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DEVELOPMENT APPLICATION

PERMIT & PROPOSAL PACK

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Development Application – Sample Permit & Proposal Pack

Construction of a Contemporary 5-Bedroom House in Off-Form Concrete with Swimming Pool

Applicant	John Smith (Sample)
Owner	Jane Smith (Sample)
Site Address	123 Example Street, Exampleville, NSW 2000
Proposal Description	New two-storey **five-bedroom** dwelling constructed in off-form concrete with multiple living areas, double garage, 5.5 bathrooms and an in-ground swimming pool with associated landscaping
Estimated Cost of Works	$1,500,000 (incl. GST)

This document is a demonstration sample prepared by **KARRU Built**. **Sample – Not for Submission**

Application Checklist

The following checklist summarises typical documentation required with a development application. Tick boxes indicate whether the sample pack contains the listed item.

No.	Requirement	Provided
1	Completed Development Application form	☑
2	Statement of Environmental Effects	☑
3	Site Analysis Plan	☑
4	Architectural Plans (floor plans, elevations, sections)	☑
5	Landscape Plan	☑
6	BASIX Certificate	☑
7	Owner's Consent	☑
8	Erosion and Sediment Control Plan	☑
9	Stormwater Concept/Drainage Plan	☑
10	Waste Management Plan	☑
11	Bushfire Assessment (if applicable)	☑
12	Heritage Impact Statement (if applicable)	☑
13	Flood Impact Assessment (if applicable)	☑
14	Acoustic Report (if applicable)	☑

Statutory Declaration (Sample)

This statutory declaration is provided as a demonstration sample only. The content herein does not constitute legal advice and may not comply with statutory requirements for statutory declarations in your jurisdiction.

> I, **[Full Name]**, of **[Address]**, do solemnly and sincerely declare that the information contained in this development application is, to the best of my knowledge, true and correct.
>
> This sample declaration is provided for illustrative purposes and is not intended for use in any actual statutory context. You should seek appropriate legal advice and obtain the correct statutory declaration form applicable to your State or Territory.
>
> **Signature: _____ Date: _____**

Project Background & Site Analysis

The proposed development involves the construction of a new two-storey, single-dwelling residence on a standard suburban allotment. The site measures approximately **600 m²** (14 m wide × 43 m long) and exhibits a gentle slope descending from the street toward the rear boundary. The surrounding neighbourhood consists of **low-density residential dwellings** of mixed architectural styles on similar lot sizes, indicating a stable urban context. The site currently supports an ageing single-storey dwelling, which will be removed to make way for a contemporary **five-bedroom architectural residence** constructed primarily in **off-form concrete**, along with an **in-ground swimming pool** and landscaped open space.

From a **geotechnical perspective**, even moderate site gradients and residential soil types demand professional analysis. **Soil reactivity**, **bearing capacity**, and **subsurface drainage patterns** influence slab-on-ground construction and require close alignment with **AS 2870 (Residential Slabs and Footings)**. For a project employing **high-mass concrete systems**, the margin for structural error is limited — foundation design must therefore be informed by a geotechnical engineer to avoid future cracking or heaving.

Architectural & Site Integration

The design takes full advantage of the site's **northern solar exposure** by orienting primary living areas, large-format glazing, and outdoor spaces toward the north-east. The **double garage** is strategically positioned on the southern boundary to minimise overshadowing of private open space. Retention of select mature trees at the rear helps preserve landscape character and complies with **deep soil zone** provisions, which typically require at least **30% of the site** to be landscaped.

Vegetation on site comprises low-maintenance ornamental planting at the front and a row of small trees along the rear boundary. While no formal biodiversity or environmental constraints (such as bushfire overlays or flood zones) are present, council requirements around **stormwater management**, **erosion control**, and **visual privacy** still necessitate detailed design documentation and council liaison.

Off-Form Concrete Complexity

The use of **Class 2 off-form concrete finishes**, compliant with **AS 3610**, presents substantial construction complexity. These finishes are highly sensitive to formwork alignment, curing conditions, and strike-off sequencing. Achieving consistent architectural quality across pours — especially where visible external walls are continuous — requires coordination between **structural engineers**, **formwork subcontractors**, and **site managers**. Factors such as:

- Form liner specification
- Pore release agent control
- Weather variation during curing

must all be managed by experienced professionals to ensure performance and appearance. This process is beyond the capability of general residential builders or DIY approaches.

Strategic Planning & Regulatory Navigation

From a **planning policy perspective**, the site is subject to layered controls under the **Local Environmental Plan (LEP)**, **Development Control Plan (DCP)**, and **State Environmental Planning Policies (SEPPs)**. A compliant built form must balance:

- **Height and setback constraints**
- **Solar access to neighbours**
- **Overshadowing minimisation**
- **Visual privacy and amenity**
- **Bulk and scale contextual fit**

These are interpreted with reference to both statutory criteria and council planning objectives. For instance, while a 9.5 m height limit may apply numerically, achieving council support requires demonstrating contextual compatibility and reduced bulk through upper-floor articulation — an exercise in professional judgment, not template compliance.

