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Customer Service Centre

**LIVERPOOL CITY COUNCIL**

**DEVELOPMENT APPLICATION FORM**

Made under the Environmental Planning and Assessment Act 1979 (s78A)

<b>Property Key:</b>	Office Use Only
<b>Development App No:</b>	
<b>Construction Cert No:</b>	
<b>Date Received:</b>	015316.2014 (Sept 2014)

**IMPORTANT:** This application cannot be accepted without all applicant and registered owner's signatures, which are to be completed at the end of the form.

Any personal information that you provide on this form will be used by members of Council staff to process this application. The provision of this information is deemed to be voluntary. However, if you do not provide the information requested on this form, Council may be unable to process your application in a timely manner. Please note that information collected by Council in relation to development applications and associated documents is open access information that may be obtained by members of the public under the Government Information Public Access Act 2009.

**Development Application**  
( Please attach completed Matrix / Waste Management checklists with this form)

**Address details of development**

Shop/Unit No:	House No:	<b>Office Use</b>          <input type="checkbox"/>
Street:		
Suburb:	Postcode:	
Lot No:	Deposited / Strata Plan No:	

**Type and description of proposed development**

**Please tick relevant box:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Construction of a building | <input type="checkbox"/> Use of land/building | <input type="checkbox"/> Carrying out of works |
| <input type="checkbox"/> Signage                    | <input type="checkbox"/> Demolition           | <input type="checkbox"/> Earthworks            |
| <input type="checkbox"/> Subdivision                | <input type="checkbox"/> Other                |  |

**Description of proposal:**


**Type of subdivision:** (Please tick relevant box)

- Torrens Title       Strata Title       Community Title       N/A

Number of existing Lots:	Total number of Lots created:	Number of additional Lots created:	Creation of New Road? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>

**Cost of proposed development**

Under the Environmental Planning and Assessment Regulation 2000

What is the cost of works (incl labour & materials) OR Council valuation of work?

\$	<b>Proposed Floor Area:</b> (m <sup>2</sup> )	<input type="checkbox"/>
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## DEVELOPMENT APPLICATION FORM

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### Site and development details

#### Existing development and current use

What buildings are currently on the land? (eg dwelling, shop, factory etc OR if the land is vacant – state vacant)

What is the current or last known use?

Is this use still operating?

Yes  No

Is the land contaminated or potentially contaminated?

Yes  No

Does the land contain any of the following? (If yes, tick relevant box)

Yes  No

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Environmentally Significant Land | <input type="checkbox"/> Bushland         | <input type="checkbox"/> Archaeological Significance |
| <input type="checkbox"/> Threatened Species               | <input type="checkbox"/> Critical Habitat | <input type="checkbox"/> Heritage Item               |

**Note:** A Heritage Impact Statement is required for all Development Applications involving a Heritage Item or development in a Heritage Conservation Area – refer to Clause 5.10 in Liverpool Local Environment Plan 2008

Does the application propose tree removal?

Yes  No

Office Use

#### Number of bedrooms

Type of Bedrooms	Number of bedrooms (Please insert number)
1 bedroom	
2 bedrooms	
3 bedrooms	
4 or more bedrooms	

#### Operating hours and details (Commercial / Industrial)

	Existing	Proposed
<b>Number of staff/employees:</b>		
<b>Working hours:</b>		
Monday	to	to
Tuesday	to	to
Wednesday	to	to
Thursday	to	to
Friday	to	to
Saturday	to	to
Sunday	to	to
<b>Parking and loading facilities:</b>		
Number of parking spaces		
Number of loading and unloading bays		
Number of disabled parking spaces		



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### Application details

#### Principal Certifying Authority (PCA)

Do you wish Council to be appointed as Principal Certifying Authority (PCA) to carry out your building inspections?

Yes  No

If yes, complete your PCA Agreement.

Do you wish Council to be appointed as Principal Certifying Authority (PCA) to carry out your Subdivision Works?

Yes  No

If yes, complete your PCA Agreement.

Office Use

#### Pre-Lodgement Meeting

Has a Pre-Lodgement meeting been held with Council?

Yes  No

If yes:

Name of officer:

Pre-Lodgement reference number:

If yes, has the relevant documentation been attached?

Yes  No

#### Integrated Development s91 of Environmental Planning and Assessment Act 1979

Integrated development is development that requires approvals or licences from one or more government departments referred to in Section 91(1) of the Environmental Planning and Assessment Act 1979 as listed below.

Does the development require any other approvals or licences? (If yes, tick relevant box)

Yes  No

- |  |   |
|--|---|
| <input type="checkbox"/> Fisheries Management Act 1994                     | <input type="checkbox"/> Heritage Act 1977                      |
| <input type="checkbox"/> Mining Act 1992                                   | <input type="checkbox"/> Mines Subsidence Compensation Act 1961 |
| <input type="checkbox"/> National Parks & Wildlife Act 1974                | <input type="checkbox"/> Petroleum (Onshore Act) 1991           |
| <input type="checkbox"/> Protection of the Environment Operations Act 1997 | <input type="checkbox"/> Roads Act 1993                         |
| <input type="checkbox"/> Rural Fires Act 1997                              | <input type="checkbox"/> Water Management Act 1912              |
| <input type="checkbox"/> Water Management Act 2000                         |   |

These applications should contain:

- Sufficient information for the approval body to make an assessment
- An additional fee, for each approval body
- 2 additional copies of plans and supporting documentation for each Consent Authority



**Application details cont'd**

**Additional approvals under s68 Local Government Act 1993**

A separate application is required for other approvals under s68 of the Local Government Act as listed below.

Does the development require any additional approvals? (If yes, tick relevant box)

Yes     No

- |   |  |
|---|--|
| <input type="checkbox"/> Stormwater drainage work             | <input type="checkbox"/> Temporary structure                 |
| <input type="checkbox"/> Moveable dwelling, manufactured home | <input type="checkbox"/> Septic tank, waste treatment system |
| <input type="checkbox"/> Operate amusement devices            | <input type="checkbox"/> Solid fuel heating                  |
| <input type="checkbox"/> Operating a caravan park             | <input type="checkbox"/> Tower crane                         |
| <input type="checkbox"/> Other (specify)                      |  |

Office Use

**Approvals under s138 Roads Act 1993**

Full details of the layout of the proposed driveway crossing, drainage connections including temporary structures are required to be provided with this Development Application. A separate application for vehicular crossing approval under s138 of the Roads Act will be required.

A separate application is required for approvals under s138 of the Roads Act such as road/footpath openings for connections, restoration, hoardings, road occupancy and work zones.

The **owner** is responsible for any damage to any public roadway, footpath or infrastructure resulting from any activity or development.

**Staged development**

Are you applying for development consent in "Stages"? (If yes, attach written details of the staging plan)

Yes     No

**Design Review Panel Requirements (DRP)**

On 25 June 2012, Council endorsed the following Design Review Panel Charter for Liverpool. DRP provides independent professional advice to Council regarding design quality of:

- All residential flat buildings
- Medium Density developments of 10 units or more
- New commercial buildings within Liverpool City Centre
- New Buildings or Major Extensions to existing development within commercial zones (being B1, B2, B3, B4 and B5 zones)
- Housing for Seniors
- Affordable housing
- Community and public buildings such as schools, places of public worship and community facilities

Does the application require a referral to DRP?

Yes     No

**Joint Regional Planning Panel (JRPP)**

Is the Development Application to be determined by the JRPP?

Yes     No

If yes, one additional CD and one full set of DA documentation is to be submitted.



## Digital requirements and naming convention

- **Applications without a correctly formatted CD digital data disc or USB drive will not be accepted. These will be checked by Council before accepting the application**
- All documents (including written documents) and plans for all applications must be submitted on CD or USB and not password protected.
- **Each plan and each document must be single sided** and must be submitted as a **separate PDF** file and **named separately** eg Application form, floor plans, elevation plans, Statement of Environmental Effects, Political Donations, Bushfire report etc.
- **Signatures are not to be placed on supporting documents or plans** ie Waste Management Plan, Statement of Environment Effects, floor plans, site plans etc
- Individual files for each application must not exceed 20 MB. Large files must be split into smaller size files.
- **Standard documents are required under 400dpi resolution whether they are single pages or multipage documents and must not exceed 500MB in size.**
- File names for the electronic file are to be titled using the naming convention outlined below and where possible in alphabetical order, naming each document and plan individually, including the application form: **ie Document Type + Property Address and saved in PDF format.**

### Example:

- Acoustic Report – 33 Moore Street Liverpool.pdf
- **Application form** – 33 Moore Street Liverpool.pdf
- BASIX Certificate – 33 Moore Street Liverpool.pdf
- Bushfire Assessment – 33 Moore Street Liverpool.pdf
- Checklist – 33 Moore Street Liverpool.pdf
- Colour Schedule/Finishes – 33 Moore Street Liverpool.pdf
- Contamination Report – 33 Moore Street Liverpool.pdf
- Elevation Plans – 33 Moore Street Liverpool.pdf
- Floor Plan – 33 Moore Street Liverpool.pdf
- Letter of Settlement – 33 Moore Street Liverpool.pdf
- Landscaping Plan – 33 Moore Street Liverpool.pdf
- Parking and Access Plan – 33 Moore Street Liverpool.pdf
- Section Plans – 33 Moore Street Liverpool.pdf
- Shadow Diagram – 33 Moore Street Liverpool.pdf
- Site Plan – 33 Moore Street Liverpool.pdf
- Stormwater drainage plan/details – 33 Moore Street Liverpool.pdf
- Structural Engineering Details – 33 Moore Street Liverpool.pdf
- Survey Plan – 33 Moore Street Liverpool.pdf
- Political Gift Disclosure Statement – 33 Moore Street Liverpool.pdf
- Specifications – 33 Moore Street Liverpool.pdf
- Statement of Environmental Effects – 33 Moore Street Liverpool.pdf
- Traffic Report – 33 Moore Street Liverpool.pdf
- Waste Management Plan – 33 Moore Street Liverpool.pdf

### Amended Plans / Supply of Additional Information

- DA Number – Additional Information – 33 Moore Street Liverpool.pdf

Does the CD or USB contain files which are named correctly and the content exactly matches all hardcopies and documents submitted with this application?

Yes       No

Office Use





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### Documentation checklist

#### Subdivision Application requirements:

Development applications for subdivision should include:

- Details of the existing and proposed subdivision pattern (including the number of lots and location of roads).
- Details of consultation with public authorities responsible for provision or amplification of utility services required by the proposed subdivision
- Preliminary engineering drawings indicating proposal's infrastructure including roads, water, sewerage and earthworks
- Existing and finished ground levels including lot dimensions and lot sizes

Office Use

#### Additional documents required for every Development Application:

- A site specific Statement of Environment Effects (SEE is) required to accompany all development applications and complying development certificates. Please note that Council is unable to accept a Development Application unless a SEE is prepared and lodged concurrently with the application
- Matrix Checklist
- Waste Management Plan

#### Copies of documents required:

- **2 hardcopies of all plans and documents are required as detailed on the checklist**
- **Digitalised CD or USB is required for all applications. Please note that Council is unable to accept this application without a digitalised CD or USB, in the required format attached.**

#### Site, floor, elevation, section plans and drawings must include the following:

- Plans are to be A3 size or larger
- Plans to scale 1:100, 1:200
- North point and site address
- Date
- Description of plan/drawing
- Architect/designer name and contact details
- Number each set of plans eg 1 of 10
- Number and brief description of amendments
- Alterations/additions or modifications are to be coloured/shaded/highlighted
- Copies of plans are to be folded to A4 size with a title block on the front
- Section plan to show driveway gradient
- Levels to Australian Height Datum (AHD)
- Trees on subject and adjoining properties are to be shown
- Personal details are not to be placed on plans or documentation

All requirements have been checked and provided?

