

DEVELOPMENT APPLICATION GUIDE FOR BUILDING, DEVELOPMENT & SUBDIVISION

Introduction

This information guide is provided for the purposes of general advice only. More specific and detailed information may be required depending on the nature of the application.

What is a development application?

A Development Application (DA) is a formal application to Council for carrying out various types of 'development' as defined by NSW Planning Legislation and Local Planning Instruments. Development includes activities such as new building works, alterations, additions, demolition, subdivision and the use of land.

Development that does need consent from Council:

The following types of development require a development application:

- New buildings, alterations or additions to existing buildings. In some instances these types of proposal may be considered under SEPP 60 (Exempt and Complying Development Codes) 2008.
- Change of use of an existing building or premises. (Note: if you are taking over an existing business, it is recommended that you check with Council to see if the business has a valid development consent).
- Demolition of dwellings, heritage items or any building within a conservation area.
- Earthworks, filling or clearing of land.
- Subdivision of a parcel of land including strata title subdivision of a building, community title subdivisions and boundary adjustments.

How do I know if I need to submit a Development Application?

The following explanations will help you identify what type of application you are required to submit to Council for approval.

Exempt Development

Some development of a minor nature that satisfies certain criteria may be considered 'exempt development' and therefore no application is required. The details of the types of development that are exempt are found in SEPP 60 (Exempt and Complying Development) or SEPP (Exempt & Complying Development Codes) 2008.

Complying Development

Complying Development is a quick, simple alternative to the Development Application process. Under the DA process each application is subject to a 'merit-based' assessment. However, a Complying Development satisfies a range of pre-requisite planning standards and does not require the merit assessment.

A Complying Development is a building approval only. As is the case with Construction Certificates, Council or an accredited Private Certifier can issue a Construction Certificate as the Principal Certifying Authority (PCA). At the time of lodgement, the owner must appoint a PCA. Inverell Shire Council currently operates under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Further information regarding *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* can be found at www.planning.nsw.gov.au/housingcode

Integrated Development

Integrated Development is development that requires development consent and at least one approval, permit, licence, authority, or consent from another government body under another piece of legislation listed in section 91 of the *Environmental Planning and Assessment Regulation 2000*.

Designated Development

Designated Development is development that is declared to be designated development by an environmental planning instrument (state environmental policies, or local environmental plans) or the *Environmental Planning and Assessment Regulation 2000*.

Designated Development includes heavy industry with the potential to pollute, intensive livestock industries, extractive industries, mining operations, marinas, and aircraft facilities. This type of development requires a greater level of rigour and you must provide an Environmental Impact Statement with a Development Application for Designated Development. Designated Development may be either local development where the consent authority is the local authority or State Significant Development where the consent authority is the Minister for Planning. It also has greater public exhibition requirements.

State Significant Development

State Significant Development is development for which the Minister for Planning is the consent authority. A development application for state significant development must be lodged with the Minister for Planning. State significant development is:

- Development that is declared to be State Significant Development by a State Environmental Planning Policy;
- Development that has been declared to be State Significant Development by the Minister for Planning by a ministerial declaration in the government gazette; or
- Development for which the Minister for Planning has called in for determination after the Development Application is made.

Further applications which may need to be completed and submitted to Council:

Construction Certificate

A Construction Certificate is required in addition to a Development Application for any development involving building or subdivision works. Such applications may be lodged and processed concurrently with Development Applications. A Construction Certificate Application is seeking building approval. Either Council or an accredited Private Certifier can issue a Construction Certificate as the Principal Certifying Authority (PCA).

Subdivision Certificate

A Subdivision Certificate is required for Council's endorsement of a subdivision plan prior to registration with the Department of Lands. A Subdivision Certificate should only be submitted after a developer has fulfilled all conditions of the development consent. The certificate is to be accompanied by the original plan of subdivision including administration sheet and four copies, an 88b instrument (if applicable) and the appropriate application fee.

Further information can be found within Council's Fact Sheet – Guide to Subdividing Land.

Section 68 Approvals

Sec. 68 of the *Local Government Act 1993* requires that a person obtain Council approval for a variety of works. A list of the most common approvals sought from Council is provided below:

- Install a manufactured home, moveable dwelling or associated structure on land
- Operate a caravan park or camping ground
- Operate a manufactured home estate
- Install a domestic oil or solid fuel heating appliance
- Install or operate amusement devices
- Use a standing vehicle or any article for the purpose of selling any article in a public place
- Carry out water supply, sewerage or storm water work
- Transport waste over or under a public place
- Install and/or operate a system of sewage management

What is needed for a Development Application?

The matrix is intended to ensure that Council has sufficient information to determine the likely impacts of a proposal, including compliance with the relevant Planning Controls. For requirements relevant to the developments listed below, please refer to the numerical listings on pages 4-7.

Below is the outline of information needed in order to process development applications.

OUR BASIC REQUIREMENTS:

These are set out in summary form in the table below, for the most common types of applications received by Council. First look down the 'DEVELOPMENT TYPE' listings until you find your type of activity, then read across the column.