Logistics & Site Constraints

Construction logistics are critical at the planning stage. The handling and staging of **high-volume concrete pours**, **crane access**, **temporary formwork setup**, and **delivery vehicle access** must be planned in detail to mitigate disruption to neighbours and ensure compliance with **Work Health & Safety (WHS)** regulations. These complexities demand a **construction management plan** as part of the DA or CDC documentation — a document that integrates design, staging, and environmental management in one coordinated strategy.

Proposal Details

Metric	Value	Notes
Site area	**600 m²**	Typical suburban allotment (14 m × 43 m)
Building footprint (ground floor)	**270 m²**	~45 % site coverage – below the 50 % maximum for lots ≥450 m²
Upper floor area	**119 m²**	~20 % site coverage – below the 30 % maximum
Total floor area	**389 m²**	Equals 42 squares (as per room schedule)
Building height	**8.5 m**	Two storeys; under the 9.5 m height limit for dwellings
Swimming pool size	**8 m × 4 m (32 m²)**	In-ground pool suited to family recreation
Landscaped area	**220 m² (≈ 37 % of site)**	Exceeds minimum 30 % requirement
Off-form finish class	**Class 2**	AS 3610 high-quality finish
Floor space ratio (FSR)	**0.65**	Total floor area 389 m² / 600 m² site – complies with typical FSR control

Metric	Value	Notes
Bedrooms	**5**	Master suite + four bedrooms
Bathrooms	**5.5**	Includes four full bathrooms and one powder room
Car parking	**2 spaces**	Double garage integrated into the dwelling
Private open space	**180 m²**	Landscaped rear yard and outdoor living terrace

The decision to utilise **off-form concrete** as the primary structural and external wall system was based on a **comprehensive evaluation** of **material performance**, **lifecycle cost**, and **energy efficiency potential**. Off-form concrete not only delivers a **modern architectural aesthetic**, but its **inherent thermal mass** significantly improves **passive climate control**, stabilising indoor temperatures and **reducing reliance on mechanical heating and cooling**.

To optimise thermal performance, **energy simulation software** such as **FirstRate5** and **BERS Pro** was used during the design phase to model **seasonal thermal fluctuations**, **predict heating/cooling loads**, and fine-tune **glazing ratios**, **shading devices**, and **insulation values**. The model outputs confirmed that the **building envelope exceeded BASIX and NatHERS requirements**, ensuring **superior energy performance** in both summer and winter.

The building's **footprint and layout** were also strategically informed by **compliance benchmarking** against multiple planning controls and national standards, including:

- **NCC Volume Two** for residential energy efficiency
- **AS 3600** for concrete structural design
- **AS 3959** bushfire construction standards
- **Local DCP setback, height and site coverage metrics**

Structural engineering decisions, including the use of **reinforced slab-on-ground systems** and **monolithic concrete walls**, were driven by considerations of **durability**, **long-term settlement control**, and **vibration resistance** — qualities highly beneficial in **family homes with high occupancy**.

Furthermore, the proposal integrates **photovoltaic solar panels (5 kW system)** and a **rainwater harvesting system**, **reducing external utility reliance**. These **sustainability features** were assessed through **carbon footprint estimations** and **lifecycle cost analysis** conducted during the design development stage, reinforcing the value of **early professional involvement**.

Such levels of **interdisciplinary planning**, **simulation**, and **regulatory navigation** are only achievable through collaboration between **architects**, **engineers**, **planners**, and **sustainability consultants**. This ensures not only **compliance**, but also **cost efficiency**, **resilience**, and **long-term performance** — benefits that simply **cannot be realised without professional expertise**.

Room Schedule & Dimensions

The proposed dwelling provides generous living spaces and accommodation for a large family. The table below summarises the indicative dimensions of principal rooms as derived from the preliminary house plans. These dimensions are approximate and subject to detailed architectural documentation.

Room/Area	Dimensions (m)	Notes
Meals area	**4.3 × 3.1**	Open-plan dining adjoining kitchen
Family living	**5.1 × 7.7**	Primary family room opening to outdoor living
Master suite	**3.7 × 4.3**	Includes ensuite and walk-in robe
Bedroom 2	**3.0 × 3.2**	Secondary bedroom
Bedroom 3	**3.0 × 3.2**	Secondary bedroom
Bedroom 4	**2.9 × 3.5**	Secondary bedroom
Guest bedroom	**3.6 × 3.9**	Ground-floor guest suite with adjacent bathroom
Activities room	**4.1 × 4.0**	Upstairs multi-purpose space
Entertainment room	**3.7 × 4.5**	Media/rumpus room
Double garage	**6.0 × 6.0**	Accommodates two vehicles
Outdoor living	**9.9 × 3.0**	Covered alfresco adjacent to pool
Porch	**1.7 × 1.7**	Entry vestibule

The gross internal floor area of the dwelling is approximately **389 m^2 (42 squares)**, encompassing **five bedrooms**, **multiple living areas** and a **double garage**. This schedule assists in verifying **compliance with floor area controls** and provides context for the **Bill of Quantities**.

Beyond dimensional compliance, the internal configuration is a result of **strategic spatial planning** — a core element of **professional residential design** that considers both **livability** and **regulatory performance**.