Yes     No



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### Fire safety schedule – Commercial / Industrial / Residential Flat Building etc

Fire safety schedule for the whole building on the land on which it is situated

Item	Measure	Existing Measure Yes/No	Proposed to be upgraded Yes/No	If yes, enter the proposed standard of performance (eg AS2118)
1	Access panels, doors and hoppers to fire resisting shafts			
2	Automatic fail safe devices			
3	Automatic fire detection and alarm systems			
4	Automatic fire suppression systems			
5	Emergency lifts			
6	Emergency warning and intercommunication systems			
7	Exit signs			
8	Fire control centres and rooms			
9	Fire dampers			
10	Fire doors			
11	Fire hydrant systems			
12	Fire seals protecting openings in fire resisting building components			
13	Fire shutters			
14	Fire windows			
15	Hose reel systems			
16	Lightweight construction			
17	Mechanical air handling systems			
18	Perimeter vehicle access for emergency vehicles			
19	Portable fire extinguishers			
20	Safety curtains in proscenium openings			
21	Smoke alarms and heat alarms			
22	Smoke and heat vents			
23	Smoke dampers			
24	Smoke detectors and heat detectors			
25	Smoke doors			
26	Solid core doors			
27	Stand-by power systems			
28	Wall wetting sprinkler and drencher systems			
29	Warning and Operational signs			
30	Alternative Solutions			
31	Other			
				<input type="checkbox"/>



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### COST ASSESSMENT FOR DEVELOPMENT

NOTE: Pages 8 - 13 are not available for viewing on Council's website

- Development up to \$100,000 - Estimated cost of works is to be estimated by the applicant, a licensed builder, a registered architect, a qualified accredited building designer or a registered quantity surveyor.
- Development between \$100,000 to \$3,000,000 – Cost Assessment methodology is to be prepared and signed by a licensed builder, a registered architect, a qualified accredited building designer or a registered quantity surveyor.
- Development over \$3,000,000 – A detailed Quantity Surveyor report by a registered quantity surveyor is to be submitted. (Associate Member of the Australian Institute of Quantity Surveyors).
- Capital Investment Value is to be incorporated for development over \$7m and signed by a Registered Quantity Surveyor

PROPOSED DEVELOPMENT ADDRESS: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

APPLICANT'S ADDRESS: \_\_\_\_\_

TOTAL DEVELOPMENT COST: \$ \_\_\_\_\_ TOTAL CONSTRUCTION COST: \$ \_\_\_\_\_

TOTAL SITE AREA: m<sup>2</sup> \_\_\_\_\_ TOTAL GROSS FLOOR AREA: m<sup>2</sup> \_\_\_\_\_

GROSS FLOOR AREA (Commercial) : m<sup>2</sup> \_\_\_\_\_ GROSS FLOOR AREA (Residential): m<sup>2</sup> \_\_\_\_\_

GROSS FLOOR AREA (Retail) : m<sup>2</sup> \_\_\_\_\_ GROSS FLOOR AREA (Parking): m<sup>2</sup> \_\_\_\_\_

NUMBER OF PARKING SPACES: m<sup>2</sup> \_\_\_\_\_

PROFESSIONAL FEES: % \_\_\_\_\_ of construction cost

DEMOLITION & SITE: \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of site area

PREPARATION EXCAVATION: \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of site area

CONSTRUCTION (Commercial): \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of commercial area

CONSTRUCTION (Residential): \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of residential area

CONSTRUCTION (Retail): \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of retail area

FIT-OUT (Commercial): \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of commercial area

FIT-OUT (Residential): \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of residential area

FIT-OUT (Retail): \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of retail area

CAR PARK: \$ \_\_\_\_\_ Total construction cost/ m<sup>2</sup> of parking area per space

GST: \$ \_\_\_\_\_ Total GST cost

We certify that:

- We have inspected the plans the subject of the application for construction certificate
- We have calculated the development costs at reasonable current rates including preliminaries overhead project and contingency
- Estimated costs have been prepared having regard to the matters set out in clause 255 of the Environmental Planning and Assessment Regulation 2000
- All costs include GST
- Gross Floor Areas have been measured in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

PREPARED BY (Name of Organisation): \_\_\_\_\_

NAME(Person): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

QUALIFICATIONS: \_\_\_\_\_ (eg Architect/Builder/Designer) REG NO: \_\_\_\_\_ (Registered Quantity Surveyor)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





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## DEVELOPMENT APPLICATION FORM

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### Applicant/s details and declaration

**NOTE: The applicant for a CC application CANNOT be the Builder/Principal Contractor UNLESS they are the owner of the land.**

**NOTE: Pages 8 - 13 are not available for viewing on Council's website**

Family Name(s)/Surname(s) (or company & ACN):

Office Use

Full Given Names or Company Contact Person:

House/Unit No:

Street:

Suburb:

Postcode:

Home Phone:

Business Phone:

Mobile:

Fax:

Email:

### Applicant(s) Declaration

Is the applicant of this application an employee/councillor of Liverpool City Council or have a relationship to any staff, which may present a conflict of interest?

Yes    No **If yes, please state relationship:**

Have you or anyone with a financial interest in this Development Application / Construction Certificate made a political donation or gift to any relevant party or person in the last 2 years?

Yes    No **(If yes, please complete disclosure statement which is available on Council's website)**

I/we declare that all required documentation has been provided and is to an acceptable standard and all the information in the application and the checklist submitted are, to the best of my/our knowledge, true and correct.    Yes    No

#### **Your Privacy:**

This application form and documentation is open access information for the purposes of the *Government Information (Public Access) Act 2009* and Council is obliged to publish it on its website. These details contain your personal information. Please indicate whether or not you consent to the form and documentation being published as submitted to Council.

I consent to Council publishing this form and documentation as submitted and I acknowledge that any personal information contained within, may be seen by third parties. (Please tick relevant box)

Yes    No

If no, personal information will be redacted from the form and documentation, prior to it being published.

**Signature(s):**

**Date:**

Print name(s)

### Release of approved application

**Would you like your assessed application to be:** (Please tick relevant box)

Posted    Held for collection at Council

Signature when collected:

(Only the applicant or person authorised by the applicant can collect the consent - Authorisation may be required)

Date:



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### Owner's consent and declaration

Note: Pages 8 – 13 are not available for viewing on Council's website

Family Name(s)/Surname(s) (or company & ACN):

Office  
Use

Full Given Names or Company Contact Person:

House/Unit No:

Street:

Suburb:

Postcode:

Home Phone:

Business Phone:

Mobile:

Fax:

Email:

#### Owner(s) Declaration

Is the owner of this application an employee/councillor of Liverpool City Council or have a relationship to any staff, which may present a conflict of interest?

Yes  No If yes, please state relationship:

Have you or anyone with a financial interest in this Development Application / Construction Certificate made a political donation or gift to any relevant party or person in the last 2 years?

Yes  No (If yes, please complete disclosure statement which is available on Council's website)

I/we own the subject land, consent to this application and consent to Council officers entering the premises during normal office hours for the purpose of conducting inspections relative to this application. I/we accept that all communication regarding this application will be through the nominated applicant.

Yes  No

#### Your Privacy:

This application form and documentation is open access information for the purposes of the *Government Information (Public Access) Act 2009* and Council is obliged to publish it on its website. These details contain your personal information. Please indicate whether or not you consent to the form and documentation being published as submitted to Council.

I consent to Council publishing this form and documentation as submitted and I acknowledge that any personal information contained within, may be seen by third parties. (Please tick relevant box)

Yes  No

If no, personal information will be redacted from the form and documentation, prior to it being published.

Signature(s):

Date:

Print name(s)

### Owner(s) consent requirements

- Owner(s) – all owners MUST sign, or written consent must be obtained and included with this application
- Company – If the owner is a company, owner's consent is to be provided on a company letterhead
- Common seal affixed to, and execution of, owner's consent form in accordance with s127(2) of the Corporations Act 2001. If there is no common seal, a company letterhead is acceptable together with an updated ASIC Company Extract and other relevant supporting documentation.
- If you are signing on behalf of the owner as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence eg Registration of Power of Attorney, executor, trustee etc
- Strata Title/Body Corporate – If the property is a unit under strata title or a lot in a community title, then in addition to the owner's signature, the following must be provided if any works are proposed on common property:
  - (a) Common seal of the Body Corporate must be stamped on this form over the signature of the owner and signed by the chairman or secretary of the Body Corporate
- If the property has been recently sold, documentary evidence of the sale must be provided such as the Certificate of Title or a letter from your solicitor confirming settlement or the previous owner(s) providing owner's consent.



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### Construction materials used

**Note: Pages 8 – 13 are not available for viewing on Council's website**

Eg: Walls – brick veneer / Roof – concrete tiles / Floor – concrete / Frame – timber

Walls

Roof

Floor

Frame

Office  
Use

### Miscellaneous details

Does Council require your presence for access to the site?

Yes     No

Is there a dog on the property?

Yes     No

Is there a swimming pool on the property?

Yes     No

Do you consent to receiving further information requests via email?

Yes     No

**Once lodged, you can track the progress of your Application online via Council's e-planning tool, simply visit [www.eplanning@liverpool.nsw.gov.au](mailto:www.eplanning@liverpool.nsw.gov.au)**



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## OFFICE USE ONLY:

STANDARD    NOTIFY    ADVERTISED    DESIGNATED    INTEGRATED

Office Use

Site Area:

Zoning/subtype:

Building classification:

Number of storeys:

Number of units created:

Number of pre-existing dwellings:

Number of dwellings proposed:

Number of dwellings to be demolished:  
(Waste Mngt Form + Damage Insp Fee)

- Has the Matrix and Waste Management checklist been completed?    Yes    No
- Is Basix Certificate submitted?    Yes    No    N/A
- Is Construction Certificate requested?    Yes    No    N/A
- Is PCA Agreement required to be sent?    Yes    No    N/A
- Is DA Advertising fee required?    Yes    No    N/A
- Is Notification fee required?    Yes    No    N/A
- Is Builder's Insurance paid?    Yes    No    N/A
- Is Owner Builder Permit required?    Yes    No    N/A
- Is Long Service Levy paid?    Yes    No    N/A
- Is this creating a dual occupancy/secondary dwelling?    Yes    No    N/A
- Are Integrated Development fees required?    Yes    No    N/A
- Are approvals required under s68 LG Act – separate form required?    Yes    No    N/A

### Items Outstanding

\_\_\_\_\_

\_\_\_\_\_

Print Initials



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### OFFICE USE ONLY

Fee Type	Application	\$	Receipt No.	Date
Development Fee	DEV01/02			
Planning Reform Fee	PLAN 1			
Usage	USE			
Signage	ADV01			
Subdivision	SUB01/02/03			
Advertising Fee - Newspaper	DA01/02			
Demolition	DEM01/DEM02			
Notification Fee	NOT1			
Design Review Panel Fee	LDRP			
Integrated DA Council Admin Fee	INTERC			
Concurrence Fee – Council Admin Fee	CONCC			
Archives (GST)	ARC01/02			
DA Adjustment Fee	DEV01/02			
Long Service Levy	LSL			
Damage Inspection Fee	CC06/07			
<i>(Road Permit separate form)</i>				
<b>TOTAL:</b>				

**Application Submission Matrix and Checklist + Waste Management Plan**  
(Please scan on CD/USB, single sided, as two separate documents)