Key:	✓	Indicates the information you will need to supply	APPLICATION FORM & FEES																			
	○	Indicates this information <i>may</i> be required	Required in all cases.																			
	■	If applicable to your application																				
Information required	Development Type	1. Site Analysis Plan	2. Detailed Site Plan	3. Neighbour Notification Plans	4. Elevations/ section / external finishes	5. Legible floor plans	6. Shadow diagram	7. Landscape concept plan	8. Stormwater drainage	9. Extent of cut and fill	10. Erosion/sedimentation control	11. Proposed clearing	12. Operation & Management Details	13. Fire safety measures	14. Subdivision	15. Roads / kerb and gutter	16. Statement of Environmental Effects	17. BASIX Certificate	18. Home Owners Warranty Insurance	19. Owner Builders Permit	20. Concept Civil Design	
		Dwelling	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	■		✓			✓	✓	■	■
Dual Occupancy	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	■		✓	■	■	✓	✓	■		○	
Residential (3 or more dwellings)	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	■		✓	■	■	✓	✓	■		○	
Major development, alts / adds	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	■		✓	■	■	✓	✓	■		✓	
Minor development, alts / adds	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	■		✓			✓				○	
Sheds, pools, carports	✓	✓	✓	✓	○	○	○	✓	✓	✓	✓	■					✓					
Subdivision/boundary adjustment	✓	✓						○	○						✓	✓	✓				○	
Major commercial / industrial	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	■	✓	✓	■	■	✓				✓	
Minor commercial / industrial	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	■	✓	✓	■	■	✓				○	
Change of use		✓			✓								✓	■			✓					
Advertising signage		✓	✓	✓		■											✓					
Demolition		✓															✓					
Home industry		✓											✓	✓			✓					
Filling of land	○	✓			○				✓	✓	✓						✓				○	
Clearing of land	✓	✓									✓	✓					✓					
Other – check with Council staff	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

Further Information

Council's Planning and Development Staff are happy to assist you with lodging your Development Application and providing applicants with feedback. Any persons seeking additional advice are encouraged to contact Council's Planning and Development Division on (02) 6728 8200 or by going to Council's web page <http://www.inverell.nsw.gov.au>

1. Site Analysis Plan

A site plan analysis (minimum scale 1:200 scale – A3) showing the features of the property and relationship to surrounding land (including features of adjoining sites). Refer to Annexure 1 for an example of a site analysis plan. These items should include:

- Contours – contour levels to Australian Height Datum (AHD) for existing / proposed land, floor / roof levels, elevations and sections. All measurements to be clearly tied to AHD and not assumed reduced levels. Contours should extend 5m minimum into adjoining lands to identify natural flow paths. Floor and ridge levels to AHD should be shown on the elevations;
- Existing vegetation;
- Buildings (including any to be retained and neighbouring buildings, including window locations and setbacks);
- Buildings to be demolished (please mark – to be demolished);
- Views to and from the site;
- Access and connection points (including vehicular, pedestrian and cycle);
- Drainage and services;
- Orientation, micro-climate and noise sources;
- Fences, boundaries and easements;
- Any other significant features.

The size of the land is to be indicated; i.e. the length of all boundaries in metric and the area of the site shown in square metres or hectares. Broken lines are only to be used where they don't interfere with accurate positioning of any required data, for example location of development, sewer main or easements, etc.

On large rural properties a full site plan must be provided (using a smaller scale, if necessary) indicating the location of the proposed development, existing buildings and setbacks from a minimum of two adjacent boundaries. It should be noted that photocopy reductions of plans will not be accepted.

2. Detailed Site Plan

A detailed site plan (minimum 1:200 scale – A3) containing the following information. Plans must be coloured or hatched where alterations or additions are proposed to existing site. Refer to Annexure 1 for an example of a site plan. These items should include:

- North point;
- Boundaries and boundary measurements;
- Existing buildings and natural features such as trees, watercourses;
- Reduced levels at each corner of the site or contours over the site;
- Reduced levels at the corner of any building;
- Existing levels of the land in relation to buildings and roads;
- Location of any easements (water, sewer, right of way, transgrid etc);
- Location of any Council sewer/water/drainage on the site;
- Proposed stormwater disposal for the site;
- Australian Height Datum levels are required for floor or slab levels of buildings in flood affected areas;
- BASIX commitments;
- Garbage areas showing where storage and collection areas are to be placed;
- Parking and loading/unloading areas;
- Storage areas, whether covered or open are to be indicated on plans; and
- Any other significant features;

All existing buildings and improvements to be shown on plan except when there is to be a total redevelopment of the block. The existing building/improvements are required on a commercial development where credit on existing development may be part of Council's assessment. In the case of dual occupancy, it is essential that offset dimensions of all external walls are provided for existing building, together with the basic internal layout.

3. Neighbour Notification Plans

One additional set of neighbour notification plans – A3 or A4 – do not show internal floor plan configuration on these plans. Indicate by colour or hatching to distinguish any proposed alteration, rebuilding or modification.