Key design strategies include:

- **Zoning for Functionality & Privacy**: Bedrooms are separated from high-traffic communal areas to minimise acoustic disturbance, while the guest suite is positioned on the ground floor for **accessibility** and **short-term stays**.
- **Defined Circulation Pathways**: Professional planning ensures **logical** and **efficient movement** through the dwelling. Circulation is arranged to reduce **wasted space**, allow **natural daylight** to penetrate deep into the plan, and provide **clear visual connections** between indoor and outdoor living areas.
- **Spatial Hierarchy**: Spaces are arranged to promote **intuitive use** — transitioning from **semi-public entry and living areas** to more **private zones** such as bedrooms and bathrooms. The layout supports both **communal family life** and **private retreat**.

- **Furniture Planning Integration**: Room dimensions account for **typical furniture footprints** plus **circulation clearances** — especially in the meals area, family room and bedrooms — ensuring the house feels **open** and **navigable**, not crowded.
- **Indoor-Outdoor Connectivity**: The outdoor living area is **seamlessly accessed** from both the meals and family zones, strengthening the dwelling's connection to the **landscaped yard and pool**, and enhancing **natural ventilation**.

This level of **spatial logic** and **functional clarity** can only be achieved through **professional interior architecture** and **planning expertise**. **Uncoordinated or client-led layouts** often result in **compromised liveability**, **inefficient room sizes**, and **difficulties with approval**. The proposed schedule demonstrates how **professional involvement** ensures every square metre contributes to **comfort**, **flow**, and **performance**.

Bill of Quantities

A Bill of Quantities (BoQ) is not merely a cost breakdown — it is a comprehensive, professionally curated roadmap that aligns every physical component of a project with the build sequence, compliance requirements, and contract delivery milestones.

Professional cost planners and site managers use the BoQ to:

Sequence the Construction Logically
Construction sequencing is a highly coordinated process where each trade activity is mapped out to avoid site congestion, reduce idle time, and ensure structural interdependencies are respected.

Manage Cost-Risk Factors Early
Construction is highly susceptible to cost escalation due to:
- Design variations
- Weather delays
- Material price volatility
- Site access or soil complications

Integrate with Program & Compliance
A well-developed BoQ is cross-referenced with:
- Regulatory requirements (e.g., erosion controls, acoustic treatments)
- Sustainability inclusions (e.g., solar, rainwater systems)
- Safety and accessibility provisions (e.g., AS 1428, NCC sections)

Professional Coordination Ensures Delivery
BoQs like this are living documents used daily by site managers, certifiers, quantity surveyors, and consultants to verify compliance, stage inspections, and schedule

Item No.	Description	Unit	Quantity
1	Preliminaries		
2	Site establishment – fencing, signage and amenities	week	4
3	Site survey and geotechnical investigation	item	1
4	Erosion & sediment control measures	item	1
5	Demolition of existing structures	m^2	200

Item No.	Description	Unit	Quantity
6	Earthworks – excavation & fill	m^3	300
7	Trenching for services	m	150
8	Concrete footings	m^3	60
9	Reinforcement – footings & slab	tonne	3
10	Slab on ground – off-form finish	m^2	270
11	Concrete columns & walls (off-form)	m^3	50
12	Waterproofing to concrete	m^2	120
13	Structural steel beams & lintels	tonne	6
14	Formwork & propping	m^2	300
15	Roof framing – structural steel	tonne	4
16	Roof cladding – metal sheet	m^2	250
17	External windows & glazing	m^2	90
18	External doors & hardware	item	10
19	Internal partitions – lightweight framing	m^2	300
20	Wall finishes – off-form concrete sealant	m^2	350
21	Ceiling finishes – plasterboard	m^2	250
22	Floor finishes – polished concrete	m^2	270
23	Joinery – kitchen	item	1
24	Joinery – bathrooms & wardrobes	item	5
25	Plumbing rough-in & fixtures	item	1
26	Electrical rough-in & fit-off	item	1
27	HVAC installation	item	1
28	Water heating system	item	1
29	Swimming pool excavation	m^3	40
30	Swimming pool shell (concrete)	m^3	30
31	Pool filtration & pump system	item	1
32	Pool tiling & interior finish	m^2	100
33	Pool fencing & gate (1.2 m high)	m	40
34	Landscaping – soft works (planting)	m^2	220
35	Landscaping – hard works (paving & paths)	m^2	100
36	Retaining walls & garden edging	m	50
37	Driveway & parking area (concrete)	m^2	40
38	External services connections (water, sewer, electricity)	item	1
39	Rainwater tanks & stormwater drainage	item	1
40	Temporary site fencing removal	item	1
41	Cleaning & waste removal	item	1
42	Final inspections & certifications	item	1
43	Contingencies (5 %)	item	1

Item No.	Description	Unit	Quantity
44	Professional fees (architect, engineer)	item	1
45	Council & authority fees	item	1
46	Interior painting (walls & ceilings)	m^2	750
47	Tiling to wet areas (bathrooms, laundry)	m^2	120
48	Timber flooring (bedrooms)	m^2	120
49	Carpet flooring (media/living)	m^2	80
50	Lighting fixtures & electrical fit-off	item	1
51	Plumbing fixtures & fittings	item	1
52	Cabinetry & joinery (laundry)	item	1
53	Balustrades & handrails	m	30
54	Decking/pergola structures	m^2	40
55	Garage door & automatic opener	item	1
56	Security & home automation system	item	1
57	Solar photovoltaic panels	kW	5
58	Rainwater harvesting system & pump	item	1
59	Fencing – rear & side boundary	m	80
60	Letterbox & entry gate	item	1
61	Telecommunications & data cabling	item	1
62	Gas connection & meter installation	item	1
63	Fire safety equipment (extinguishers, blankets)	item	1
64	Driveway kerb & gutter crossing	item	1
65	Landscape irrigation system	item	1
66	Commissioning & handover documentation	item	1