Application Submission Matrix and Checklist														
SUBMISSION MATRIX AND CHECKLIST (refer to Page 3 for explanation)	Number of copies	Minor Development				Major Development								
		Class 1a and 10 developments (including dual occupancy), and Demolition	Signage	Change of use (no building works)	Home business (no building works)	Number of copies	Subdivision	Multiple dwellings	Residential flat buildings	Mixed commercial/residential development	Commercial (alts or new)	Industrial (alts or new)	Rural development (eg., sheds, greenhouses etc.)	Child care centre
Survey	N/A	Refer to next page (matrix for minor residential development)				2	♦	♦	♦	♦	♦	♦	♦	♦
Site Plan	2		♦	♦	♦	2	♦	♦	♦	♦	♦	♦	♦	♦
Floor Plan	2			♦		2	○	♦	♦	♦	♦	♦	♦	♦
Elevations	2		♦			2		♦	♦	♦	♦	♦	♦	♦
Sections	2					2		♦	♦	♦	♦	♦	♦	♦
Notification Plans	5			○	♦	2	○	♦	♦	♦	○	○	♦	♦
Statement of Environmental Effects	2		♦	♦	♦	2	♦	♦	♦	♦	♦	♦	♦	♦
Waste Management Plan	2		♦	♦	♦	2	○	♦	♦	♦	♦	♦	♦	♦
Shadow Diagrams	2					2		♦	♦	♦	○	○		♦
BASIX Certificate	2					2		♦	♦	♦				
Erosion and Sediment Control Plan	2		○			2	○	♦	♦	♦	♦	♦	♦	♦
Subdivision Plan	N/A					2	♦	○	○	○	○	○		
Specifications	2		*			2		*	*	*	*	*	*	*
Demolition Plan and Statement	2		○	○	○	2	○	○	○	○	○	○	○	○
CD Rom / USB	1		♦	♦	♦	1	♦	♦	♦	♦	♦	♦	♦	♦
Design Review Panel Approval (certain residential)	1					1		○						
Salinity Management Response	2					2	○	○	○	○	○	○	○	○
Schedule of Colours/Finishes	2		♦			2		♦	♦	♦	♦	♦	○	♦
Site Analysis	N/A					2	○	♦	♦	♦	○	○	○	♦
Landscape Plan	2					2	○	♦	♦	♦	○	○	○	♦
Streetscape Elevation	N/A					2		♦	♦	♦	○	○	○	♦
OSD Plan	2					2	○	♦	♦	♦	○	○	○	♦
Engineering Details	N/A					2	*	*	*	*	*	*	*	*
Fire Safety Schedule	1			♦		2		○	○	○	○	○	○	○
Cut/fill and Retaining Walls	2					2	○	○	○	○	○	○	○	○
Acoustic Report	2			○	○	2	○	○	○	○	○	○	○	♦
Traffic Report	2			○	○	2	○	○	○	○	○	○	○	♦
SEPP 65 Requirements	N/A					1			♦	♦				
Signage Details	2		♦	○	○	2					○	○		○
Model	N/A					1		○	○	○				
Heritage Impact Statement/Conservation Management Plan	2		○			2	○	○	○	○	○	○	○	○
Archaeological assessment	2					2	○	○	○	○	○	○	○	○
Contamination Report	2					2	○	○	○	○	○	○	○	○
Drainage Easement Consent	1					1	○	○	○	○	○	○	○	○
Flood Report	2					2	○	○	○	○	○	○	○	○
Species Impact Statement	2					2	○	○	○	○	○	○	○	○
Flora and Fauna Assessment	2					2	○	○	○	○	○	○	○	○
Acid Sulphate Soil Management Response	2					2	○	○	○	○	○	○	○	○
Bushfire Report	2					2	○	○	○	○	○	○	○	○
Arborist Report	2					2	○	○	○	○	○	○	○	○
BCA Report	2		○		2			○	○	○	○	○	○	
Wastewater/Recycled Water Management Study	2				2	○	○	○	○	○	○	○	○	
Adaptable Housing Details	2				2		○	○	○					
Quantity Surveyor's Report	Required for all applications proposing works with an estimated value over \$3,000 000. Must detail Cost of Works and Capital Investment Value is to be incorporated for development over \$7m.													
Integrated Development	2 additional copies of plans/documents + cheque per approval body													
Designated Development	4 copies of Environmental Impact Statement + 4 additional copies of all plans/supporting documents													

○ This information may be required

♦ This information is required

\* This information is required where a Construction Certificate/Complying Development Certificate has been applied for, and 2 additional copies of all plans are to be submitted.

Note: 2 copies of Structural Engineering Plans are required to be submitted prior to approval of the Construction Certificate.

**Application Submission Matrix and Checklist + Waste Management Plan**  
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**Application Submission Matrix and Checklist**

**MINOR RESIDENTIAL DEVELOPMENT SUBMISSION MATRIX AND CHECKLIST**

	Number of copies	Dwellings/ secondary dwellings (granny flats)	Alterations and additions to dwellings	Outbuildings (eg., pergolas, sheds etc)	Pools	Demolition/ Pool Infill	Dual occupancy (one additional copy required)
<b>DA ONLY</b>							
Survey	2	◆	○				◆
Site Analysis	2	◆					◆
Site Plan	2	◆	◆	◆	◆	◆	◆
Floor Plan	2	◆	◆	◆			◆
Elevations	2	◆	◆	◆	◆		◆
Sections	2	◆	◆	◆	◆		◆
Drainage Plan	2	◆	◆	◆	◆		◆
Shadow Diagrams	2	○	○	○			○
Notification Plans	5	○	○	○			◆
Statement of Environmental Effects	2	◆	◆	◆	◆	◆	◆
Waste Management Plan	2	◆	◆	◆	◆	◆	◆
BASIX Certificate	2	◆	◆		◆		◆
Erosion and Sediment Control Plan	2	◆	◆	◆	◆	◆	◆
Landscape Plan	2	◆					◆
Schedule of Colours/Finishes	2	◆	◆				◆
CD Rom / USB	1	◆	◆	◆	◆	◆	◆
Subdivision Plan	2						◆
Demolition Plan and Statement	2	○	○	○		◆	○
<b>ADDITIONAL DOCUMENTATION (MAY BE REQUIRED) – refer to attached information</b>							
Acoustic Report	2	○	○				○
Arborist Report	2	○	○	○	○	○	○
Bushfire Report	2	○	○	○			○
Contamination Report	2	○	○	○	○	○	○
Flood Report	2	○	○	○	○		○
Heritage Impact Statement/Conservation Management Plan	2	○	○	○	○	○	○
Integrated Development Payment	1*	○	○	○	○	○	○
Salinity Management Response	2	○	○	○	○		○
<b>CONSTRUCTION CERTIFICATE + 2 additional copies of all plans are to be submitted</b>							
Building Specifications	2	◆	◆	◆	◆		◆
Structural Engineering Plans	2						
Termite Protection	1	◆	○				◆
Location of smoke detectors	^	◆	○				◆

○ This information may be required

◆ This information is required

\* This information is required where a Construction Certificate/Complying Development Certificate has been applied for, and 2 additional copies of all plans are to be submitted.

Note: 2 copies of Structural Engineering Plans are required to be submitted prior to approval of the Construction Certificate.

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**Application Submission Matrix and Checklist**

**NOTIFICATION CHECKLIST**

**RESIDENTIAL DEVELOPMENT ONLY**

**THIS CHECKLIST MUST BE COMPLETED BY THE APPLICANT, WITH EVERY APPLICATION FOR DEVELOPMENT CONSENT RELATING TO RESIDENTIAL DEVELOPMENT WITHIN THE R1, R2, R3 AND R4 ZONES.**

At its meeting on 5 February 2014, Council resolved to adopt Liverpool Development Control Plan 2008 - Amendment No.10. The amendment to Liverpool Development Control Plan 2008 came into effect on 19 February 2014.

As a result of DCP Amendment No. 10 several development types will no longer require public notification, provided they are in compliance with the Liverpool Local Environmental Plan 2008 controls and within 10% of the Liverpool Development Control Plan controls, as specified below.

LLEP/ LDCCP Control	Required	Proposed	APPLICANT Complies Y/N	OFFICE USE
<b>Note: Maximum building height and FSR must be complied with</b>				<input type="checkbox"/>
Maximum building height				<input type="checkbox"/>
FSR				<input type="checkbox"/>
<b>Note: ≤10% with DCP controls is acceptable</b>				
Is there a 1 <sup>st</sup> floor rear Balcony				<input type="checkbox"/>
Front setback				<input type="checkbox"/>
Side setback				<input type="checkbox"/>
Rear setback				<input type="checkbox"/>
Maximum cut				<input type="checkbox"/>
Maximum fill				<input type="checkbox"/>
Landscape %				<input type="checkbox"/>
Shadow				<input type="checkbox"/>

<b>Does the proposal comply with the relevant controls?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Is Notification Required?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>



**Application Submission Matrix and Checklist + Waste Management Plan  
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**Application Submission Matrix and Checklist**

**THIS CHECKLIST MUST BE COMPLETED WITH EVERY APPLICATION FOR DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE (IF RELEVANT). APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION AS OUTLINED IN THE ATTACHED MATRIX, IS RECEIVED BY COUNCIL. THE APPLICANT IS REQUIRED TO CONFIRM (IN THE APPROPRIATE COLUMN) THAT ALL REQUIRED INFORMATION HAS BEEN PROVIDED**