4. Elevations, section and external finishes (minimum 1:100 scale).

Plans must be coloured or hatched where alterations or additions are proposed to existing development. These should include AHD levels of the lowest floor and any yard gully belonging to that floor. External finishes including materials of construction of the external walls of building, roofing materials, types of windows, paving materials, driveway materials must be shown/detailed on the plans. A section drawing is required and all elevations are required to be shown on the plans. Refer to Annexure 1 for an example of elevations and sections.

5. Legible floor plans including floor area (minimum 1:100 scale).

Plans must be coloured or hatched where alterations or additions are proposed to existing development. These should include AHD levels of the lowest floor and any yard gully belonging to that floor. Refer to Annexure 1 for an example of a floor plan.

A floor plan of each level of the building showing uses of each room, window and door placement is to be shown. Floor area means floor space as defined in Council's Planning instruments; ie gross area. An offset dimension of all external walls is to be shown.

- **Floor space ratio** – means the ratio of total floor space as defined divided by the site area of the land.
- **Unit area** – means the gross floor area of the individual unit/dwelling within a residential flat building or dual occupancy or factory units. A floor plan of each dwelling unit type, with uses of each room, window and door placements are to be shown.

6. Shadow diagram

A shadow diagram is required for development of two or more storeys. Shadow diagrams are to be prepared for the following times of the day at midwinter (21 June) 9am, 12 noon and 3 pm.

The information should be shown on a site plan at a stated scale. It should show the outline of the proposed building, levels to AHD of the corners of buildings, ridge level and ground levels, the location of buildings on adjoining and/or adjacent lands affected by shadow and location of the living areas of these buildings.

Note: Shadow diagrams are not required if the proposed development consists of internal alterations to existing buildings or minor matters.

7. Landscape concept plan

Show the areas of landscaping, areas to be landscaped, paving areas, type of fencing, mounds, ponds, playgrounds and the like. In relation to plants to be used, the information should include any 'theme' size and spread whether dense or light planting.

8. Stormwater drainage (existing and/or proposed)

To be shown on site plan including nearest available Council stormwater pit.

- **Proposed stormwater drainage** – to be indicated on plan to show how proposed drainage will be achieved. Details to include all levels, discharge rates, pipe sizes and grades.
- **Waterways and watercourses** – to be shown on site plans. **Identify any existing drainage problems.**

9. Extent of cut and fill

Areas subject to cut and/or fill are to be shown, including the depths of both cut and fill and also the measures to be taken to retain both. All measurements are to be related to AHD levels.

10. Erosion/sedimentation control plan

Details of measures proposed to control adverse erosion impacts are to be provided.

11. Proposed clearing

Areas to be cleared as a result of development are to be shown.

12. Operation and Management Details

A statement detailing the operational details of the proposal must include (at minimum) the following:

- How many staff will be employed at the premises? How many staff will be on the premises at the same time?;
- What onsite car parking is available?;
- What will be the days and hours of operation?;
- What will be the method, timing and frequency of deliveries?;
- Information regarding parking and loading/unloading;
- What waste is expected from the premises? What are the disposal methods?;
- What type/location and design of advertising signs?;
- Maximum expected number of customers per day; and
- Details as required by Council.

13. Existing and proposed fire safety measures (essential services)

Existing and proposed fire safety measures to be identified.

14. Subdivision

Detailed subdivision plans are to be submitted with a Development Application to subdivide land, showing:

- The proposed subdivision with both existing and proposed site plan details (including number of lots, area and dimensions);
- All existing and proposed land uses;
- The location and width of nearby roads;
- The location of water, sewer, electricity and telecommunications services;
- Proposed points of entry and exit for each proposed lot;
- Proposed method of stormwater disposal;
- Proposed and/or existing easements;
- Proposed new roads (if any), including long section and cross section drawings; and
- Relative levels for both the subject land and the adjacent streets/footpaths.

Lot layout needs to be shown using a suitable scale, all boundary lengths to be shown in metres together with areas of each proposed lot.

15. Road widths/laneways/existing kerb and gutter

Widths of all roads/laneways adjacent to development site and existing kerb/gutter are to be indicated on plan.

16. Statement of Environmental Effects

A Statement of Environmental Effects (SEE) is a statement that demonstrates that the applicant has considered the impact of the proposed development on the natural and built environments both during and after construction and the proposed methods of mitigating any adverse effects. This statement does not have to be in any special form but should address the following matters:

- Assessment of the likely 'external' effects of your proposal, including any possible adverse effects on your neighbours of the locality;
- If the impact could be potentially significant, outline any measures you propose to neutralise or offset that impact. Alternatively explain why you think the likely effect is acceptable;
- Relevant standards and policies applicable to the development as contained in our LEP and DCP.

