is hazardous or offensive in accordance with the <a href="#">Hazardous and Offensive Planning Guidelines</a>	For certain commercial and industrial developments that store or transport dangerous goods.
Remediation Action Plan	A report which details a strategy to remediate contaminated land in accordance with <a href="#">State Environmental Planning Policy No 55 - Remediation of Land</a> and <a href="#">Council's Management of Contaminated Lands Policy</a> . The report typically results from a recommendation of a Contamination Report. The report must be prepared by a suitably qualified and experienced geotechnical consultant.	For developments on sites that require contaminated land to be remediated. Not required if the development will be overlaid on a subdivision for which a report has previously been completed and accepted by Council.



Information	Requirements	When is the Information Required?
Sections	<p>Plans which show:</p> <ul style="list-style-type: none"> <li>Plan at 1:100, or 1:200 for larger sites.</li> <li>Section names and location on plan, e.g. A/A, B/B etc.</li> <li>Longitudinal section of proposed driveway/ramp, including transitions, levels and height clearance, where basement parking is proposed.</li> <li>Drawings to a suitable scale (i.e. 1:100 OR 1:200)</li> <li>Outline of existing building/development on site (shown dotted)</li> <li>Ceiling heights</li> <li>Room names</li> <li>Room and window heights</li> <li>Roof pitch and covering</li> <li>Site works, finished and proposed floor &amp; ground levels in long section (indicate cut, fill and access grades)</li> <li>Construction material details</li> <li>Insulation details (where applicable).</li> </ul>	Refer to matrix.
SEPP 65 Compliance Information	Information in support of shop top housing and residential flat building developments in accordance with <a href="#">Part 4</a> and <a href="#">Schedule 1</a> of SEPP No 65 – Design Quality of Residential Apartment Development.	For residential flat buildings and shop top housing that is 3 or more storeys and containing 4 or more dwellings.
Shadow Diagrams	<p>Diagrams which show:</p> <ul style="list-style-type: none"> <li>the extent of shadows that will result from the development (including fencing) between 9 am and 3 pm on 21 June, and</li> <li>the extent of shadows that will impact the development from surrounding development (including fencing) between 9 am and 3 pm on 21 June.</li> </ul>	For developments $\geq$ two storeys high that will impact upon surrounding residential development and residential developments where compliance with solar access requirements is unclear
Signage Details	<p>Details showing:</p> <ul style="list-style-type: none"> <li>the locations of all proposed signage,</li> <li>signage dimensions and areas, and</li> <li>signage materials, colours, wording, graphics / logos and lighting.</li> </ul>	For signage and developments that include signage.
Site Plan	<p>A plan which shows the location of the development in relation to:</p> <ul style="list-style-type: none"> <li>Plan at 1:100, or 1:200 for larger sites.</li> <li>Lot and DP, site address, boundary dimensions, orientation of boundaries, site area, contour levels to AHD, existing vegetation and trees (indicate removal/retention), north point drawn to true north.</li> <li>Outline of existing building/development on site, shown dotted.</li> <li>Location of proposed new building/development.</li> <li>Location of all building/development on directly adjoining sites, including location of any windows contained within adjoining buildings.</li> <li>Details of existing and proposed fencing.</li> <li>BASIX commitments eg. rainwater tank.</li> <li>Distance from external walls and outermost part of proposed building to all boundaries.</li> <li>Summary table calculations of site area, floor area, landscaped area etc.</li> </ul>	Refer to matrix. Also for commercial, industrial or service uses that have external storerooms and / or external waste storage areas.