**NOTE: PLEASE ALSO REFER TO THE APPLICATION FORMS FOR EXPLANATION/INFORMATION PURPOSES.**

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	APPLICANT USE	OFFICE USE
<b>SURVEY</b>	To address the following: <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</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>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SITE PLAN</b>	To address the following: <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, site area, contour levels to AHD, existing vegetation and trees and 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> <li>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR PLAN</b>	To address the following: <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</li> <li>• Room names, areas and dimensions;</li> <li>• All existing and proposed works;</li> <li>• Access for disabled, where relevant;</li> <li>• BASIX commitments, eg., skylight, rainwater tank;</li> <li>• Layout of building, all processes, storage areas, location of machinery, racking layout and height;</li> <li>• Existing and proposed fire safety measures;</li> <li>• Food shop fitout details;</li> <li>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>ELEVATIONS</b>	<p>To address the following:</p> <ul style="list-style-type: none"> <li>Plan at 1:100 or 1:200 for larger sites;</li> <li>All elevations of the proposed building/development;</li> <li>Roof pitch;</li> <li>To show natural ground level/s to ceiling height/s;</li> <li>Floor levels to AHD;</li> <li>Any services located on the roof of the proposed building/development;</li> <li>Any air conditioning services, gas systems located on balconies or external walls of residential development;</li> <li>Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SECTIONS</b>	<p>To address the following:</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, eg., 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>Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>NOTIFICATION PLANS</b>	<p>Required for all applications requiring notification and/or advertising, as outlined within Liverpool DCP 2008. The plans to address the following:</p> <ul style="list-style-type: none"> <li>A3 or A4 size to scale with setbacks and height notation;</li> <li>Site plan, elevations and shadow diagrams on one page or double sided;</li> <li>Plan not to show interior layout/floor plan of residential development.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)</b>	<p>A detailed SEE is required for all types of development. This is a written statement that addresses the matters for consideration contained within Section 79C of the Environmental Planning and Assessment Act 1979 (see separate fact sheet).</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WASTE MANAGEMENT PLAN</b>	<p>To be prepared in accordance with Liverpool DCP 2008. The WMP is a standard pro-forma document (available from Customer Service), that must be completed and signed by the applicant.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SHADOW DIAGRAMS</b>	<p>Required for the following:</p> <ul style="list-style-type: none"> <li>All two storey dwellings, including alterations/additions;</li> <li>All development containing residential dwellings, more than 2 storeys in height;</li> <li>Any other development that adjoins residential development and has the potential to overshadow such development.</li> </ul> <p>Shadow diagrams to address the following:</p> <ul style="list-style-type: none"> <li>Shadows cast at midwinter (22 June) at 9am, 12 noon and 3pm in plan form, at a scale of 1:200;</li> <li>Shadows in plan and elevation form on an hourly basis, if shadows fall on neighbouring windows;</li> <li>Location of proposed development and existing development on adjoining site/s;</li> </ul> <p><u>Note:</u> Shadow diagrams may also be required for single-storey dwellings that are situated on a east/west oriented site.</p> <p>Drawn to true north.</p>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>BASIX CERTIFICATE</b>	<p>Required for all development that contains all types of new residential dwelling/s, including alterations and additions to existing dwellings valued at \$50, 000 or more, and swimming pools and outdoor spas with a minimum 40, 000L capacity.</p> <p>The following information is required in accordance with Clause 136D of the Environmental Planning and Assessment Regulation 2000:</p> <ul style="list-style-type: none"> <li>• BASIX Certificate ie current within 3 months</li> <li>• All BASIX commitments to be identified on DA/CC plans;</li> <li>• ABSA Certification and a set of stamped plans.</li> </ul> <p>BASIX Certificate must be generated on the NSW Department of Planning BASIX website:  <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a></p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EROSION AND SEDIMENT CONTROL PLAN</b>	<p>Required where development proposes clearing or excavation of existing soil surface (including demolition, alterations/additions, or new development), stockpiling or landfill.</p> <p>To be in accordance with Council's Erosion and Sediment Control Policy, and plan to address the following:</p> <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</li> <li>• Location of appropriate sedimentation and erosion control measures, including but not limited to, sediment fences, all weather access points, gutter and stormwater pit protection measures, stock pile location, and dust control measures.;</li> <li>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUBDIVISION PLAN</b>	<p>Required where subdivision of land/building is applied for.</p> <p>Council acknowledges that different types of subdivisions can be proposed, eg., subdivision of land, strata subdivision of buildings, and the following information may not be necessary for all types of subdivision applications. Notwithstanding, as a guide, the following information can be requested by Council:</p> <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</li> <li>• Proposed subdivision layout, and identification of proposed lots;</li> <li>• Location and width of any proposed roads, and the legal status of those roads;</li> <li>• Pavement treatment of any proposed roads;</li> <li>• Any required traffic facilities;</li> <li>• Any required community facilities, eg., open space, cycleways etc.;</li> <li>• Indicative plan of proposed development on new lots;</li> <li>• Existing and Finished Ground Levels, as per survey plan;</li> <li>• Location of any natural features;</li> <li>• Land to be dedicated for open space, drainage etc.;</li> <li>• Party walls;</li> <li>• Existing and proposed drainage easements, right-of-ways etc;</li> <li>• Existing trees and vegetation as per survey, to be removed/retained;</li> <li>• Preliminary engineering drawings detailing proposed infrastructure including roads, stormwater, sewerage and earthworks;</li> <li>• Details of consultation with public authorities responsible for provision or amplification of utility services required by the proposed subdivision.</li> <li>• Written owner's consent is required for proposed maintenance and support easements</li> </ul> <p>Plan to be folded to A4 size.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SPECIFICATIONS</b>	<p>Required where Construction Certificate – Building, is applied for.</p> <p>Plan to be folded to A4 size.</p> <p><u>Note:</u> Structural Engineering Plans are required to be submitted, prior to the approval of the Construction Certificate</p>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>DEMOLITION PLAN AND STATEMENT</b>	<p>Required where demolition work is proposed.</p> <p><b>Demolition Plan</b></p> <p>Demolition plan to contain the following details:</p> <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> <li>• A description of the type of building, eg., house, shops;</li> <li>• For multi-storey development, a cross section of the building, showing its structural support system and the principal materials of its construction;</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. Details can be included as part of the DA, or alternatively, a separate DA can be made;</li> <li>• Plan to be folded to A4 size.</li> </ul> <p><b>Statement</b></p> <p>Statement to contain the following information:</p> <ul style="list-style-type: none"> <li>• A statement from the person qualified to carry out the work, stating the proposal, and that demolition will comply with the safety requirements of AS2601-1991;</li> <li>• The demolisher's name, address and phone number (to be submitted prior to demolition work commencing), and an undertaking that Council will be advised of the intention to commence demolition works, a minimum of 2 days before demolition;</li> <li>• The proposed date/s and hours of demolition works;</li> <li>• A statement outlining whether all utility services have been disconnected (eg., gas, water, electricity).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CD ROM or USB</b>	<p>CD Rom or USB to include a copy of all plans/documents associated with the application, and to be in PDF format.</p> <p>Each document is to be scanned separately and labelled in accordance with the titling referred to in the Digital Requirements of this document.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DESIGN REVIEW PANEL APPROVAL</b>	<p>Required for development within the specified areas of Georges Fair, Greenway Views, and Middleton Grange, as follows:</p> <ul style="list-style-type: none"> <li>• Georges Fair: Submission of a letter stating that the Georges Fair Design Team has approved the plans, accompanied by the Design Team House Approval Checklist.</li> <li>• Greenway Views: Submission of a copy of the plans containing the stamp of approval from the Design Review Panel, accompanied by a letter of recommendation from the Panel.</li> <li>• Middleton Grange: Submission of a letter stating that the Middleton Grange Design Review Panel has approved the plans.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>SALINITY MANAGEMENT RESPONSE</b>	<p>Required where locality is identified as having salinity potential on State Government issued maps, lands affected by groundwater salinity or in an existing or proposed urban area that may affect the processes of Salinization. Section 11 (Salinity Risk) of Liverpool DCP 2008 should be utilised to determine the appropriate salinity management response.</p> <p>Level 3 management responses are to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SCHEDULE OF EXTERNAL COLOURS AND FINISHES</b>	<p>Required for new development, and alterations/additions that result in changes to the external appearance of the development, as outlined in the submission matrix.</p> <p>Schedule shall specify colours and finishes, and include the manufacturer's details and a sample.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SITE ANALYSIS</b>	<p>To address the following:</p> <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</li> <li>• Site dimensions and site area; north point; location of existing vegetation; location of other buildings and structures; any heritage features (if applicable); location of fences and boundaries; drainage and effluent disposal (for rural areas); any overshadowing of the site by adjoining development; location, height and use of neighbouring buildings; street frontage features such as street trees, poles etc.;</li> <li>• Microclimate;</li> <li>• Direction and distance to local facilities;</li> <li>• Areas of public and private open space;</li> <li>• Sources of nuisance, eg., railway noise;</li> <li>• Notable views and potential overlooking;</li> <li>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LANDSCAPE PLAN</b>	<p>Required for new development, and alterations/additions that result in changes to the landscaped area of the site, as outlined in the submission matrix.</p> <p>To address the following:</p> <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</li> <li>• To be prepared by a suitably qualified person (the designer and their qualifications shall be provided on the plan), except for single dwellings, in which case Council will accept a plan prepared by the designer of the dwelling;</li> <li>• Plan to be folded to A4 size.</li> </ul> <p>To show the following:</p> <ul style="list-style-type: none"> <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>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>STREETSCAPE ELEVATION</b>	<p>To address the following:</p> <ul style="list-style-type: none"> <li>• Plan at 1:100 or 1:200 for larger sites;</li> <li>• Plan to show subject site, and sites located either side of subject site;</li> <li>• Levels to AHD, including natural ground level, finished floor levels, and ridge height;</li> <li>• Roof pitch of proposed and neighbouring development;</li> <li>• All building works proposed, including fencing;</li> <li>• Position and front elevation of neighbouring development;</li> <li>• Location of power poles and street furniture;</li> <li>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ON SITE DETENTION PLANS</b>	<p>Required in accordance with Council's 'On Site Stormwater Detention Policy'.</p> <p>Plans to be prepared in accordance with Council's on site stormwater detention technical specifications.</p> <p>Plan to be folded to A4 size.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ENGINEERING DETAILS</b>	<p>Required where Construction Certificate – Engineering, is applied for. Plans to satisfy Council's technical and design specifications.</p> <p>Plans to be folded to A4 size.</p> <p>Plans to show the following:</p> <ul style="list-style-type: none"> <li>• Earthworks;</li> <li>• Roadworks;</li> <li>• Road pavements;</li> <li>• Road furnishings;</li> <li>• Stormwater drainage;</li> <li>• Landscaping works;</li> <li>• Erosion control;</li> <li>• Water supply works and sewerage works, where relevant.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FIRE SAFETY SCHEDULE</b>	<p>Required:</p> <ul style="list-style-type: none"> <li>• For Class 2 – 9 buildings, where a Construction Certificate/Complying Development Certificate is applied for; or</li> <li>• Where there is a change in the classification of a building.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CUT/FILL AND RETAINING WALLS</b>	<p>Required where application proposes cut/fill and/or retaining walls.</p> <p>Plan to address the following:</p> <ul style="list-style-type: none"> <li>• Location of retaining walls to be shown on the site plan;</li> <li>• Height of retaining wall to AHD, and material to be utilised for construction;</li> <li>• Elevation of retaining wall;</li> <li>• Plan to be folded to A4 size.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACOUSTIC REPORT</b>	<p>Required where residential development is proposed adjacent to noise sources, including railway lines, arterial roads and aerodromes. Also required where other type of development is proposed adjacent to residential properties, eg. use of an existing commercial building as a restaurant with extended trading hours, located adjacent to dwellings. May also be required depending on nature of proposal, eg. where noise may be significantly increased.</p> <p>To be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>TRAFFIC REPORT</b>	<p>Required for traffic generating development, as defined within SEPP (Infrastructure) 2007, or where application is seeking to vary the provisions of Liverpool DCP 2008, or where Council deems the type of development proposed requires submission of a site specific traffic report.</p> <p>To be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SEPP 65 DOCUMENTATION</b>	<p>Required for residential flat development to which SEPP 65 – ‘Design Quality of Residential Flat Development’, applies.</p> <p>The following shall be submitted:</p> <ul style="list-style-type: none"> <li>• Design verification statement from a qualified designer, addressing the requirements of SEPP 65;</li> <li>• Additional details contained within the SEE, as required in accordance with SEPP 65.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SIGNAGE DETAILS</b>	<p>Required where signage is proposed. The following shall be submitted:</p> <ul style="list-style-type: none"> <li>• Details of the proposed structure and construction materials;</li> <li>• Size, colours, type and overall design of the sign;</li> <li>• Proposed sign wording and method of any illumination;</li> <li>• Footing details for pylon signage.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MODEL</b>	<p>Required for residential, commercial, and mixed residential/commercial development , where estimated cost of development (as determined by a Quantity Surveyor’s Report), exceeds \$5 million.</p> <p>Model shall include the following:</p> <ul style="list-style-type: none"> <li>• Scale of 1:100 or 1:200 for larger sites;</li> <li>• Development on adjoining land in block form;</li> <li>• Finishes and colours;</li> <li>• Architectural details;</li> <li>• Landscaping details, including significant trees to be retained.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HERITAGE IMPACT STATEMENT AND/OR CONSERVATION MANAGEMENT PLAN</b>	<p>Required where the application proposes development, involving any changes either to, or in the vicinity of:</p> <ol style="list-style-type: none"> <li>i) A heritage listed item, or site;</li> <li>ii) All, or any part of, a conservation area.</li> </ol> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ARCHAEOLOGICAL ASSESSMENT</b>	<p>Required where site is identified under Liverpool LEP 2008 as having potential archaeological significance, or known archaeological significance.</p> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CONTAMINATION REPORT</b>	<p>Required where site is identified as being contaminated, Council has reason to believe the site is contaminated, or a site history audit has revealed potential contamination.</p> <p>Compliance with SEPP 55 – ‘Remediation of Land’.</p> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DRAINAGE EASEMENT DETAILS – PROOF OF CONSENT OF ADJOINING PROPERTY OWNER</b>	<p>Required where a drainage easement is proposed over downstream property/properties to permit the disposal of stormwater. Owner/s of adjoining site/s to submit a Statutory Declaration granting consent to easement.</p>	<input type="checkbox"/>	<input type="checkbox"/>

**Application Submission Matrix and Checklist + Waste Management Plan**  
**(Please scan on CD/USB, single sided, as two separate documents)**