Please be as objective as possible. We may ask you to produce evidence in support of any claims you make. The statement, in appraising the suitability of land for development, should address issues (where applicable) such as:

- (a) Flooding, drainage, land slip, soil erosion, mine subsidence;
- (b) Effect on the landscape, streetscape or scenic quality of the locality;
- (c) Impact on existing and future amenity of the locality;
- (d) How the privacy, daylight and view of other dwellings will be affected, ie do they overlook or overshadow each other;
- (e) Amount of traffic generated, particularly in relation to the adequacy of existing roads and present volumes or traffic carried;
- (f) Car access, parking and availability of public transport;
- (g) Waste disposal arrangements including details of liquid / solid waste handling details for commercial / industrial developments. Location of garbage and storage areas;
- (h) Methods of sewerage effluent and stormwater disposal;
- (i) Availability of utility services, power, telephone, water/sewer;
- (j) Social effects and economic effects;
- (k) Anticipated impact of noise levels to the site locality;
- (l) Effect on historical and archaeological aspects;
- (m) Effects on flora and fauna;
- (n) Design and external appearance in relation to the site and locality indicating how the design is appropriate to the site, including a specification of the external materials to be used;
- (o) Access for people with disabilities (if required);
- (p) Potential contamination of the development site and proposals for remediation/clean up of land; and
- (q) Any special circumstances.

Note: Other matters may be relevant depending upon the nature of the development proposal. In the case of a 'Designated' Development, an Environmental Impact Statement is required to be submitted in the manner outlined in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

17. BASIX Certificate

The Building Sustainability Index (BASIX) is a web-based planning tool administered by the NSW Government, designed to assess the potential performance of residential buildings against a range of sustainability indices. A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA rated shower heads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/ awnings and wall/ ceiling insulation.

You may be required to submit a BASIX Certificate depending on the type of development approval required. In addition, the BASIX commitments must be included on your plans and will be checked by a building certifier during construction. Applicants can generate the BASIX Certificate on the Department of Planning's BASIX website: www.basix.nsw.gov.au

18. Home Owners Warranty Insurance

Home Owners Warranty Insurance is an insurance receipt from the Department of Fair Trading for residential building applications for projects to be undertaken by licenced builders over \$20,000 in value. For owner-builders, a receipt and Owner Builders Permit is required for projects over \$5,000 in value. This receipt must be submitted to Council with lodgement of an application.

19. Owner Builder Permit

If you intend to undertake residential building work yourself you will need an Owner Builder Permit issued by NSW Fair Trading. A copy of your Owner Builder Permit must be provided to Council. Further information regarding Owner Builder Permits can be found at www.fairtrading.nsw.gov.au

20. Concept Civil Design

Certain development types will require civil design plans as part of the development. Concept civil design plans may be required for a Development Application which must be to appropriate specifications (e.g. Australian Standards and/or Design Guidelines) and include at least the following:

- Proposed finished levels of the land in relation to existing and proposed buildings, roads, services, surrounding development, and public infrastructure;
- Proposed parking arrangements, entry and exit points for vehicles, gradients, and provision for movement of vehicles within the site (including dimensions);
- Proposed finished surface materials and landscaping;
- Proposed methods of stormwater capture, retention and/or drainage; and
- Determination of sewer availability and levels for suitable discharge.

Notes:

In addition to Council's requirements which are outlined above, the *Environmental Planning and Assessment Regulation 2000, Schedule 1 Forms, Part 1 Development applications* outlines the statutory information requirements for lodgement of a Development Application.

Other Applications

Construction Certificate

Applications for a Construction Certificate will require:

- A copy of the plans submitted with the Development Application;
- At least one detailed cross section showing construction details such as roof trusses;
- Details of provisions for fire safety and resistance (if any);
- Window size schedule;
- Structural engineer's details of any footing, concrete slab or proposed retaining walls requiring approval;
- Details of proposed insulation (including R rating); and
- Specification details.

Subdivision Certificate

Applications for a Subdivision Certificate will require:

- A completed Subdivision Certificate Application Form (with applicable fee);
- Four (4) copies of the survey plan;
- Two (2) copies of any 88b instrument; and
- A check list and documentary evidence demonstrating compliance with all conditions of the development consent.

Sec. 68 Onsite Sewage Management Application

Applications for Operation of an Onsite Sewage Management System will require:

- Full specifications of the proposed system; and
- Site plan showing location of system and disposal area

Further information can be obtained by contacting Council's Building Surveyors.

Development assessment process

Preliminary Development Advice

Council offers a free service providing preliminary town planning advice at the initial stages of a proposed development. It is important as it determines if what you are proposing is permissible within the land use zone and will comply with relevant planning regulations, as well as identifying development issues up-front. This process helps to ensure that once a Development Application is lodged it can be assessed in a timely and efficient manner.

Council suggests that preliminary advice should be sought for multi-residential, commercial, industrial or large subdivision proposals; however, Council is willing to provide advice on any development proposal.

Requests for preliminary advice must be in writing or on Council's Preliminary Development Advice Request Form and accompanied by relevant information such as plans, studies, subdivision layouts and operational information. If required, an on-site meeting with Council staff can also be arranged.

Neighbours

Prior to submitting your Development Application Council recommends consulting with your neighbours. This allows you to explain your development plans in detail and allows them to voice any concerns. A small change in plans prior to submission could make the neighbours happy and potentially save time and money.

