

# Conditions Precedent – Plan/Report Review Application



Litchfield Council Development and Subdivision Standards 20/07/2017

### Select documents submitted:

- Driveway Access Plan
- Stormwater Management Plan
- Operational Environmental Management Plan (OEMP)
- Traffic Impact Assessment
- Traffic Management Plan

### Notes:

- 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.

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

### Site Information

Development Permit Number: DP.....

Lot/Section Number..... Hundred of:.....

Property Address: .....

### 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.**

**Condition Precedent – 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**

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.

Identify 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**

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 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.).

Show all proposed drainage easements and responsibility for each.

**Operational Environmental Management Plan**

Be prepared by an independent qualified professional person and/or organization.

Include overall environmental objectives for the operation of the use and techniques for their achievement.

Include procedures to ensure that no significant adverse environmental impacts occur as result of the use.

Include proposed monitoring systems.

Identify all possible risks of operational failure and response measures to be implemented.

Include day to day management requirements for the use, including waste management.

**Traffic Impact Assessment**

Be prepared by a traffic engineer registered with Engineers Australia.

Clearly reference all the source of data used in the report and analysis software used.

Be undertaken in accordance with Austroads Guideline: Guide to Traffic Management – Part 12: Traffic Impacts of Developments.

**Traffic Management Plan**

Be prepared by a person who holds a valid WZ1 certificate, and include the certificate number.

Be prepared in accordance with Austroads Guidelines standard format.

Include a risk analysis matrix.

Include the traffic control diagram.