<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>FLOOD REPORT</b>	<p>Required for large scale developments, or developments in critical situations, where land is identified by Council as flood prone.</p> <p>Report to be prepared by a suitably qualified person, and to be in a manner consistent with the 'Australian Rainfall and Runoff' publication, Council's Drainage Design Specification, the NSW Government's Floodplain Development Manual and any relevant floodplain management strategy.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SPECIES IMPACT STATEMENT</b>	<p>Required where site is identified as critical habitat, or where development is likely to cause a significant impact on threatened species, populations or ecological communities, or their habitats.</p> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLORA AND FAUNA ASSESSMENT</b>	<p>Required where a site is identified as containing native vegetation or potential habitat for threatened flora or fauna. A 7 part Test of Significance (under the EP&amp;A Act 1979), is to be completed if any threatened species, populations, communities or their habitats, are identified or considered likely to occur within the area of impact.</p> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACID SULPHATE SOIL MANAGEMENT RESPONSE</b>	<p>Required where locality is identified as having acid sulphate soil potential within the Liverpool LEP 2008 or development involves drainage or excavation which has the potential to result in the formation of acid sulphate soils. Section 12 (Acid Sulfate Soils Risk) of the Consolidated DCP should be utilised to determine the appropriate acid sulphate soil management response.</p> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BUSHFIRE REPORT</b>	<p>Required where site is mapped as bushfire prone. One of the following reports shall be submitted to confirm compliance with Planning for Bush Fire Protection 2006:</p> <ul style="list-style-type: none"> <li>• A bushfire assessment report prepared by a suitably qualified person for development that falls under the provisions of 'Integrated Development' under Section 91 of the Environmental Planning and Assessment Act 1979; or</li> <li>• A bushfire assessment report contained within the Statement of Environmental Effects (SEE), for development other than a single dwelling, or alterations/additions to a single dwelling; or</li> <li>• A bushfire assessment report for single dwellings or alterations/additions to a single dwelling. Such report is contained within the 'Single Dwelling Application Kit' published by the Rural Fire Service, available at <a href="http://www.rfs.nsw.gov.au">www.rfs.nsw.gov.au</a></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ARBORIST REPORT</b>	<p>Required where application proposes removal of significant trees, or where proposal may impact on the health of existing trees that Council deems worthy of retention.</p> <p>Report to be prepared by a suitably qualified person.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BCA REPORT</b>	<p>Required at the discretion of Council. May include complicated change of use, multi-storey residential, commercial and/or mixed residential/commercial.</p> <p>Report must establish compliance with the Building Code of Australia (BCA). Non-compliances with the deemed-to-satisfy provisions of the BCA must be justified against the performance requirements of the BCA.</p> <p>Report is to be prepared by a person suitably accredited by the Building Professionals Board.</p>	<input type="checkbox"/>	<input type="checkbox"/>



**Application Submission Matrix and Checklist + Waste Management Plan**  
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<b>Application Submission Matrix and Checklist</b>			
<b>SUBMISSION REQUIREMENT</b>	<b>REQUIRED INFORMATION</b>	<b>APPLICANT USE</b>	<b>OFFICE USE</b>
<b>WASTEWATER/RECYCLED WATER MANAGEMENT STUDY</b>	<p>Required where site is located in an unsewered/sewered area where application is proposing to use recycled water or dispose of the wastewater onsite and offsite. To address the following:</p> <ol style="list-style-type: none"> <li>1. Wastewater/Recycled Water Management Study to be prepared by a suitably qualified Wastewater Engineer/Environmental Consultant, to design a site specific On-Site Wastewater/Recycled Water Management System.</li> <li>2. The Wastewater/Recycled Water Management Study shall identify the following (as a minimum): <ul style="list-style-type: none"> <li>• Sources of recycled water;</li> <li>• End use of recycled water;</li> <li>• Receiving environment and routes of exposure;</li> <li>• Water/nutrient balances; and</li> <li>• Soil tests.</li> </ul> </li> <li>3. The Wastewater/Recycled Water Management Study for any development shall be in accordance with the requirements of the Local Government (General) Regulation 2005, Department of Water and Energy – Management of Private Recycled Water Schemes, Environment and Health Protection Guidelines (On-Site Sewage Management for Single Households), and Liverpool DCP 2008.</li> <li>4. The Wastewater/Recycled Water Management Study is to be accompanied by a Section 68 – Application for an Approval to Install an On-Site Wastewater/Recycled Water Management System.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ADAPTABLE HOUSING DETAILS</b>	<p>Required where development contains adaptable dwellings (eg., residential flat buildings or mixed commercial/residential development).</p> <p>The following information must be provided:</p> <ul style="list-style-type: none"> <li>• Checklist demonstrating compliance with Class A, B or C dwelling in accordance with AS 4299-1995;</li> <li>• Pre and post adaptation drawings.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>

**Application Submission Matrix and Checklist + Waste Management Plan**  
 (Please scan on CD/USB, single sided, as two separate documents)

**Waste Management Plan – Construction**

Will you use Site Cleaners?	<input type="checkbox"/> Yes, for some work or <input type="checkbox"/> Yes, for all work or <input type="checkbox"/> No	Estimated total volume or weight	_____
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Please supply details of site cleaners used	ABN Number _____ Name _____ Phone _____ Mobile _____
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**If using site cleaners for all work, please STOP here. DO NOT continue to complete form.**

All Excavation Material including Swimming Pools	<input type="checkbox"/> Less than 10m <sup>3</sup> <input type="checkbox"/> More than 10m <sup>3</sup>	<input type="checkbox"/> Reuse onsite <input type="checkbox"/> Reuse offsite <input type="checkbox"/> Landfill Disposal
--	--	---

Address if reused off site  
 \_\_\_\_\_

Name and Address of licensed landfill  
 \_\_\_\_\_  
 \_\_\_\_\_

Type of Material	Less than 10m <sup>3</sup>	More than 10m <sup>3</sup>	How will you manage this waste?		
			Onsite	Recycle	Landfill
Bricks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber (clean or treated) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plasterboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Principal Off-Site Recycler</b>	<b>Principal Licensed Landfill Site</b>
_____	_____
_____	_____

_____
-------

**Application Submission Matrix and Checklist + Waste Management Plan**  
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**Waste Management Plan – Demolition**



**Demolition Containing Asbestos**

Please fill in if applicable

Tick  if under 10m<sup>2</sup>     

Tick  if over 10m<sup>2</sup>     

(If under 10m<sup>2</sup>, complete General Demolition Waste details)

<b>Work Cover Licence No.</b>	
<b>Demolition Contractor Details</b>	<hr/>
<b>Licensed Landfill</b>	<hr/>

**General Demolition Waste**

Type of Material	Less than 10m <sup>3</sup>	More than 10m <sup>3</sup>	How will you manage this waste?		
			Onsite	Recycle	Landfill
Bricks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber (clean)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber (treated)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asphalt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plasterboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other- specify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Principal Off-Site Recycler</b>	<b>Principal Licensed Landfill Site</b>
<hr/>	<hr/>

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**Application Submission Matrix and Checklist + Waste Management Plan  
(Please scan on CD/USB, single sided, as two separate documents)**

Waste Management Plan – Ongoing Waste and Recycling (Medium & High Density Residential Development only)	
<input type="checkbox"/> Residential Development Multi Unit Dwellings (MUD) <input type="checkbox"/> Mixed Residential/Commercial Development	<input type="checkbox"/> Commercial/Industrial Development (including Child Care Centres)

If you have ticked the commercial/industrial development option, a commercial waste service must be provided. As Council does not provide a commercial waste service, please STOP here. DO NOT continue to complete form.

**Council specifications for waste collection**

Garbage bins and Recycling Bins provided by Council to RFBs at 120 litres per unit per week as follows:

Bin Types	Bin Allocation for Proposed Units- Weekly Service	Bin Allocation for Proposed Units- Twice weekly Service	Truck Required To Service Bin
240 litre mobile bin*	1 per 2 units	1 per 4 units	Side lift
360 litre mobile bin**	1 per 3 units	1 per 6 units	Side lift
660 litre bulk plastic bin	1 per 6 units	1 per 12 units	Rear Lift
1100 litre bulk plastic bin	1 per 9 units	1 per 18 units	Rear Lift
1m3 metal bin	1 per 8 units	1 per 16 units	Front lift
1.5m3 metal bin	1 per 13 units	1 per 26 units	Front lift
3 m3 metal bin	1 per 25 units	1 per 50 units	Front lift
4.5m3 metal bin	1 per 38 units	1 per 76 units	Front lift

\*Mobile bins must be presented to kerb for collection

\*\*Only provided for garbage not recycling

Note: 240 litre garden waste bins, on request for use in common areas, collected fortnightly ONLY

Please complete the table below by indicating the number and size of bins required for the number of units proposed (which will determine the frequency of waste collections per week).

Bin Type	Number of Individual Units	Number of Bins Required	Collection
			<input type="checkbox"/> Weekly <input type="checkbox"/> Twice weekly

**Dimensions of each bin type:**

Bin Receptacle	Length (mm)	Width (mm)	Height (mm)	Bin Footprint (m <sup>2</sup> /bin)
140L	640	535	920	0.27
240L	730	580	1060	0.42
360L	865	650	1100	0.42
660L	1420	780	1210	1.16
1100L	1420	1100	1270	1.71
1m3	1740	1100	1100	0.99
1.5m3	2040	1250	1220	1.46
3m3	2040	1650	1590	2.10
4.5m3	2040	1995	1830	3.20

### Collection vehicle specifications:

Vehicle	Length	Width	Height	Servicing height	Weight (loading)	Turning Radius
Side	9.5m	2.5m	3.5m	3.5m	23.0t	Kerb to kerb 10.3m Wall to Wall 11.0m
Rear	9.9m	2.5m	3.4m	3.4m	22.5t	Kerb to kerb 10.5m Wall to Wall 11.5m
Front	10.2m	2.5m	4.3m	6.4m	27.5t	Kerb to kerb 12.3m Wall to Wall 13.2m

### Storage of Waste:

1.	Is there sufficient space allocated within each dwelling for one day's waste and recycling?	Yes <input type="checkbox"/> No <input type="checkbox"/>
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2.	Is there a waste storage area or enclosure provided that can house the total number of bins nominated above? This includes sufficient space for separation of each bin type, movement of bins and access by residents and waste collection vehicles.	Yes <input type="checkbox"/> No <input type="checkbox"/>
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a	Please advise the dimensions of this area	_____ metres (height) _____ metres (depth) _____ metres (width) _____ metres (area)
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3.	Is there a compactor provided in the garbage room? <i>Please note compaction units will not be supplied or maintained by Council. Any proposal seeking to utilise a static compaction unit is required to be provided and maintained privately. This requirement would be imposed by way of a restriction on the title of the land.</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>  <b>If NO, proceed to question '4'</b>
----	--	---

a	Please detail the type of system (i.e.: carousel, optic sensors, number of bins, automatic bin exchange, size etc?)	
---	---	--

b	What is the ceiling height of the garbage room?	_____ metres
---	---	--------------

c	What is the compactor diameter?	_____ metres
---	---------------------------------	--------------

d	Compaction ratio?	_____/_____
---	-------------------	-------------

4.	Is there a garbage chute system installed?	Yes <input type="checkbox"/> No <input type="checkbox"/> <b>If NO, proceed to question '5'</b>
----	--	---

a	Is there a waste service room or enclosed chute space provided on each storey?	Yes <input type="checkbox"/> No <input type="checkbox"/>
---	--	--

b	Is there sufficient space allocated for recycling in the service room(s)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
---	---	--

c	How many storeys will the chute service?	_____
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Waste Management Plan – Ongoing Waste and Recycling (Medium & High Density Residential Development only)		
5.	What is the maximum distance from any dwelling to the garbage disposal point (whether disposal is to a bin bay or chute)?	_____ metres
6.	Is there a storage area provided for the storage of bulky waste?	Yes <input type="checkbox"/> No <input type="checkbox"/>
a	What are the dimensions of this room?	_____ metres (height) _____ metres (depth) _____ metres (width)

### Collection of Waste:

7.	Is there a caretaker on-site responsible for managing waste?	Yes <input type="checkbox"/> No <input type="checkbox"/>
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8.	What is the available street frontage for presenting bins to kerbside, if applicable?	_____ metres
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9.	If requesting on site collection of bins, please verify the collection vehicle and that the required specifications can be met?	Side <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/>
a	All vehicle access and loading facilities designed in accordance with the relevant vehicle specification above?	Yes <input type="checkbox"/> No <input type="checkbox"/>
b	The waste storage area or enclosure is located at ground level of first underground level?	Yes <input type="checkbox"/> No <input type="checkbox"/>
c	If using any of the metal bins, an opened waste storage area has been provided close to an access point where the collection vehicle can drive straight into to access bins?	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
d	The waste storage area or enclosures opening and access path will have clearance of all vehicles and obstacles and relevant signage to this affect?	Yes <input type="checkbox"/> No <input type="checkbox"/>
e	The driveway is of a thickness and structural integrity to withstand the weight loading of the relevant vehicle as specified above?	Yes <input type="checkbox"/> No <input type="checkbox"/>
f	The building is designed to ensure all collection vehicles are off the road at all times when collecting bins?	Yes <input type="checkbox"/> No <input type="checkbox"/>
g	Collection vehicles can enter and leave the site in a forward direction with minimal or no reversing?	Yes <input type="checkbox"/> No <input type="checkbox"/>
10.	What is the maximum distance from garbage/recycling room to the collection point or street frontage?	_____ metres

**Note:** Council and its contractors are indemnified from and against all actions, claims, demands and other proceedings which may be made or recovered in respect of any damage to property, personal injury or death which relates to carrying out waste and recycling collection on site.