Risk & Compliance Checklist

Risk/Compliance Item	Requirement	✅
Structural design complies with AS 3600 (Concrete structures) and AS 1170 (Structural actions)	Yes	☑
Formwork & off-form finishes specified per AS 3610	Yes	☑
Swimming pool safety barrier compliant with AS 1926.1 – min. 1.2 m fence with non-climbable zone	Yes	☑
Height & site coverage comply with LEP/DCP: height ≤9.5 m & ground floor ≤50 %	Yes	☑
Landscaped area ≥ 30 %	Yes	☑
Energy efficiency provisions under NCC Section 3.12 addressed	Yes	☑
Smoke alarms & fire separation (NCC Section 3.7) specified	Yes	☑
Stair & path compliance per NCC Section 3.9	Yes	☑

WHS-compliant temporary works (e.g., sediment control, scaffolding)	Yes	✅
Construction noise & dust mitigation plans in place	Yes	✅
Waste management plan prepared	Yes	✅
Bushfire compliance – AS 3959 & BAL rating	Yes	✅
Heritage considerations addressed	Yes	✅
Flood impact assessment prepared	Yes	✅
Termite protection system (AS 3660.1) installed	Yes	✅
Slip resistance of floor surfaces per AS 4586	Yes	✅
NatHERS / BASIX energy rating achieved	Yes	✅
Accessible & universal design under AS 1428	Yes	✅
Noise & vibration management plan	Yes	✅
Acoustic report (Local Noise Guidelines)	Yes	✅
Erosion & sediment control strategy prepared	Yes	✅
Soil & water quality safeguards applied	Yes	✅
Health & amenity compliance (NCC Section 3.8)	Yes	✅

Why Compliance Needs Professionals
In modern construction, regulatory compliance is more than ticking boxes — it's a strategic process requiring interpretation of overlapping planning instruments, including:

- National Construction Code (NCC) Vol. Two
- Australian Standards (e.g., AS 3600, AS 3959, AS 1428)
- LEP & DCP controls
- State Environmental Planning Policies (SEPPs)
- Work Health & Safety (WHS) legislation
- Environmental Protection Authority (EPA) regulations

Each has its own scope, language, and jurisdictional variations — and only trained professionals can correctly synthesise and apply them across documentation, design, and site execution.

Avoiding Critical Mistakes
Examples of conflicts that require expert resolution:

- A window needed for solar gain (BASIX) may breach BAL flame zone compliance unless upgraded.
- A DDA-compliant entrance (AS 1428) may impact flood resilience or driveway gradient controls.
- A ventilation path approved under NCC Part 3.8.5 might fail EPA acoustic thresholds.

DIY submissions often overlook such conflicts — resulting in refusals, compliance breaches, or costly retrofits.

Why KARRU Built Delivers Confidence
At KARRU Built, our multi-disciplinary team integrates:

- Architectural drafting aligned with NCC/LEP/DCP

- Engineering design per AS/NCC
- Town planning alignment with SEPP & LEP intent
- WHS & environmental compliance planning

This ensures every element meets or exceeds compliance from the start, reducing risk, delays, and legal exposure.

Bushfire Assessment Certificate

The subject site has been assessed for bushfire risk in accordance with **AS 3959 – Construction of buildings in bushfire-prone areas** and the requirements of the relevant **State Environmental Planning Policy (Resilience and Hazards)**. A qualified bushfire consultant was engaged to prepare a **Bushfire Attack Level (BAL) Assessment Report**, which forms part of the supporting documentation for this development application.

Site Findings & BAL Rating

Following a detailed inspection of site vegetation, slope, access, and adjoining land use, the site was determined to fall within a **Bushfire Attack Level (BAL) 12.5**. This classification indicates **low to moderate risk**, primarily from ember attack and radiant heat, rather than direct flame contact.

Key environmental factors considered include:

- **Vegetation Type**: Sparse ornamental shrubs and isolated boundary trees.
- **Slope**: <5° slope away from the site (reducing fire run-up risk).
- **Proximity to unmanaged vegetation**: >30 m separation distance.
- **Asset Protection Zones (APZs)**: Adequate setbacks from potential fuel sources.

Design Response & Construction Measures

To comply with BAL 12.5 requirements, the following **construction upgrades** and mitigation strategies will be implemented:

- **Toughened safety glass** to all exposed glazing.
- **Aluminium window frames** with metal mesh screens.
- **Non-combustible cladding and roof materials** (e.g., off-form concrete, metal roofing).
- **Enclosed subfloor areas** with non-combustible materials to prevent ember entry.
- **Sealed roof penetrations and junctions** to prevent ember accumulation.
- **Gutter guards** to reduce fuel buildup in roof drainage systems.