How to lodge an Application

Your application can be lodged at Council's Administration Office – Inverell (Council is currently investigating electronic on-line lodgement). At the time of lodgement a preliminary check will be undertaken to see the application has been completed correctly and that all required information has been included. Application fees are payable upon lodgement of an application and you will receive a receipt for your fees. Soon after lodging your application you will receive by mail a formal acknowledgement from Council. This acknowledgement will contain your application number and contact details for future reference.

Construction Certificate

A Construction Certificate is required in addition to a Development Application for any development involving building or subdivision works. Such applications may be lodged and processed concurrently with Development Applications.

Either Council or an accredited Private Certifier can issue a Construction Certificate as the Principal Certifying Authority (PCA). Should you wish Council to issue the Construction Certificate and act as the Principal Certifying Authority the relevant PCA appointment section on the 'Application for Development Form' must be completed.

Public Notification

In accordance with Council's notification procedures, adjoining and adjacent landholders may be formally notified of your application. The notification includes a copy of the site plan and elevations demonstrating the external configuration of the building (with building works). Certain applications will also be advertised in the local paper.

In certain cases such as minor internal alterations and applications in remote areas the notification process may be waived.

The decision making process

Upon receipt of your application a Council Planner and/or Building Surveyor will undertake a preliminary review to determine if the information provided is adequate for assessment purposes. As a result of this review it may be the case that you receive a letter requiring additional information or clarification prior to Council being in a position to determine your application.

The large majority of Development Applications are determined by staff under delegated authority. Under certain circumstances, including where an objection has been received, the application will be referred to a Council's Civil & Environmental Services Committee for consideration and recommendation to an Ordinary Meeting of Council.

Internal and external referrals

Depending on the nature and scale of your application it may be necessary for it to be referred internally to a number of Council Officers for assessment including Planners, Building Surveyors and Engineers.

Certain applications may also need to be referred to external authorities for their concurrence, such as the Roads and Maritime Services (RMS), NSW Rural Fire Service (NSW RFS) NSW State Heritage Council, Catchment Management Authorities and/or the NSW Office of Water.

Notice of Determination

Once Council determines your application you will receive a Notice of Determination. Your Notice of Determination will include conditions of consent, stamped plans and a supporting documentation, if applicable. Prior to physically commencing work it is very important the following is undertaken:

- You have read and fully understand the conditions of consent. It may be necessary to comply with certain conditions prior to commencing. The stamped plans should also be reviewed to identify any conditions / amendments marked in red by Council.
- You have formally provided Council with two (2) days notice of intention to commence works.
- In the case of building works you have erected a sign in a conspicuous position at the front of the property identifying the Principal Certifying Authority. Where Council has been appointed as the Principal Certifying Authority a laminated sign will be included with your notice of determination.

Development Occupation / Use

Council will undertake a completion inspection and if all requirements have been met an Occupation Certificate will be issued. Orders and / or penalty notices may be issued for any non-compliance with approved plans. An Occupation Certificate is a certificate that authorises the occupation of a new building or use of a building.

NOTE: It is an offence to occupy a new building or use the whole or any part of a new/existing building unless an Occupation Certificate has been issued in relation to the building or part.

Modification of Consents – Section 96

Section 96 of the *Environmental Planning and Assessment Act 1979* provides for modifications to development consents where it is demonstrated that the modification is substantially the same as the approved development.

There are three different types of Section 96 applications:

- *96(1) – Modifications involving minor errors, misdescription, or miscalculation*
A 96(1) would be used, for example, to correct plan numbers, the description of a development or where Council has made an error in a condition of consent.
- *Section 96(1A) – Modifications involving minimal environmental impact*
A 96(1A) would be used for minor amendments including, alterations to internal design, minor changes to the external façade, roofline, window positions or building finishes, etc.
- *Section 96(2) – Other modifications*
A 96(2) would be applied to developments where there is an amendment which requires further assessment in terms of car parking, servicing, environmental impacts, appearance etc.

If Council does not agree that the proposed modification would result in substantially the same development as originally approved, you must submit a new Development Application (DA).