### Mixed Residential/Commercial (only)

11.	Do the residential and commercial waste areas have a separate collection point?	Yes <input type="checkbox"/> No <input type="checkbox"/>
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Liverpoolcitycouncil  
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Customer Service Centre

## LIVERPOOL CITY COUNCIL

### TO CARRY OUT WORK OR AFFECT TRAFFIC WITHIN A ROAD, PARK OR DRAINAGE RESERVE

#### APPLICATION FORM ONLY

**Work is not to commence without a permit issued by Council**

Made under Section 138 Roads Act 1993 / Section 68 of the Local Government Act 1993

Property Key: Office Use Only

Application Type / No:

Development App No:

Construction Cert No:

Date Received:

(Road Opening short version) 057011.2014 (Jun 2014)

**IMPORTANT: This application cannot be accepted without all applicant and registered owner's signatures, which are to be completed at the end of the form.**

Any personal information that you provide on this form will be used by members of Council staff to process this application. The provision of this information is deemed to be voluntary. However, if you do not provide the information requested on this form, Council may be unable to process your application in a timely manner. Please note that information collected by Council in relation to development applications and associated documents is open access information that may be obtained by members of the public under the Government Information Public Access Act 2009.

Type of application: (Please tick appropriate box)

(A) Road Opening (white)

(B) Road Opening requiring Restoration (pink)

(C) Road Occupancy (blue)

(D) Work Zone (mauve)

(E) Road Opening – Within a Road, Park or Drainage Reserve (green)

(F) Hoarding (orange)

Other (please specify) .....

#### Address details of development

Shop/Unit No:

House No:

Office Use

Street:

Suburb:

Postcode:

Lot No:

Deposited / Strata Plan No:

Section:

#### Proposal of work to be carried out

Proposed work:

Proposed Use:

Linear / Square metres:

Months / Weeks:

Type and number of vehicles expected:

Start date:

End date:

Proposed times:

Site contact person:

Site phone:

Owner's / Principal Contractor's Public Liability Insurance Co:

Policy number:

Expiry date:



## General requirements

### General information

1. **No works to be commenced until permit/consent is issued by Council**
2. The application shall quote the application number for any future queries/correspondence
3. The applicant shall contact Council and provide this information at least seven (7) working days prior to the intended commencement date of works. Upon receipt of the necessary information, Council will issue a permit/consent for the work

### Relevant Acts

The extracts from the Roads Act 1993 & Local Government Act 1993 that are relevant to your application, are Section 138 of the Roads Act 1993 and Section 68 of the Local Government Act, 1993.

### Processing and Approval

The immediate processing of requests is not guaranteed and Council will not be responsible for the consequences caused by late applications or insufficient information.

1. An appropriate fee, in accordance with Council's Fees and Charges must be paid when lodging this application and if a further fee is payable, the applicant will be advised by Council. This fee shall be paid prior to issue of the permit/consent for the work. **Cheque clearance is required prior to issue of the permit.**
2. At the time of lodgement, a copy of the owner's and/or principal contractor's public liability insurance cover to the order of at least \$10m, including number/expiry date, needs to be submitted and if there are any unknown details such as start and end dates of the work, etc.

### Applicant's Responsibility and Compliance

1. The owner is, by way of signature to the application, responsible for compliance with all of the agreements, declarations and permit/consent conditions and likewise responsible for compliance in respect of all agents, subcontractors and anyone else carrying out part or all of the activity authorised under the permit/consent
2. A copy of the Council endorsed application and the permit/consent must be held onsite and be available for inspection whilst the activity is being carried out
3. The works shall proceed to completion without undue delay
4. The applicant shall contact Council for any extension of time required for the work, prior to the original expiry date

### Temporary Restoration

1. The applicant will be held responsible for all damage in the vicinity of their work unless they have reported such in advance of commencing the work. This report will be either a dilapidation report prepared by the applicant or a pre-inspection prepared by Council prior to commencement of any work. At locations with significant defects, a joint inspection is required with the Council officer on completion of works
2. The applicant of the proposed road occupancy, opening or carrying out of the proposed activity, shall maintain it in a safe condition until temporary restoration is accepted by Council.

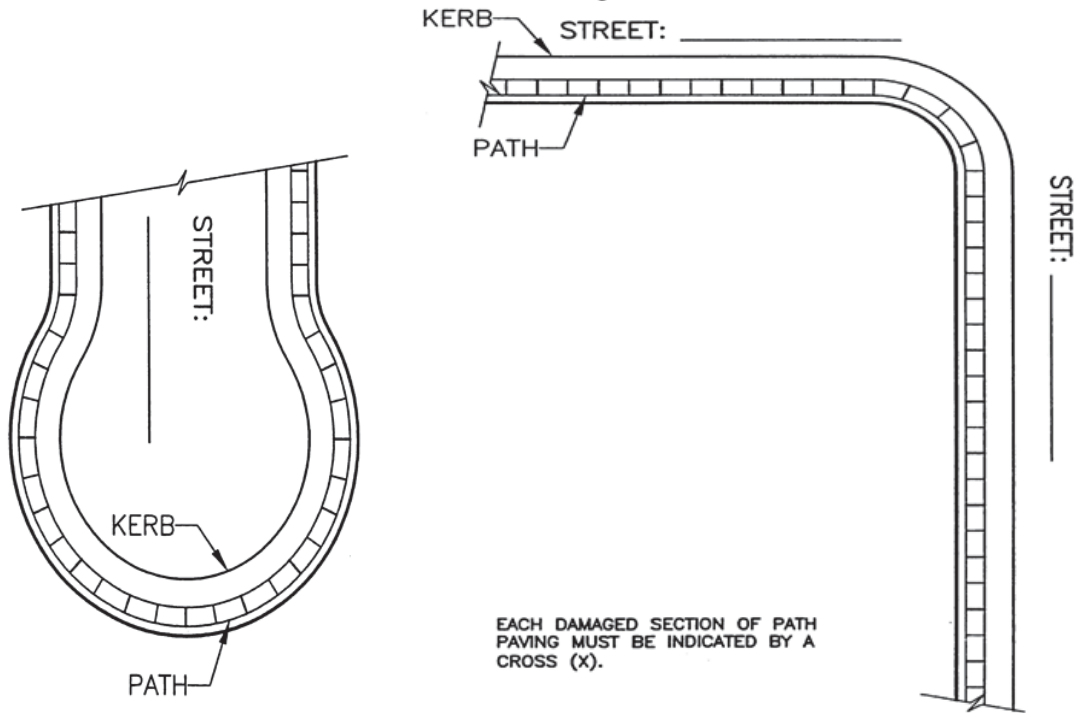


## CONDITION OF FOOTPATH/ KERB & GUTTER /ROADS PRIOR TO COMMENCEMENT OF BUILDING WORKS

Is there any damage to the KERB AND GUTTER? <input type="checkbox"/> YES <input type="checkbox"/> NO (If yes, indicate below)	Office Use Only
Is there any damage to the FOOTPATH? <input type="checkbox"/> YES <input type="checkbox"/> NO (If yes, indicate below)	
Is there any damage to the ROADWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO (If yes, indicate below)	
Is there any damage to the STORMWATER LINE? <input type="checkbox"/> YES <input type="checkbox"/> NO (If yes, indicate below)	<input type="checkbox"/>
Is there any damage to the SERVICE PITS? <input type="checkbox"/> YES <input type="checkbox"/> NO (If yes, indicate below)	

**REQUIREMENTS:**

- **This form must be completed, signed and submitted with application**
- Show reference point eg House No / landmark on diagram
- Show length of damage on diagram
- Attach photos to verify damage



**Details below are to be completed in full:**

<b>Development Application / Construction / Complying Certificate No: (if applicable)</b>			Office Use Only
Lot: _____	DP: _____	House No: _____	
Street: _____		Suburb: _____	
Inspection Date: _____			
Name: _____		Initials: _____	
Company: _____			
Contact Phone Number: _____			
<b>Office Use Only</b>			<input type="checkbox"/>
Code AP/MISC/RO (Rest)/ ROC-WZ /SD-RR /HA-TC Fees: _____		Receipt No: _____ Date: _____	
Code: AP-DA/CC/CD Fees: _____		Receipt No: _____ Date: _____	
<input type="checkbox"/> Inspected – no further action		<input type="checkbox"/> Inspected – referred to Civil Maintenance	<input type="checkbox"/>
Signature of Officer: _____		Name: _____ Date: _____	



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**TO CARRY OUT WORK OR AFFECT TRAFFIC WITHIN A ROAD, PARK OR DRAINAGE RESERVE**

**APPLICATION FORM ONLY**

**Work is not to commence without a permit issued by Council**

Made under Section 138 Roads Act 1993 / Section 68 of the Local Government Act 1993

(A) Road Opening (white)  
Connection to utility services (eg gas, electricity, water, sewer, telecommunication etc)  
(RO) – Connection C/C - (To Building)

<p><b>Document Details:</b></p> <p>Council's acceptance of the application does not imply that a permit/consent will necessarily be granted in respect of the proposed activity. A Permit/Consent will not be issued if sufficient information or details are not provided. Details to be provided include:</p> <p><input type="checkbox"/> Dilapidation Report or Pre-Inspection Report completed</p> <p>All requirements have been checked and provided?  <input type="checkbox"/> Yes    <input type="checkbox"/> No</p>	<p>Office Use</p> <p><input type="checkbox"/></p>
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<p><b>Notes on Scheduled Fees:</b></p> <ul style="list-style-type: none"> <li>• All fees are payable in advance. Dilapidation/Damage Inspection Fees are to be paid at the time building plans are submitted, i.e. at the same time the building fee is paid.</li> <li>• In the case of road openings where no building plans are submitted, the fees are to be paid prior to any road openings being made.</li> <li>• The fee payable will be assessed by the City Maintenance and/or Traffic and Transport Unit according to the schedule of fees.</li> <li>• The road opening application fee payable is for the issue of a Road Opening Permit and usually will not cover the cost of restoration. Restorations will be assessed by Council prior to commencement of proposed work according to Council's schedule of restoration rates and paid prior to issue of the road opening permit. Additional charges for restoration will be measured on completion.</li> <li>• No bitumen sealed, concrete or asphalt pavements shall be opened without first obtaining written approval from Council. Wherever possible, all pipes are to be placed under pavements by boring or trenchless technology.</li> </ul>	<p><input type="checkbox"/></p>
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<b>Application Fee +</b>	\$115
Dilapidation / Damage Inspection Fee – pre work commencing (Fee applied if requested by applicant)	\$140 residential work \$165 comm/ind/FI/TH
Dilapidation / Damage Inspection Fee – at completion of works	\$140 residential work \$165 comm/ind/FI/TH



**TO CARRY OUT WORK OR AFFECT TRAFFIC WITHIN A ROAD, PARK OR DRAINAGE RESERVE**

**APPLICATION FORM ONLY**

**Work is not to commence without a permit issued by Council**

Made under Section 138 Roads Act 1993 / Section 68 of the Local Government Act 1993

**Digital requirements and naming convention**

- **Applications without a correctly formatted CD digital data disc or USB drive will not be accepted. These will be checked by Council before accepting the application**
- All documents (including written documents) and plans for all applications must be submitted on CD or USB and not password protected.
- **Each plan and each document must be single sided** and must be submitted as a **separate PDF** file and **named separately** eg Application form, floor plans, elevation plans, site plan etc.
- **Signatures are not to be placed on supporting documents or plans** ie Waste Management Plan, Statement of Environment Effects, floor plans, site plans etc
- Individual files for each application must not exceed 20 MB. Large files must be split into smaller size files.
- **Standard documents are required under 400dpi resolution whether they are single pages or multipage documents and must not exceed 500MB in size.**
- File names for the electronic file are to be titled using the naming convention outlined below and where possible in alphabetical order, naming each document and plan individually, including the application form: **ie Document Type + Property Address and saved in PDF format.**

Office Use

**Example:**

- **Application form** – 33 Moore Street Liverpool.pdf
- **Checklist** – 33 Moore Street Liverpool.pdf
- **Elevation Plans** – 33 Moore Street Liverpool.pdf
- **Engineering Details** – 33 Moore Street Liverpool.pdf
- **Floor Plan** – 33 Moore Street Liverpool.pdf
- **Insurance** – 33 Moore Street Liverpool.pdf
- **Section Plans** – 33 Moore Street Liverpool.pdf
- **Site Plan** – 33 Moore Street Liverpool.pdf
- **Specifications** – 33 Moore Street Liverpool.pdf
- **Traffic Plan** – 33 Moore Street Liverpool.pdf

**Amended Plans / Supply of Additional Information**

- RO Number – Additional Information – 33 Moore Street Liverpool.pdf

Does the CD or USB contain files which are named correctly and the content exactly matches all hardcopies and documents submitted with this application?