These measures are outlined in the **Bushfire Construction Plan** and form part of the **Construction Certificate documentation**.

Certification & Reporting

The BAL Assessment Report and associated certificate were prepared by an **accredited BPAD Level 2 Bushfire Consultant**, ensuring the report meets NSW Rural Fire Service (RFS) standards and is acceptable for Council submission. The documentation includes:

- Site map and vegetation classification
- Radiant heat flux calculations
- Justification of BAL rating
- Schedule of compliant construction measures
- Certification under Planning for Bushfire Protection (PBP) Guidelines

Council Acceptance & Integration

The report confirms that the **proposed development complies with all applicable bushfire planning controls**, and that no additional bushfire-specific development consent conditions are anticipated beyond the nominated construction upgrades. This preemptive approach minimises the likelihood of council delays or RFS objections.

Parameter	Value	Commentary
Vegetation classification	Woodland	Dominant canopy of mature eucalypts adjoining the rear boundary
Slope	0–5° upslope	Gentle rise away from dwelling
Separation distance	> 25 m	Clearance to classified vegetation achieved through landscaping
Bushfire Attack Level (BAL)	**BAL–12.5**	Low-risk category requiring ember-protection measures
Mitigation measures	As above	Non-combustible cladding, ember guards, toughened glazing

Heritage Impact Support

Although the subject site is **not heritage-listed**, nor located within a **Heritage Conservation Area (HCA)** under the Local Environmental Plan (LEP), a **Heritage Impact Statement (HIS)** has been prepared **proactively** to demonstrate planning diligence and ensure **alignment with adjacent context and cultural values**.

This approach reflects KARRU Built's commitment to **responsible development** — acknowledging that while statutory controls may not strictly apply, the **visual and architectural context** of the surrounding neighbourhood must still be respected.

Heritage Context Analysis

A contextual review within a **250-metre radius** of the site revealed:

- **One contributory item** within visual proximity (a Federation-era cottage).
- Predominantly **post-war and contemporary dwellings** adjacent to the site.
- No items listed on the **State Heritage Register** in immediate proximity.
- No known **Aboriginal cultural heritage items** recorded on the AHIMS database for this lot.

While not directly impacting the proposal, these findings informed key design decisions to ensure the development would **respect visual character**, **avoid dominant scale**, and maintain **streetscape rhythm**.

Design Strategies for Heritage Sensitivity

The architectural response includes the following measures to mitigate any perceived heritage impact:

- **Stepped massing** of upper levels to reduce visual dominance.
- **Material palette referencing local tones** — soft concrete grey, muted finishes.
- **Retention of front garden setback** and low-profile fencing to mirror established patterns.
- **Modulated façade articulation** to provide rhythm and visual interest without mimicking heritage stylings.

These strategies were **benchmarked** against the **DCP heritage guidelines**, particularly where character is derived from **form, proportion, and rhythm**, rather than replication of stylistic elements.

Statement Summary & Compliance

The Heritage Impact Statement concludes that the proposed development will:

- **Not detract** from the significance of any nearby heritage item.
- **Preserve the visual integrity** of the streetscape.
- **Maintain continuity of built form** without stylistic mimicry.
- **Comply with Clause 5.10 of the LEP**, which requires consideration of heritage conservation even for non-listed sites in the vicinity of a heritage item.

The HIS has been included in the DA package to **preempt council requests** and **streamline the assessment process** by addressing potential heritage concerns upfront.

Flood Assessment (Sample)

A site-specific Flood Risk Assessment (FRA) was undertaken in accordance with the local council's Flood Planning Code and NSW Floodplain Development Manual, ensuring that the proposed development meets all risk mitigation and design resilience standards.

Site Risk Context
The subject site is not mapped within a designated flood-prone area under the Local Environmental Plan (LEP) or council's GIS overlays. However, to proactively demonstrate due diligence and risk awareness, a desktop flood analysis and civil drainage review were commissioned.

Findings include:
- Site is located above the 1% AEP (1-in-100-year) flood level.

- No recorded overland flow paths or creek catchments within 100 metres.
- Existing topography supports natural rearward drainage without pooling.
- Stormwater runoff generated by the proposal can be managed on-site via compliance-based detention and discharge mechanisms.

Flood Mitigation Design Strategies
Although the flood risk is considered low to negligible, the following best-practice flood mitigation measures have been adopted in the proposal:
- Minimum Finished Floor Level (FFL) set 300 mm above the adjacent natural ground level.
- Incorporation of an On-Site Detention (OSD) system designed by a registered civil engineer.
- Graded paving and landscaping to direct runoff away from habitable areas.
- Overflow paths integrated to allow for safe dispersal during extreme rain events.

These measures exceed standard compliance thresholds and offer built-in resilience against unforeseen climatic intensification over time.

Requirement	Status	Notes
Site located in mapped flood-prone land	❌ Not applicable	Confirmed via council GIS & LEP overlays
Minimum FFL above 1% AEP flood level	✅ Achieved	300 mm clearance designed into slab-on-ground works
OSD system provided	✅ Achieved	Designed to council policy & WSUD principles
No impact on neighbouring properties	✅ Achieved	Surface flows contained within subject allotment

Conclusion
The proposal is compliant with flood planning controls and poses no material flood risk to future occupants. The inclusion of professional hydraulic and drainage input ensures:
- Long-term performance under increasing rainfall events.
- Compatibility with council's stormwater network.
- Reduced liability and enhanced resilience for the client.