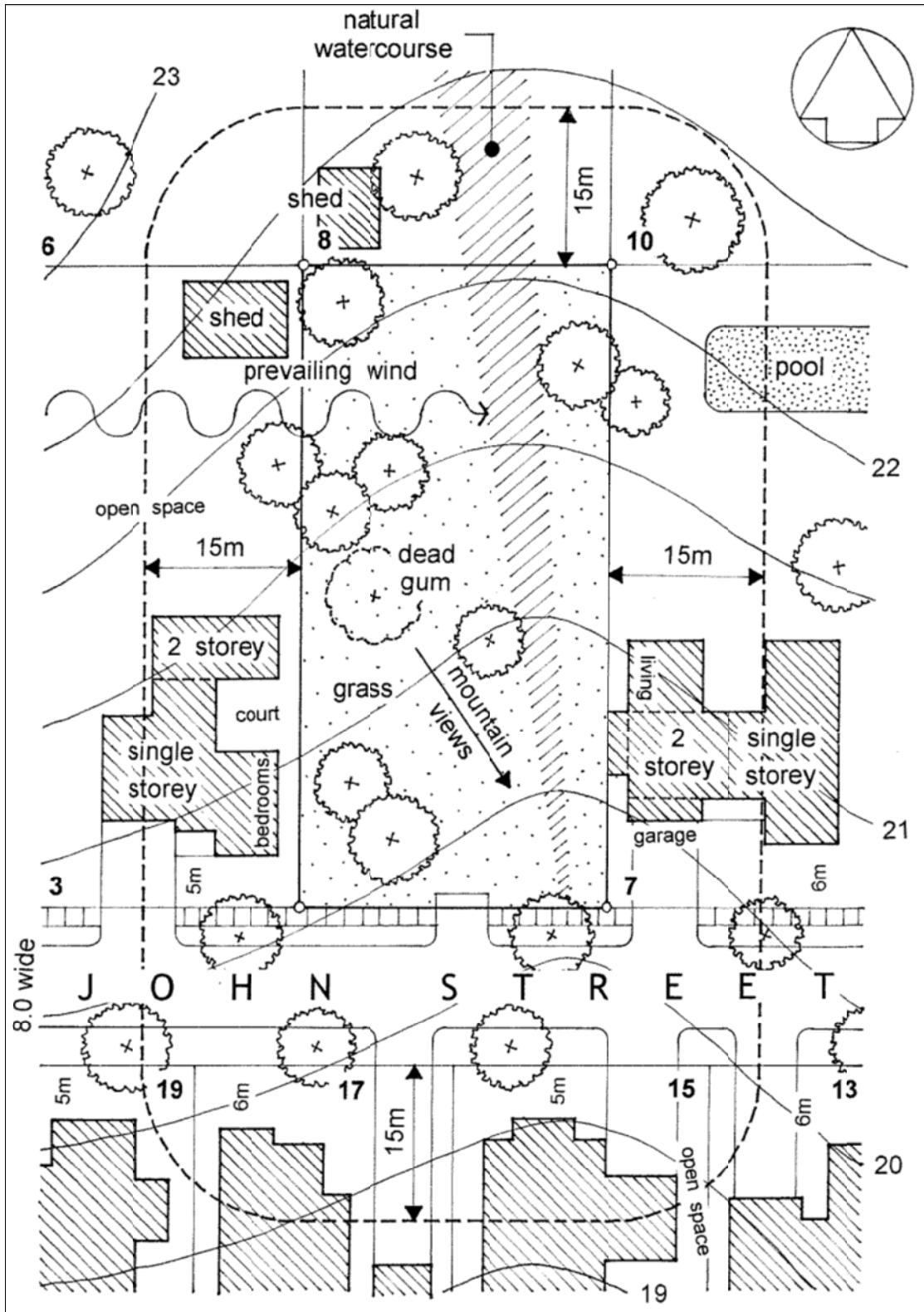
It is recommended that you consult with the Council, prior to submitting your application to ensure that the proposal may be considered as a modification and that you have all the relevant information to enable assessment of the application. The fee prescribed by Council must be paid with an application to modify a development consent.

