

# Detailed Design Stage – Plan/Report Review Application

Litchfield Council Development and Subdivision Standards 20/07/2017



## Select documents submitted:

- Driveway Access Plan
- Stormwater Management Plan
- Road Safety Audit
- General Notes.
- General Details.
- Site Plan.
- Bulk Earthworks Plan.
- Demolition and Vegetation Removal within Council's Road Reserve Plan.
- Cross Sections.
- Pavement Design.
- Longitudinal Sections.
- Intersection Setout Plan.
- Traffic Sign and Line-Marking Arrangement Plan.
- Street Light Design.

- Bus Route and Bus Stop Plan.
- Staging Plan.

### Notes:

- Charges may apply for developments for review of driveway access plans, stormwater management plans, and road safety audits; no charges apply for subdivisions.
- Fees are charged for each plan/report review; each amended submission will incur an additional fee.
- If approvals for driveway access and stormwater plans are required, information related to both items may be shown on the same plan. In this instance, separate fees will continue to apply for each item reviewed.

**Endorsed Drawings from Development Assessment Services have been submitted to Council.**

**This is a submission of amended drawings.**

## Site Information

Development Permit Number: DP.....  
Lot/Section Number..... Hundred of: .....

## Applicant's Details

Full Name: ..... Phone/Mobile: .....  
Company/Organisation: .....  
Postal Address: .....  
Email: .....

## Billing Details (Not Applicable for Subdivisions) same as above

Full Name: ..... Phone/Mobile: .....  
Company/Organisation Name: ..... ABN: .....  
Postal Address: .....  
Email: .....

This purpose of this application is to seek approval of the plans or reports only. **Prior to carrying out any physical works within Council's road reserve, including installation of driveways and stormwater connections, the applicant is required to obtain a Works within a Road Reserve Permit – Works Associated with a Development Permit to carry out work within Council's road reserve.**

**Detailed Design Stage – Plan/Report Requirements** (Please check all relevant items are provided):**All Plans/Reports shall:**

Include the Development Permit number and the address of the property.

**Driveway Access Plan Requirements**

Must be dimensioned, drawn to scale, and include a north arrow.

Clearly demonstrate the location of all driveway access points to the site, including dimensions from the property boundaries.

Show the proposed material type, material thickness/preparation, and width of all driveways, as well as identifying the type of crossover.

Be in accordance with Council's Standards, including Standard Drawings, for sizes and technical specifications.

Illustrate any potential obstacles and all services, existing and proposed, (e.g. power poles, stormwater pits, sewer pits, and trees) near the vicinity of the works and distances from these obstacles and/or services to the proposed driveway.

Show dimensions between each driveway access if multiple driveways are proposed.

Show the distance from the edge of the driveway to any intersection or any other driveway within 100m of that driveway.

**Stormwater Management Plan Requirements**

Must be dimensioned, drawn to scale, and include a north arrow.

Be prepared by a suitably qualified professional engineer.

Include details of site levels (e.g. indicative levels or contour lines). Both existing site levels and designed site levels are required.

Contour lines shall be provided at an appropriate height difference to clearly show how the existing land and the developed land rises and falls. Typically, a contour height difference of 0.2 m for existing levels and 0.1 m for design levels will be acceptable; however, Council may require greater detail to be shown.

Show the flood level lines (ARI 100) defining the areas of inundation.

Include hydrologic calculations.

Show direction of stormwater flow.

Show details of surfaces across the lot (e.g. paved, concreted, bituminised, grassed, gravelled and asphalted etc.).

Show how the stormwater is collected to the extent of the lot boundaries, including all proposed stormwater infrastructure (e.g. open channels, underground pipe, pits, concrete invert, detention and/or detention basins, kerb and gutters, etc.).

Be in accordance with Council's Standards, including Standard Drawings, for sizes and technical specifications.

Show cross-sections of the proposed stormwater infrastructure features.

Show the location and details of the point of discharge. If an underground connection is used, the Developer shall use the NT Department of Infrastructure, Planning and Logistic's (DIPL) standard drawing for connection details. Where DIPL's Standard Drawings are not applicable, design criteria for stormwater connections shall comply with Australian Standards and best industry practices and must be designed by a professional engineer.

Show all proposed drainage easements and responsibility for each.

**Road Safety Audit**

Be prepared by an independent certified road safety auditor and include the certificate number of the auditor.

Reference all risks identified in the report in accordance with relevant Austroads Guidelines and/or Australian Standards.

Include photos and/or site plan for each identified risk.

Include a risk analysis matrix and recommended remediation method.

Include developer's responses to each recommended remediation method including a timeframe.

**Demolition and Vegetation Removal Plan (within Council's road reserve)**

The use of road shoulders and verges to support heavy vehicle turning movements, including turning circles.

The removal of any trees or shrubs, which may be illustrated as clusters of vegetation unless there are individual trees standing alone.

The removal or temporary relocation of any fixed structures, including signs, whether or not the structure is live/serviceable.

The placement of temporary fencing or barriers other than flagging.

Any earthworks not shown on the bulk earthworks plan, such as trenches, illustrating width and depth; creation of temporary hardstands or laydown areas for either materials laydown or machinery access and operation; and stockpiles of soil or construction materials.