Erosion & Sediment Control Plan

In accordance with council policy, the Protection of the Environment Operations Act 1997, and best-practice guidelines from the NSW Department of Planning, the proposed development includes a detailed Erosion and Sediment Control Plan (ESCP) to prevent sediment discharge during construction phases.

Site Disturbance Considerations
The construction will require minor excavation for the building platform, footings, and pool area. Given the moderate site gradient and the presence of exposed soil during construction, there is potential for sediment movement during rain events.

Professional engineers and site managers have assessed the following site-specific factors:

- Slope direction and grade (rearward fall)
- Soil type and dispersibility
- Proximity to stormwater infrastructure and neighbouring properties
- Timing of vegetation clearing and staging of bulk works

Control Measures & Installations
The following temporary measures will be implemented on-site throughout the build period to reduce environmental impacts:
- Silt fences along downslope boundaries
- Stabilised site entry/exit with crushed rock pad
- Sediment filter logs around surface inlets
- Designated stockpile zones with geo-fabric covers
- On-site runoff diversion swales
- Dust suppression through scheduled water spraying
- Retention of existing vegetation wherever feasible

These controls will be shown in detail on the Construction Management Plan and monitored throughout site establishment, excavation, framing, and hardscaping stages.

Compliance & Maintenance Protocol
Site supervisors will be responsible for daily inspections and corrective actions. Controls will be checked after major rainfall and adapted as necessary. A formal sign-off will be obtained from a qualified sediment control consultant prior to final civil works completion.

All works will comply with:
- Landcom's "Blue Book" – Managing Urban Stormwater: Soils & Construction (4th edition)
- Local Council Environmental Guidelines for Development Sites
- EPA guidelines for sediment containment and pollution prevention

Summary
The Erosion and Sediment Control Plan demonstrates that the development meets statutory and environmental expectations for soil and water protection. The use of qualified consultants, inspection protocols, and adaptive measures ensures the site will remain compliant and environmentally responsible throughout the construction lifecycle.

Waste Management Plan

This Waste Management Plan (WMP) has been developed in accordance with the council's Development Control Plan (DCP) requirements, the Protection of the Environment Operations Act 1997, and relevant EPA guidelines. Its purpose is to minimise construction waste, promote recycling, and ensure responsible disposal of all material streams generated by the development.

Objectives
The WMP aims to:
- Reduce the volume of construction and demolition (C&D) waste going to landfill
- Maximise the reuse and recycling of building materials
- Minimise packaging waste and encourage supplier take-back schemes
- Prevent site contamination through proper storage and disposal practices

Waste Streams & Disposal Strategy
The following categories of waste are anticipated during the construction process, along with proposed handling methods:

- Excavated spoil: reused on-site where possible, otherwise taken to an approved facility
- Concrete, bricks, tiles: segregated and sent to a recycling facility
- Timber offcuts: reused or chipped for landscaping mulch
- Plasterboard: recycled via industry collection schemes
- Metal offcuts: sent to a scrap metal recycler
- Packaging (plastic, cardboard): separated and recycled or returned to suppliers
- Green waste: mulched or composted through council green bin program
- General waste: contained in covered bins and taken to licensed landfill

On-site waste sorting areas will be clearly signposted with covered bins and skips to prevent contamination and windblown debris.

Waste Targets & Reporting
The builder will target a minimum 80% diversion rate from landfill. This will be supported by:
- Material ordering procedures that minimise surplus
- Clear waste signage and skip bin labelling
- Staff toolbox talks to encourage recycling
- Monthly audits and waste tracking logs

A final Waste Summary Report will be submitted to council upon project completion, detailing volumes of waste generated and destinations of each material stream.

Implementation & Oversight
The site supervisor will be responsible for:
- Daily waste monitoring
- Ensuring separation of recyclables from general waste
- Engaging licensed contractors for waste collection and recycling

The WMP will form part of the builder's Construction Environmental Management Plan (CEMP) and be reviewed regularly during site meetings and inspections.

Summary
The Waste Management Plan reflects a proactive and environmentally responsible approach to material use, recycling, and disposal. Professional oversight, waste stream targeting, and transparent documentation ensure the project complies with council expectations and environmental sustainability principles.

Acoustic Report

An acoustic assessment evaluates potential noise impacts from the proposed development on neighbouring properties and occupants. According to the **Noise Guide for Local Government**, acoustic reports prepared by qualified acousticians are important tools for preventing and controlling noise impacts. They are typically requested when a new development may generate significant noise or when noise-sensitive uses are located near existing noise sources.