Determination of modifications

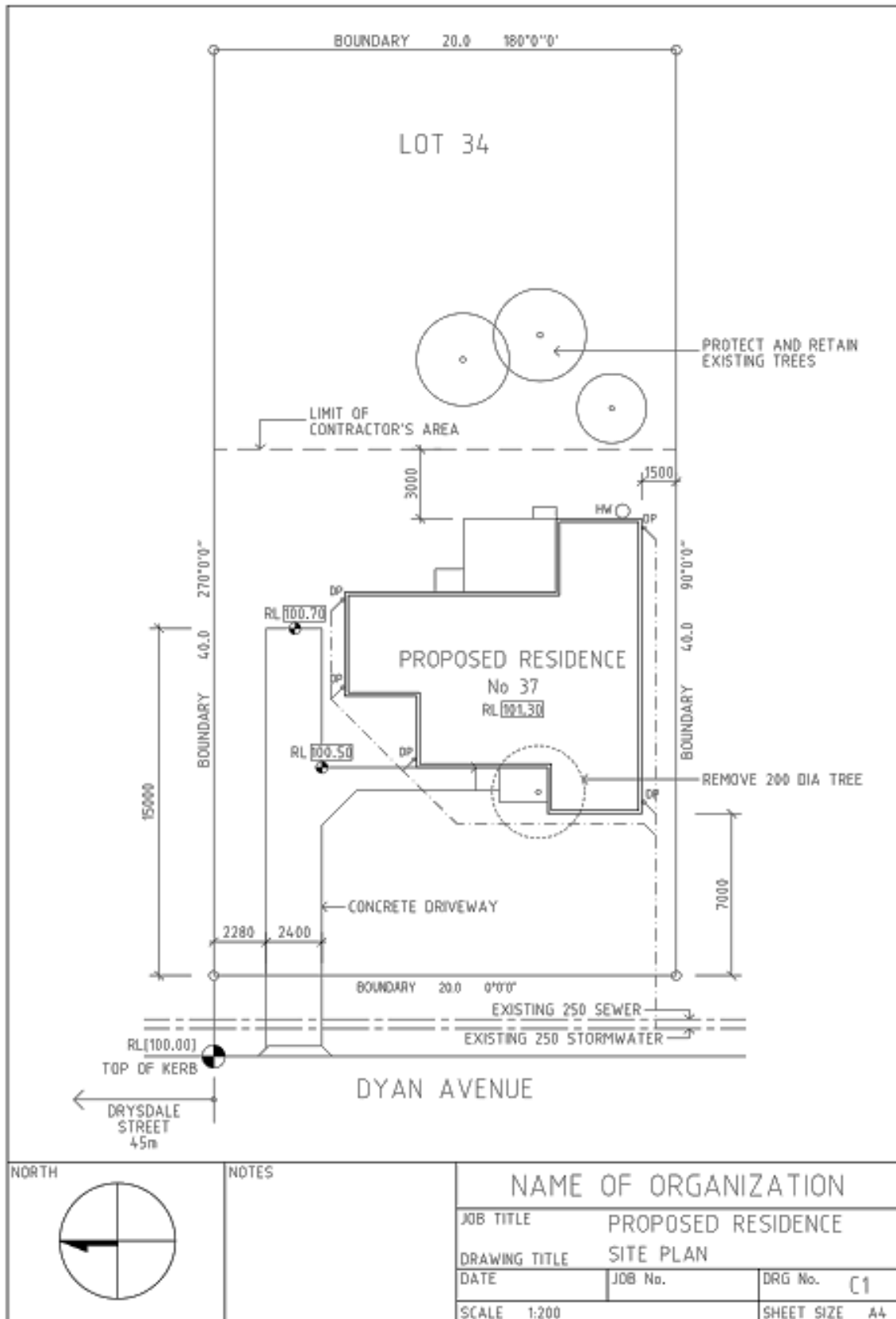
A modification to an application will be determined by the authority that determined the original consent. For example, where Council granted the original consent, the modification application will be determined by Council and where the Joint Regional Planning Panel (JRPP) determined the original DA, the JRPP will determine the modification.

