

## DOCUMENTATION REQUIREMENTS NEW DWELLINGS

| APPLICATION REQUIREMENT | DESCRIPTION   | SCALE                          | FORM #  |
|-------------------------|---|--------------------------------|---------|
| 1. Application Form     | PBC Application Form  | 1:200 minimum                  | Form 41 |
| 2. Site Plan            | Showing boundaries, contours, site area, easements, common areas for development parcels building outline or proposed new building outline, all set back dimensions, pool, pool decks and pool equipment, retaining walls, location and screening of water tank, garbage bin receptacles Downpipe and legal point of storm water discharge and a licensed Surveyors identification plan. Driveway width and finishes to be shown. Show details of all existing and proposed fence materials and heights | 1:200 minimum<br>1:100 maximum | N/A     |
| 3. Floor Plans          | Fully dimensioned plans for each level indicating proposed gross floor areas. FSR calculation to be included. Site Cover calculation to be included.  | 1:100                          | N/A     |
| 4. Elevations           | All elevations of the proposal showing materials, floor levels, heights – including height above specified reference level (if applicable) and height above natural ground levels. Indicate line on elevations.   | 1:100                          | N/A     |
| 5. Sections             | Typical cross-section showing floor levels, all retaining walls with height above natural ground level, ceiling heights and overall heights, above natural ground level.  | 1:100                          | N/A     |
| 6. Site Section         | Showing cut and fill, retaining walls and relation to all boundary walls and natural ground levels.   | 1:200 minimum                  | N/A     |
| 7. Survey Plans         | AHD levels detailing relationship to Common Property, Residential Common Area, Golf Courses or Body of Water (if applicable) and showing all existing features and approximate levels of adjoining properties in any batter zones, and the AHD spot levels of the primary thoroughfare alignment where it meets the side boundary for the determination of the Building Reference Level.  | 1:100                          | N/A     |



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|---|--|---------------|----------------|
| <b>8. Hydraulic Plans</b>                             | Drainage (location of grates and pits), manhole locations and numbers, sewer connection and branch details, water main location and sizes. *Each applicant should carry out a site inspection to determine the practicality of any services that may be existing on or near the allotment. Storm water layout and point of connection to be shown.   | 1:200 minimum | N/A            |
| <b>9. Landscaping Plans</b>                           | Reflecting finished ground levels and soft and hard landscaping. All retaining walls and heights above natural ground level to be shown. Detailed plan of existing and proposed landscaping within 1.5m of revetment wall.   | 1:200 minimum | Form DP 405013 |
| <b>10. Erosion Control Plan</b>                       | Showing sediment fence, stabilised cross over, stockpile and diversion channels in line with GCCC Best Practice Guidelines   |               | N/A            |
| <b>11. Security</b>                                   | Residential Alarm System   | 1:100 minimum | Form RM-202    |
| <b>12. Exterior Colour Schemes</b>                    | Schedule of colours to include manufacturer's name, colour code and <b>colour sample</b> of the following on elevations:<br><br>a. Primary Exterior Colour<br>b. Secondary and/or Feature Exterior Colours<br>c. Fascia and Trim Treatments<br>d. Roof Tile Colour<br>e. Paving Colour<br>f. Window Materials and Colours<br>g. Exterior Doors and Colours<br>h. Garage Doors and Colours<br>i. Fences/Walls Colours<br>j. Other External structures |               | N/A            |
| <b>13. Batter Zones (excluding Golf Course Lakes)</b> | Applicant to provide volumetric capacity calculation demonstrating no loss of flood storage capacity to the entire batter zone area including that part of the batter zone above the current flood level.  |               |                |

**Note** - Hand drawn or unscaled plans will not be accepted.