Information	Requirements	When is the Information Required?
Social Impact Assessment	An assessment which assesses the social impacts of the development in accordance with the <a href="#">Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects</a> . The assessment must be prepared by a suitably qualified and experienced consultant.	For developments involving sensitive land uses in proximity to existing licensed premises, premises with gaming machines, sex services premises and restricted premises. Also for developments involving licensed premises, premises with gaming machines, sex services premises and restricted premises in proximity to existing sensitive land uses.
Statement of Environmental Effects	The statement must: <ul style="list-style-type: none"> <li>describe the site and development,</li> <li>detail the development's consistency with all applicable legislation, environmental planning instruments and plans,</li> <li>describe the environmental impacts of the development, and</li> <li>describe the steps to be taken to protect the environment or lessen the expected harm to the environment.</li> </ul>	For all developments.
Stormwater Management Report	The stormwater plan should include: <ul style="list-style-type: none"> <li>Location of any drainage easement</li> <li>Proposed drainage lines, depth, fall and location</li> <li>Existing stormwater drainage location including downpipes, connection and discharge points</li> <li>If stormwater run-off will increase, show proposed drainage details.</li> <li>Details of discharging/managing stormwater where property slopes away from street.</li> <li>Rainwater tank drainage and plumbing plans and specification to AS HB230-2006.</li> <li>On-site stormwater details prepared by a suitably qualified engineer (if applicable).</li> <li>On-site dispersal details prepared by a suitably qualified engineer (if applicable).</li> </ul>	Refer to matrix.
Subdivision Plan	A plan which shows: <ul style="list-style-type: none"> <li>Plan at 1:100, or 1:200 for larger sites.</li> <li>Clearly nominate existing and proposed boundaries.</li> <li>Detail accurate areas of proposed lots and access handles.</li> <li>Plan to show all existing structures on site.</li> <li>Plan to show all existing vegetation on site.</li> <li>Levels to Australian Height Datum (AHD), including contours and spot levels at regular intervals on both the subject site and adjacent footpath/Council reserve.</li> <li>Plan to show north point, drawn to true north.</li> <li>Plan to show location of any easements/restrictions/services affecting the site.</li> <li>Plan to show location of any traffic devices within proximity of the subject site, and any services within the footpath area.</li> <li>Details of preliminary engineering drawings of the work to be carried out.</li> </ul>	For subdivisions and developments that include subdivision.

Survey Plan	<p>A plan which shows:</p> <ul style="list-style-type: none"> <li>Plan at 1:100, or 1:200 for larger sites.</li> <li>Clearly nominate property boundaries.</li> <li>Plan to show all existing structures on site.</li> <li>Plan to show all existing vegetation on site.</li> <li>Levels to Australian Height Datum (AHD), including contours and spot levels at regular intervals on both the subject site and adjacent footpath/Council reserve.</li> <li>Plan to show north point, drawn to true north.</li> <li>Plan to show location of any easements/restrictions/services affecting the site.</li> <li>Plan to show location of any traffic devices within proximity of the subject site, and any services within the footpath area.</li> </ul> <p>The plan must be prepared by a registered surveyor.</p>	Refer to matrix.
Swept Path Diagrams	Diagrams which demonstrate that the largest vehicle that will access the site can manoeuvre into, through and out of it in accordance with Australian Standard 2890.	For developments that require access by commercial size vehicles
Threatened Species Report	A report which assesses the development's impacts upon threatened species. The report must be prepared by a suitably qualified and experienced ecological consultant.	For developments on land mapped as environmentally sensitive, but not biocertified land or development that the <a href="#">Biodiversity Offsets Scheme</a> threshold applies to.
Traffic Management Plan	A report which details temporary traffic control for the development.	For certain temporary events.
Traffic Report	A report which assesses the traffic, access and parking impacts of the development upon the surrounding road and intersection network and models traffic generation taking account the traffic generation from approved developments in the area. The report must be prepared by a suitably qualified and experienced traffic engineer.	For developments likely to have more than minor traffic, access and / or parking impacts, e.g. centre-based child care facilities, large medical centres, places of public worship, etc., certain large developments (refer to matrix), developments proposing significant variations to an area's master planned road network and developments classed as traffic generating developments in accordance with <a href="#">Schedule 3</a> of State Environmental Planning Policy (Infrastructure) 2007.
Vegetation Management Plan	A report which details a strategy to rehabilitate natural areas. Reports for riparian areas must be prepared in accordance with the <a href="#">Guidelines for Vegetation Management Plans on Waterfront Land</a> . The report must be prepared by a suitably qualified and experienced ecological consultant.	For development on sites containing natural areas or waterfront land to be rehabilitated.
Waste Management Plan	A report which demonstrates how demolition, construction and/or operational waste will be managed in accordance with <a href="#">EPA Waste Classification Guidelines</a> . The report must be prepared by a suitably qualified and experienced consultant in waste management.	Refer to matrix.