Yes       No



**TO CARRY OUT WORK OR AFFECT TRAFFIC WITHIN A ROAD, PARK OR DRAINAGE RESERVE**

**APPLICATION FORM ONLY**

**Work is not to commence without a permit issued by Council**

Made under Section 138 Roads Act 1993 / Section 68 of the Local Government Act 1993

**Documentation checklist**

**Copies of documents required:**

- 2 hardcopies of all plans and documents are required as detailed on the checklist
- Digitalised CD or USB is required for all applications. Please note that Council is unable to accept this application without a digitalised CD or USB, in the required format attached.

Office Use

**Site, floor, elevation, section plans and drawings must include the following:**

- Plans are to be A3 size or larger
- Plans to scale 1:100, 1:200
- North point and site address
- Date
- Description of plan/drawing
- Architect/designer name and contact details
- Number each set of plans eg 1 of 10
- Number and brief description of amendments
- Alterations/additions or modifications are to be coloured/shaded/highlighted
- Copies of plans are to be folded to A4 size with a title block on the front
- Section plan to show driveway gradient
- Levels to Australian Height Datum (AHD)
- Personal details are not to be placed on plans or documentation

**Owner's consent is required with the application.**

*Failure to carry out these instructions will lead to the rejection of this application.*

All requirements have been checked and provided?

Yes       No



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Customer Service Centre

**TO CARRY OUT WORK OR AFFECT TRAFFIC WITHIN A ROAD, PARK OR DRAINAGE RESERVE**

**APPLICATION FORM ONLY**

**Work is not to commence without a permit issued by Council**

Made under Section 138 Roads Act 1993 / Section 68 of the Local Government Act 1993

**Applicant's details and declaration**

NOTE: Pages 7 - 8 are not available for viewing on Council's website

Family Name(s)/Surname(s) (or company & ACN):

Office Use

Full Given Names or Company Contact Person:

House/Unit No:

Street:

Suburb:

Postcode:

Home Phone:

Business Phone:

Mobile:

Fax:

Email:

**Applicant(s) Declaration**

I/we declare that all required documentation has been provided and is to an acceptable standard and all the information in the application and the checklist submitted are, to the best of my/our knowledge, true and correct.

Yes  No

**Your Privacy:**

This application form and documentation is open access information for the purposes of the *Government Information (Public Access) Act 2009* and Council is obliged to publish it on its website. These details contain your personal information. Please indicate whether or not you consent to the form and documentation being published as submitted to Council.

I consent to Council publishing this form and documentation as submitted and I acknowledge that any personal information contained within, may be seen by third parties. (Please tick relevant box)

Yes  No

If no, personal information will be redacted from the form and documentation, prior to it being published.

Signature(s):

Date:

Print Name(s)

**Release of determined application**

**Would you like your assessed application to be:** (Please tick relevant box)

Posted  Held for collection at Council

Signature when collected:

(Only the applicant or person authorised by the applicant can collect the consent - Authorisation may be required)

Date:

Once lodged, you can track the progress of your Application online via Council's e-planning tool, simply visit [www.eplanning@liverpool.nsw.gov.au](mailto:www.eplanning@liverpool.nsw.gov.au)

**Office Use Only:**

Fee Type	Application	\$	Receipt No.	Date
AP/MISC/				
RO/ ROC-WZ /SD-RR /HA-TC				
TOTAL				



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**TO CARRY OUT WORK OR AFFECT TRAFFIC WITHIN A ROAD, PARK OR DRAINAGE RESERVE**

**APPLICATION FORM ONLY**

**Work is not to commence without a permit issued by Council**

Made under Section 138 Roads Act 1993 / Section 68 of the Local Government Act 1993

**Owner's / Asset Owner's consent and declaration**

Note: Pages 7 – 8 are not available for viewing on Council's website

Family Name(s)/Surname(s) (or company & ACN):

Office Use

Full Given Names or Company Contact Person:

House/Unit No:

Street:

Suburb:

Postcode:

Home Phone:

Business Phone:

Mobile:

Fax:

Email:

**Owner(s) / Asset Owner's Declaration**

- I/We will comply with all environmental and other legislation, Council policies and any other Regulation applicable to the proposed activity
- I/We accept that there will be conditions to any consent the Council decides to give in relation to this application and declare that we will abide by those conditions
- I/We accept that there will be conditions to all consents issued by Council in relation to this application
- I/We accept that, if the opening is found to exceed the initial estimation/measurement, the applicant and the owner(s) are jointly and severally liable for additional charges
- I/We accept the dilapidation report or pre-inspection report which identifies the existing condition of Council's assets prior to commencing work and any further damage identified will be repaired by Council and charged to the applicant

I/we own the subject land, consent to this application and consent to Council officers entering the premises during normal office hours for the purpose of conducting inspections relative to this application. I/we accept that all communication regarding this application will be through the nominated applicant.

Yes  No

**Your Privacy:**

This application form and documentation is open access information for the purposes of the *Government Information (Public Access) Act 2009* and Council is obliged to publish it on its website. These details contain your personal information. Please indicate whether or not you consent to the form and documentation being published as submitted to Council.

I consent to Council publishing this form and documentation as submitted and I acknowledge that any personal information contained within, may be seen by third parties. (Please tick relevant box)

Yes  No

If no, personal information will be redacted from the form and documentation, prior to it being published.

**Signature(s):**

**Date:**

Print Name(s)

**Owner(s) consent requirements**

- If you are signing on behalf of the owner as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence eg Registration of Power of Attorney, executor, trustee etc
- Strata Title/Body Corporate – If the property is a unit under strata title or a lot in a community title, then in addition to the owner's signature, the following must be provided if any works are proposed on common property:
  - (a) Common seal of the Body Corporate must be stamped on this form over the signature of the owner and signed by the chairman or secretary of the Body Corporate
- If the property has been recently sold, documentary evidence of the sale must be provided such as the Certificate of Title or a letter from your solicitor confirming settlement or the previous owner(s) providing owner's consent.



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**LIVERPOOL CITY COUNCIL**

## DEVELOPMENT APPLICATION AND CONSTRUCTION CERTIFICATE FEES COMMENCING 1 JULY 2014

096732.2014 (July 14) Amended 30 July 14+ 15 Jan\*\*

**ALL TYPES OF DEVELOPMENT UP TO \$5,000 – ALL AREAS**

- \*\*If lodged as Combined DA & C/C - **Class 1A** (Dwelling & Dwelling additions) **\$110.00 (DA) + \$166.00 (CC)**  
 (including registration) (\$118.18 + \$11.82 GST + \$36.00 rego)
- **Class 10A** (Outbuildings – residential) **\$110.00 (DA) + \$146.00 (CC)**  
 (\$100.00 + \$10.00 GST + \$36.00 rego)
- **Class 2-9+10A Comm** (Commercial) **\$110.00 (DA)+CC Scale+GST+\$36.00rego**

*If C/C is lodged separately*

**CC Scale + GST + \$36.00 rego**

**ALL TYPES OF DEVELOPMENT OVER \$5,000 – ALL AREAS**

- \*\*If lodged as Combined DA & C/C - **Class 1A** (Dwelling & Dwelling addits) **DA scale + CC Scale(CC) +GST +\$36 rego**  
 (including registration) (CC Scale + GST + \$36.00 rego)
- **Class 10A** (Outbuildings – residential) **DA scale + CC Scale(CC) +GST +\$36 rego**  
 (CC Scale + GST + \$36.00 rego)
- **Class 2-9+10A Comm** (Commercial) **DA scale+ CC Scale+ GST+ \$36.00rego**  
 (CC Scale + GST + \$36.00 rego)

*If C/C is lodged separately*

**CC Scale + GST + \$36.00 rego**

**If CC is lodged as combined DA/CC, a discount fee of \$150 applies with minimum fee of \$450 still being charged**

Development involving the erection of a dwelling house up to \$100,000- Max Fee \$455 (DA) (Incl Plan Reform Fee)

**PLANNING REFORM FEE APPLIES FOR EVERY DEVELOPMENT APPLICAT - 0.064 cents in the dollar over \$50,000**

**(This fee is calculated within the Development Applications Fee Scale but listed separately)**

- \*\*Archive Fee**
- \$36.00** Residential (Dwelling/Dual Occupancy) (GST Exempt)
  - \$36.00** < \$50,000 (Comm/Indust/Med Den/Units)(GST Exempt)
  - \$136.00** > \$50,000(Comm/Indust/Med Den/Units)(GST Exempt)

**\*\*Road Permit Application Fee** -**\$115.00** (D81)(All new dwellings and new buildings) \***Separate Form**

- Damage Inspections:** - **Work Over \$20,000** in Value, or any **Demolitions**, \* **ProForma**  
 ie Council's kerb & guttering/footpaths/roadways Inground Swimming Pool,(Shop Fitouts - EXEMPT)
- \*\*Damage Inspection Fee**
- \$140.00 Residential** (D81)
  - \$165.00 Commercial/Industrial/Home Units** (D81)

**Home Owner Warranty Insurance (Builder)** -**Residential work only – over \$20,000 (1/2/12)**  
 Private Insurance to be taken out – N/A for Commercial work (To be obtained prior to release of application)

**Owner/Builder Permit (from 15 Jan 15)** -**(Residential work only–over\$10,000)(Insurance&Course over \$20,000)**  
 Department of Fair Trading **Mega Centre Liverpool, 2-20 Orange Grove Road Liverpool Ph 137788**

**Long Service Levy** -**0.35%** of building works - **\$25,000 and over**  
 – (To be obtained prior to release of application)

**\*\*Building Inspection & PCA Fees** -**Residential \$176 per insp (\$160+\$16GST)+ \$330 PCA**  
**(\$300+\$30GST)** -**Commercial \$198 per insp(\$180+\$18GST)+.001% x Cost min \$400 PCA**

*Registration fee on each certificate lodged by* - *\$36.00 per certificate*  
*(Accredited Certifiers)(Not including PCA)*

**\*\*Driveway Crossing Inspection** -**\$115.00** (D81)- Residential  
**-\$145.00** (D81) – Commercial

**\*\*Complying Development**

- Dwelling -**\$500.00+\$36 rego** (\$454.55 +\$45.45 GST +\$36 rego)
- Swimming Pools -**\$300.00+\$36 rego** (\$272.73 + \$27.27 GST +\$36 rego)
- Outbuildings/Alterations/Additions less than \$20,000 -**\$230.00+\$36 rego** (\$209.09 +\$20.91 GST+\$36 rego)
- Outbuildings/Alter/Addit between \$20,000 to \$60,000 -**\$320.00+\$36 rego** (\$290.91 + \$29.09 GST +\$36 rego)
- Outbuildings/Alter/Addit more than \$60,000 -**\$400.00+\$36 rego** (\$363.64 + \$36.36 GST +\$36 rego)
- Class 2-9 less than \$100,000 -**\$330.00+\$36 rego** (\$300.00 + \$30.00 GST +\$36 rego)