For this sample residential development:

- **Noise sources** — Potential noise sources include air-conditioning units, pool pumps, vehicular movements in the driveway and garage, and human activity in outdoor living areas.
- **Existing environment** — The site is within a low-density residential area. Background noise levels are generally low, dominated by distant traffic and natural sounds.
- **Assessment methodology** — A qualified acoustic consultant would measure background noise levels, identify nearest noise receivers (neighbouring dwellings), and predict noise emissions from proposed plant and activities. Predictions would be compared against applicable noise criteria (e.g., council DCP noise limits, NSW Industrial Noise Policy). The report should include the practitioner's qualifications, noise measurement results, modelling assumptions, and proposed mitigation measures.
- **Mitigation measures** — To minimise noise impacts, locate air-conditioning condensers away from bedroom windows and screen them with acoustic enclosures; select low-noise pool pumps; restrict construction hours; and install fencing and landscaping to attenuate noise.

This sample outlines the scope of an acoustic report. A full assessment prepared by an appropriately qualified acoustic consultant should accompany the development application when required by council.

Construction & Site Management Plan

The Construction & Site Management Plan (CSMP) has been prepared to demonstrate how the project will be delivered in a safe, efficient, and environmentally responsible manner. It integrates requirements from the National Construction Code (NCC), Work Health & Safety (WHS) legislation, and local council guidelines for construction site operations.

Site Establishment & Access
Key provisions include:
- Secure perimeter fencing with clear signage identifying the builder and contact details
- Stabilised entry/exit point to reduce sediment tracking
- Clear site access routes for delivery vehicles and emergency services
- Safe pedestrian routes separated from construction zones

Health & Safety Management
The CSMP prioritises worker and public safety through:
- Compliance with WHS Act 2011 and WHS Regulation 2017
- Site-specific inductions for all workers and contractors
- Daily pre-start meetings and toolbox talks
- Personal Protective Equipment (PPE) requirements
- Emergency response procedures and first-aid facilities
- Safe Work Method Statements (SWMS) for high-risk activities

Construction Sequencing & Staging
The build will be sequenced to reduce conflicts between trades, minimise disruption, and ensure structural integrity. Major stages include:
- Demolition and site clearing
- Earthworks and excavation
- Footings and slab construction

- Structural frame erection
- Services installation (plumbing, electrical, mechanical)
- External envelope (walls, roofing, glazing)
- Internal finishes
- Landscaping and external works

Each stage will include compliance inspections, environmental checks, and safety audits before progressing.

Environmental Controls
Environmental management measures will include:
- Dust suppression via water spraying
- Noise control measures and restricted working hours in line with council policy
- Erosion and sediment controls as per approved ESCP
- Waste management in accordance with the Waste Management Plan
- Protection of retained vegetation and landscaped zones

Site Supervision & Reporting
The site supervisor will be responsible for day-to-day implementation of the CSMP, supported by weekly inspections from the project manager. Non-compliance issues will be logged and rectified immediately.

Regular reports will be prepared covering:
- Safety performance and incident reporting
- Environmental compliance
- Progress against program milestones
- Stakeholder communication and neighbour liaison

Summary
The Construction & Site Management Plan demonstrates a comprehensive, professional approach to construction delivery. By integrating safety, environmental, and operational controls, the plan ensures that the project will be executed with minimal risk, disruption, and environmental impact, while maintaining compliance with all statutory requirements.

Planning Policy Response

The proposal has been carefully assessed against the provisions of the Local Environmental Plan (LEP) and Development Control Plan (DCP). A summary of key planning metrics is provided below:

Planning Metric	Proposed	Compliance
Building height & storeys	8.5 m (2 storeys)	✅ Under 9.5 m limit
Ground floor site coverage	270 m^2 (45%)	✅ Below 50% maximum
Upper floor site coverage	119 m^2 (20%)	✅ Below 30% maximum
Floor Space Ratio (FSR)	0.65	✅ Within FSR control

Landscaped area	220 m² (37%)	✅ Exceeds 30% minimum
Private open space	180 m²	✅ Meets DCP minimum
Front setback	7.0 m	✅ Exceeds 6.0 m control
Side/rear setbacks	1.5 m / 6.0 m	✅ Compliant
Car parking	2 spaces	✅ Meets requirement

Character Statements & Streetscape Integration
Most DCPs require that new dwellings respect the local character objectives of the neighbourhood. These are qualitative requirements, not numerical, and demand professional interpretation.

The proposed dwelling achieves this by:
- Reflecting local roof forms and bulk articulation
- Using a muted off-form concrete palette consistent with nearby post-war homes
- Maintaining front setbacks and soft landscaping that integrate with the existing streetscape rhythm

Solar Access & Overshadowing
Solar access is a frequent reason for refusal in DIY applications. The DCP typically requires:
- At least 3 hours of direct sunlight to north-facing windows of adjoining dwellings in midwinter
- No more than 25% overshadowing of private open space on neighbouring lots

Using sun path modelling and shadow diagrams, the professional team has demonstrated that:
- Overshadowing is contained within the subject site during key hours
- Neighbouring yards retain compliant levels of solar access
- Upper-floor setbacks and window placement have been adjusted to minimise privacy impacts

Policy Intent & Holistic Compliance
Planning controls are not standalone rules; they are interpreted with reference to underlying policy objectives, such as:
- Housing diversity and liveability
- Sustainable design principles
- Neighbourhood character
- Amenity protection

Where strict compliance creates unnecessary constraint, professional planners apply Clause 4.6 variations supported by justification statements — demonstrating that the objectives of the controls are still met.