ANNEXURE 1

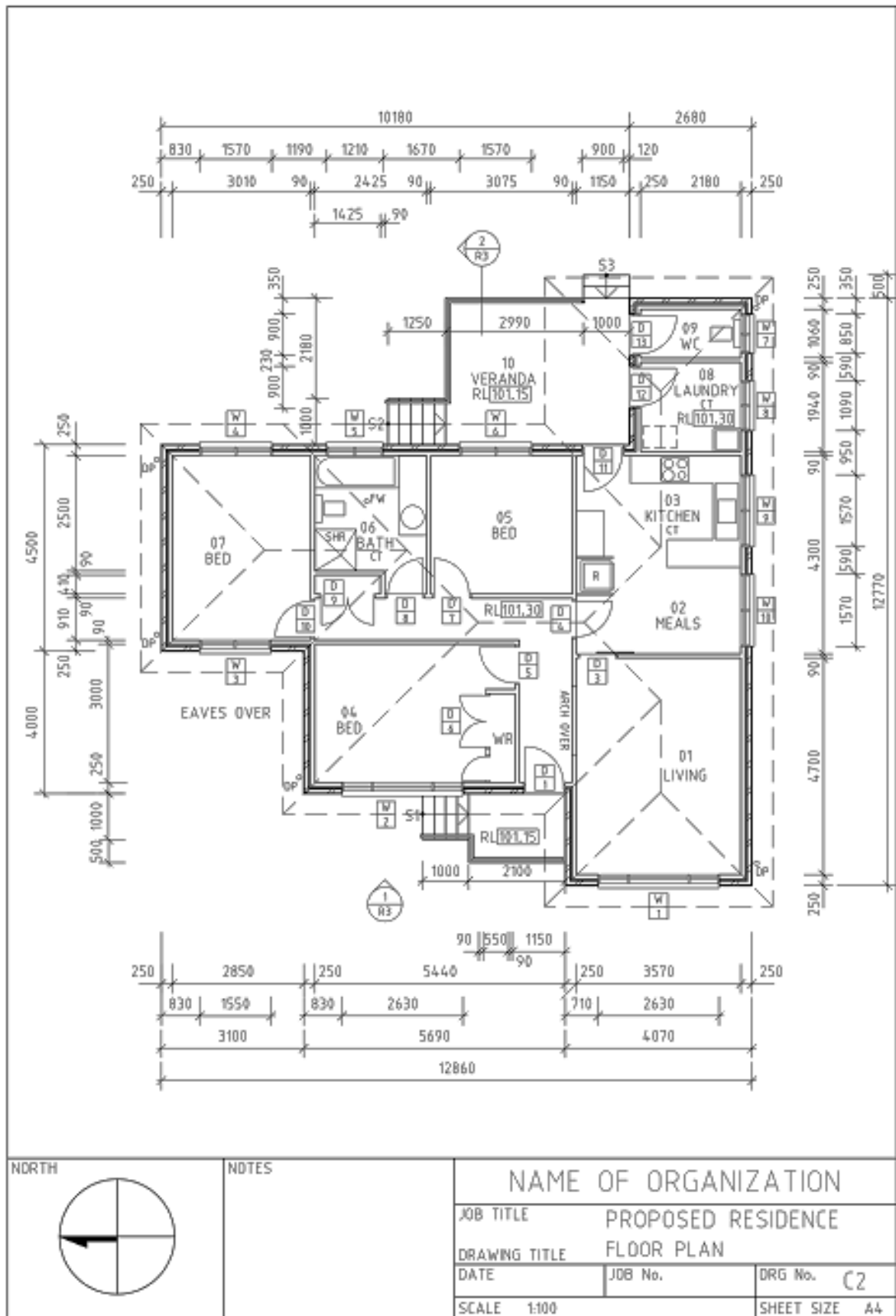
Example Site Analysis Plan



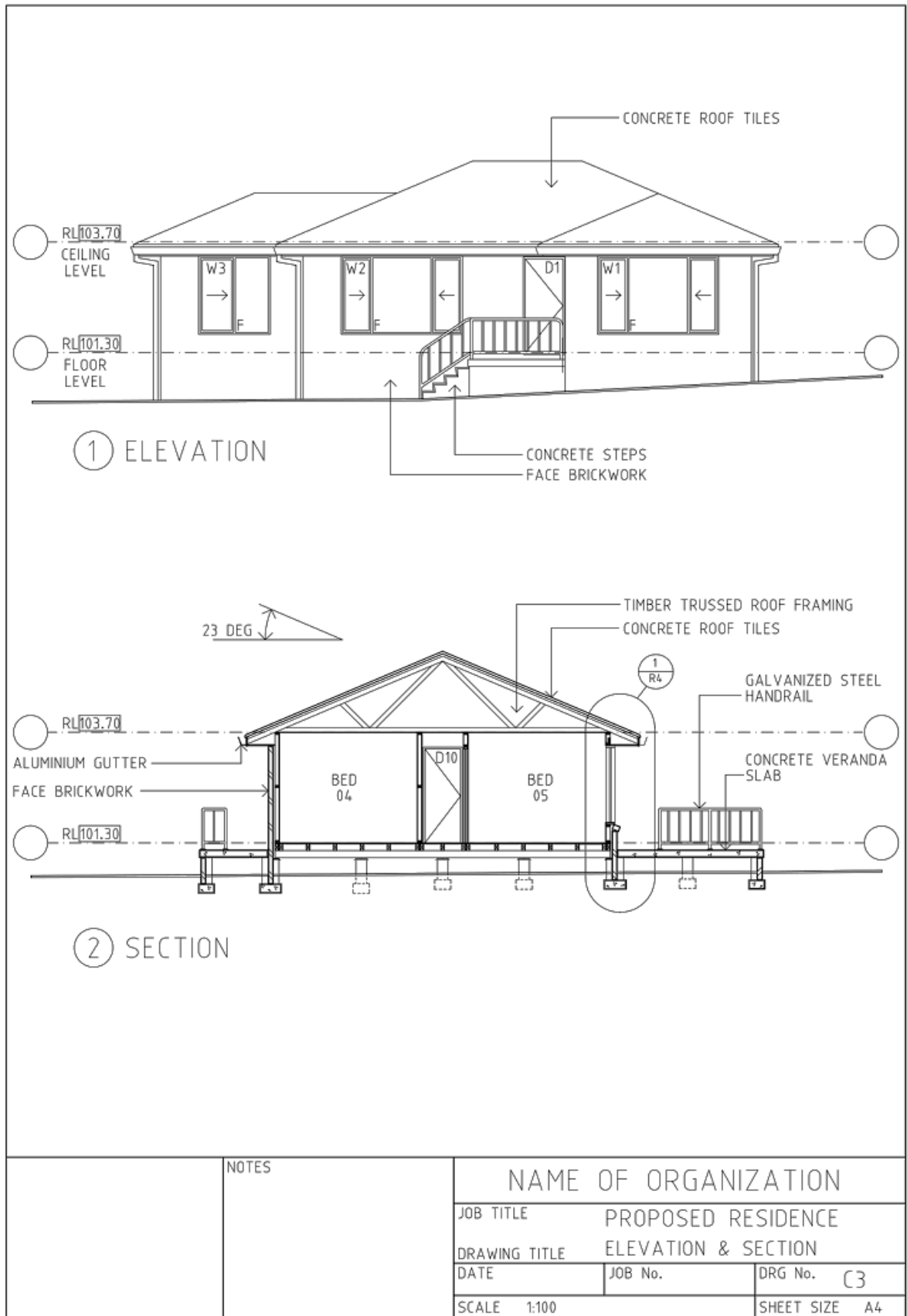
Example Site Plan



Example Floor Plan



Example Elevation and Section



Note: Where required, elevations must be shown from all directions e.g. front, back and two sides.