Class 2-9 - \$100,001 to \$500,000  
Class 2-9 - \$500,001 and over  
Demolition  
Subdivision

**-\$750.00+\$36 rego** (\$681.82 + \$68.18 GST +\$36 rego)  
**-\$1200.00+\$36 rego** (\$1090.91 + \$109.09 GST + \$36 rego)  
**-\$220.00+\$36 rego** (\$200.00 + \$20.00 GST +\$36 rego)  
**-\$270.00+\$36 rego** (\$245.45 + \$24.55 GST + \$36 rego)



**Estimated Cost of Development****Maximum Amount of Fee**

All development up to \$5,000	\$110
Exceeding \$5,000 but not exceeding \$50,000	\$170 + \$3.00 for each \$1,000 (or part) of the estimated cost
Exceeding \$50,000 but not exceeding \$250,000	\$352 + \$3.64 for each \$1,000 (or part) above \$50,000
Exceeding \$250,000 but not exceeding \$500,000	\$1,160 + \$2.34 for each \$1,000 (or part) above \$250,000
Exceeding \$500,000 but not exceeding \$1,000,000	\$1,745 + \$1.64 for each \$1,000 (or part) above \$500,000
Exceeding \$1,000,000 but not exceeding \$10,000,000	\$2,615 + \$1.44 for each \$1,000 (or part) above \$1,000,000
Exceeding \$10,000,000	\$15,875 + \$1.19 for each \$1,000 (or part) above \$10,000,000

**DEVELOPMENT APPLICATIONS-SUBDIVISIONS**

New Road	\$665 + \$65/Lot created
No New Road	\$330 + \$53/Lot created
Strata	\$330 + \$65/Lot created

**OTHER**

Change of Use Industrial or Commercial or no costing Sign Application	\$285.00 \$285.00 per application (incl one sign) and \$93 per additional sign or DA scale, <b>whichever is the greater</b>
Demolition Fee	DA scale for all, except when a demolition of a Class 1a or 10a is combined with a proposed development – then \$100 plus any other relevant DA fees
Development Application Advertising	\$1,105.00
Designated Development Application Advertising	\$2,220.00
Designated Development Application Fee	DA SCALE + \$920.00
<b>**Notification Fee (per application)</b>	<b>\$130.00</b> per application
Development involving the erection of a hospital, school or police station by a public authority.	<b>DA SCALE</b>
<b>**Extension of Time</b>	<b>\$330.00</b>
<b>**Removed dwelling</b> + km \$0.75GST)	<b>\$500.00</b> + \$8.25/km (\$454.55+ \$45.45 GST + \$7.50/km +
Planning Enquiry fee - written	\$125.00 (\$225 within 48 hours)
<b>Development Control Plan Codes</b> - Individual parts	<b>\$17.00</b> (Part 1 included) – refer to listing
<b>**Septic Tank including inspections</b>	<b>\$453.20</b>
Outstanding Notices 735/608 + 121ZP	\$100.00 per notice or order
Accredited certifier registration fee	\$36.00
Certified copy of a document, map or plan refer to s150	\$53.00
Building Certif (separate costing for unauthorized wk Comm/Indust/T/Houses)	\$250.00 (per dwelling) (Refer to scale for m2)
Tree Permit	\$40.00 + \$15.50 per tree removed (pruning only within \$40.00)
Copy of DP's	\$9.00 / \$16.00
<b>Swimming Pool Cert of Compliance/</b>	<b>\$70.00</b>
<b>**Swimming Pool Inspection Fee</b>	<b>\$150.00</b>
Review of DA application	See modification sheet
<b>**Amended Construction Cert</b>	<b>\$60 – Residential (\$54.55 + \$5.45)</b> 20% of original fee + GST – Commercial/Industrial

**Construction Certificate - CC SCALE (+ \$36.00 REGO TO BE ADDED)**

Up to \$50,000	\$275.00 (\$250 + \$25 GST)
\$50,001 to \$150,000	\$550.00 (\$500 + \$50 GST)
\$150,001 to \$250,000	\$825.00 (\$750 + \$75 GST)
\$250,001 to \$350,000	\$1,100.00 (\$1,000 + \$100 GST)
\$350,001 to \$450,000	\$1,375.00 (\$1,250 + \$125 GST)
\$450,001 to \$550,000	\$1,870.00 (\$1,700 + \$170 GST)
\$550,001 to \$700,000	\$2,200.00 (\$2,000 + \$200 GST)
\$700,001 to \$850,000	\$2,750.00 (\$2500 + \$250 GST)
Over \$850,001	POA (Price on Application)

<b>Liverpool Design Review Panel</b>	\$760.00 (NO GST)
Pre DA Meeting	\$200.00 (\$181.82+ \$18.18 GST)
Pre DA meeting in excess of initial meeting	\$660.00 (\$600 + \$60 GST)
Pre DA meeting CBD dev over \$1.5m Capital Inv Value	\$1100.00 (\$1000 + \$100 GST)
Pre DA meeting for Design Review Panel	\$1100.00 (\$1000 + \$100 GST)
Integrated Develop- (Cheque to authority)	\$320.00
Integrated Develop – Council processing fee	\$140.00
Concurrence – Council processing fee	\$140.00

**MODIFICATION FEES**

**Minor modification/misdescription/calculation (1) of fees = \$71.00**

**Modification (s96(1A) EP&A Act) – Minimal impact**

(a) 50% of the original fee or \$645 , whichever is less

\*\*Plus advertising costs (up to max \$665.00)

**All other modifications that are not minimal impact s96(2)**

(a) if the original fee is less than \$100, 50% of the fee

(b) if original application fee was \$100 or more:

(i) - For DA that does not involve the erection of a building, the carrying out of work or the demolition of a work or building  
**- 50% of the original DA fee**

(ii) - For DA that involves the erection of a dwelling-house with est cost of \$100,000 or less - **\$190**  
(Includes combined DA and CC/Complying for dwelling house only)

- For DA that involves the erection of a dwelling-house with est cost of over \$100,000 – **Table 1**  
(Includes combined DA and CC/Complying for dwelling house only)

(iii) - For Any other development – the fee is listed in  
(Includes erection of a building, the carrying out of or

**Table 1**

the demolition of work)

**Table 1**

Estimated Cost	
Up to \$5,000	\$55.00
\$5,001 to \$250,000	\$85 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost
\$250,001 to \$500,000	\$500 + \$0.85 for each \$1,000 (or part) of Est Cost above \$250,000
\$500,001 to \$1,000,000	\$712 + \$0.50 for each \$1,000 (or part) of Est Cost above \$500,000
\$1,000,001 to \$10,000,000	\$987 + \$0.40 for each \$1,000 (or part) of Est Cost above \$1,000,000
More than \$10,000,000	\$4,737 + \$0.27 for each \$1,000 (or part) of Est Cost above \$10,000,000

\*\*plus advertising costs (up to max \$665.00)

**Fee for REVIEW OF MODIFICATION application**

The fee for an application under section 96AB for a review of a decision is 50% of the fee that was payable in respect of the application that is the subject of the review.

**Construction Certificate Modification – Commercial/Industrial - 20% of original fee plus GST**

**Construction Certificate Modification – Residential - \$60 (\$54.55 + \$5.45)**

**\*\*Building Inspection & PCA Fees - Residential - \$176per insp (\$160+\$16GST)+ \$330 PCA (\$300+\$30GST)**  
**-Commercial - \$198 per insp (\$180+\$18GST)+.001% x Cost min \$400 PCA**

**REVIEW OF A DETERMINATION OF DA**

(i) - For DA that does not involve the erection of a building, the carrying out of work or demolition of work or building  
 - **50% of the original DA fee**

(ii) - For DA that involves the erection of a dwelling-est cost of \$100,000 or less - **\$190**

house with

with

- DA that involves the erection of a dwelling-house est cost of over \$100,000 - **Table 1**

(iii) Any other development – the fee is listed in **Table 1**

(Includes erection of a building, the carrying out of work or

the demolition of work)

**Table 1**

Estimated Cost	
Up to \$5,000	\$55.00
\$5,001 to \$250,000	\$85 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost
\$250,001 to \$500,000	\$500 + \$0.85 for each \$1,000 (or part) of Est Cost above \$250,000
\$500,001 to \$1,000,000	\$712 + \$0.50 for each \$1,000 (or part) of Est Cost above \$500,000
\$1,000,001 to \$10,000,000	\$987 + \$0.40 for each \$1,000 (or part) of Est Cost above \$1,000,000
More than \$10,000,000	\$4,737 + \$0.27 for each \$1,000 (or part) of Est Cost above \$10,000,000

\*\*plus advertising costs (up to max **\$620.00**)

**Fee for REVIEW of DECISION TO REJECT a Development Application**

The fee for an application under section 82B for a review of a decision is as follows:

- (a) \$55 - if the estimated cost of the development is less than \$100,000,
- (b) \$150 – if the estimated cost of the development is \$100,000 or more and less than or equal to \$1,000,000,
- (c) \$250 – if the estimated cost of the development is more than \$1,000,000.

**\*\*SUBDIVISION CERTIFICATE APPLICATIONS (LINEN PLANS) - COUNCIL**

**Torrens Title	<b>\$485.00 min plus \$102 per lot</b>
**Strata Title	<b>\$485.00 min plus \$102 per lot</b>
**88B checking fee	<b>\$297.00</b>
**Re-certification plan	<b>\$530.00</b>
**Road Construction Fee	<b>\$37.00</b> per metre of Roadway (\$33.64 + \$3.36 GST)
**Drainage Construction Fee	<b>\$14.00/m</b> of Drainage (\$12.73 + \$1.27 GST)
**Path paving Construction GST)	per lineal metre - 1.2m wide <b>\$127</b> (\$115.45+\$11.55 - 1.5m wide <b>\$152</b> (\$138.18+\$13.82GST) - 2.5m wide <b>\$238</b> (\$216.36+\$21.64GST)
General Certificate	\$100.00 (\$90.91 + \$9.09)
88G Certificate	\$35.00

**\*\*CONSTRUCTION CERTIFICATES - SUBDIVISION - COUNCIL**

Eng Plans/S68 Land Dev/RoadsAct(Lin mtr to be supplied)-**\$660.00**(\$600.00+\$60.00GST)+**\$14.00/lin/m**(\$12.73+\$1.27 GST)

**Erosion Control Plan/ Traffic Control Plan	<b>\$435.00</b> (\$395.45 + \$39.55 GST)
**Inter-allotment Drainage Plan Only metre( <b>\$5.45+\$0.55GST</b> )	<b>\$550.00</b> ( <b>\$500.00</b> + <b>\$50.00</b> GST)+ <b>\$6.00</b> /lin
**Amendments to Construction Certificate/Subd.	30% of original fee (+GST) or <b>\$200</b> whichever is greater
Compliance Certificates Engineer (supplied by Council)	\$139.00 (\$126.36 + \$12.64 GST)
Contamination Compliance Certificate	\$203.00 (\$184.55 + \$18.45 GST)
General Compliance Certificate	\$475.00 (\$431.82+ \$43.18 GST)

**DCP Amendments - minor	<b>\$6,500.00</b>
DCP Amendments – more than 2 lots	<b>\$12,600.00</b>
LEP Amendments – Planning Proposal – pre advice	<b>\$150 per hour</b>
LEP Amendments – Planning Proposal – minor	<b>\$11,000.00</b>
LEP Amendments – Planning Proposal or additional use	<b>\$35,000.00 + cost recovery</b>

**\*\*S68 Applications**

S68 - Solid Fuel Heating Appliances	<b>\$350</b>
S68 – Install or operate Amusement Devices	<b>\$220</b>
S68 - Installation of Manufactured Home – Moveable Dwelling	<b>\$220</b>
S68 - Operate a Caravan Park	<b>\$220</b>
S68 - Temporary Structure	<b>\$220</b>
Tower Crane Application Fee (TC Application)	<b>\$275</b>

Tower Crane - per month with work zone  
Tower Crane per month without work zone

**\$750**  
**\$3,500**