State Policy (SEPP) Alignment
State Environmental Planning Policies (SEPPs) considered include:
- SEPP (Sustainable Buildings) 2004 → BASIX compliance exceeded
- SEPP (Resilience and Hazards) → Flood and bushfire risk addressed
- SEPP (Heritage & Conservation) → No direct heritage impact, but contextual assessment provided

Professional planners ensure policy hierarchy is correctly navigated, balancing SEPPs against LEPs/DCPs to reflect current statutory frameworks.

Outcome & Approvals Pathway
Unlike DIY submissions, which often face delays and redesign requests, this proposal:
- Anticipates council concerns and addresses them upfront
- Demonstrates compliance and contextual compatibility
- Provides a clear justification narrative, reducing approval risk

This professional planning response ensures faster approvals, reduced likelihood of refusal, and greater certainty for the client.

Drawings & Visuals

Front Elevation

Front Elevation of Proposed House

This photograph illustrates a contemporary two-storey dwelling with a flat-roofed form, contrasting dark and light cladding, and a double garage. It provides an indicative impression of the proposed architectural character.

Floor Plan

Floor Plan

The floor plan shows the arrangement of rooms over two levels, including the master suite, bedrooms, guest room, family and meals areas, activities room, entertainment space, double garage and outdoor living area. Detailed architectural plans will accompany the application.

Frequently Asked Questions (FAQs)

What is the estimated timeline for council approval?
Council assessment periods vary but generally take **6–8 weeks** from lodgement, subject to completeness of the application and any public notification requirements.

Can changes be made to the design after lodgement?
Minor amendments can usually be accommodated through an amendment process; significant design changes may require a new application.

Who prepares the Statement of Environmental Effects?
A qualified town planning consultant prepares the Statement of Environmental Effects, addressing compliance with relevant planning instruments.

What are off-form concrete finishes?
Off-form concrete is concrete poured into open-topped formwork and left exposed once the formwork is removed, providing a natural concrete texture.

How large is the proposed swimming pool?
The pool measures approximately **8 × 4 m**, which provides ample space for family recreation while fitting comfortably in the rear yard.

Is pool fencing required?
Yes. The pool will be enclosed by a minimum **1.2 m** high fence with a non-climbable zone in accordance with **AS 1926.1**.

What is the height of the proposed dwelling?
The dwelling is **8.5 m** high, which is below the **9.5 m** height limit specified in the LEP.

What percentage of the site will be landscaped?
Approximately **37 %** of the site will be landscaped, exceeding the **30 %** minimum requirement.

Will the proposal comply with BASIX?
Yes. A BASIX certificate accompanies the application demonstrating compliance with water and energy efficiency targets.

Are there any heritage impacts?
The site does not contain any heritage items or conservation areas; therefore, no heritage impacts are anticipated.

How will construction impacts be managed?
Construction will be managed in accordance with the approved Construction & Site Management Plan, which addresses dust, noise, sediment control, waste and WHS.

Does KARRU Built operate nationwide?
Yes. KARRU Built provides consultancy and construction services across Australia and can adapt to various council requirements.

Is this document suitable for submission to council?
No. This document is a demonstration sample only and is **not** valid for submission. It is provided for illustrative purposes only.

How many bedrooms and bathrooms does the proposed house have?
The design provides **five bedrooms** (including a ground-floor guest suite) and **5.5 bathrooms** (four full bathrooms and one powder room).

What is the total floor area of the dwelling?
The dwelling has a gross internal floor area of approximately **389 m²** (42 squares), spread over two storeys.

Does the house include a garage?
Yes. A **double garage** is integrated into the house, providing two off-street parking spaces.

What sustainability features are incorporated?
The proposal includes solar photovoltaic panels, rainwater harvesting tanks, high-performance glazing, insulation and energy-efficient appliances to meet BASIX energy and water targets.

Are acoustic and environmental reports included?
Yes. Sample **acoustic**, **erosion & sediment control**, **waste management**, **bushfire**, **heritage** and **flood** assessment reports have been prepared to demonstrate the breadth of technical documentation typically required.

How will waste be managed during construction?
A Waste Management Plan outlines how construction waste will be avoided, sorted, recycled and disposed of responsibly, aiming to divert at least 80 % of waste from landfill.

Is neighbour consultation required?
While not mandatory for all development applications, it is good practice to inform neighbours of your proposal and address any concerns early. Council may also undertake public notification of the application.

What does floor space ratio (FSR) mean and are we compliant?
FSR is the ratio of the total floor area of the building to the site area. For this proposal the FSR is **0.65**, which complies with the typical LEP control for this zone.

Are accessible design features incorporated?
Yes. The ground floor includes an accessible guest suite and powder room, and circulation spaces are sized to facilitate universal access. Stairs will be designed in accordance with NCC requirements and provisions for future lift installation can be incorporated if desired.

Contact Details

Thank you for reviewing this sample permit and proposal pack. We trust it demonstrates the level of professionalism, compliance expertise, and construction quality that KARRU Built delivers. Attempting a development application without professional input risks delays, refusals, and costly mistakes. By engaging our multi-disciplinary team, you ensure smoother approvals, efficient delivery, and peace of mind knowing your project is in expert hands.

Email: info@karrubuilt.com
Website: www.karrubuilt.com

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