

Some Sydney councils require 27 reports for a single house development application

Monday, 23 April 2018

Sydney councils are requiring an excessive number of specialist reports to submit a Development Application for a simple house, says the Urban Taskforce.

"The Urban Taskforce has undertaken a review of the number of reports required by Sydney councils for the lodgement of a DA for a simple house and we have found an amazing number of reports required," says Urban Taskforce CEO Chris Johnson "Bayside Council requires 27 reports, Liverpool City Council requires 26 and Willoughby requires 23 reports just for a simple house. If a residential flat building is proposed the DA requirements escalate with the Northern Beaches Council requiring 49 reports. Each council issues a check list that lists the growing number of detailed reports required. Clearly this is getting out of control."

"Recent NSW Government initiatives to increase the number of projects that are assessed under Complying Development rules are excellent moves to a simpler planning system that have been announced by NSW Planning Minister Anthony Roberts. The Greenfield Housing Code and the Missing Middle Code by-pass most of the excessive number of reports required for Merit Assessed projects and this system should be expanded to larger scale projects."

"Reports now required by Sydney councils for lodging a residential DA include Access Report, Acid Sulfate Soils Report, Air Quality Report, Asbestos Management Plan, Construction Noise and Vibration Management Plan, Contamination Assessment, Crime Risk assessment Report, Flora and Fauna Assessment, Hazardous Materials Survey, Heritage Impact Statement, Noise Impact Analysis, Reflectivity Report, Security Management Plan, Tree Management Plan, Water Cycle Management Plan and many others."

"Despite the introduction of the Greenfield Housing Code the NSW Government still sets requirements for multiple reports for merit assessment for a house that does not fit the code rules in the Box Hill Growth

Centre Precincts Development Control Plan that will be assessed by the Hills Shire Council requiring or may require 23 reports for a simple dwelling house DA. The reports include a Construction Noise and Vibration Management Plan, Contamination Assessment, Erosion and Sedimentation Control Plan, Statement of Environmental Effects, Shadow Diagrams and possibly a Heritage Impact Statement, Noise Impact Analysis, Preliminary Engineering Drainage Plans."

"Liverpool City Council require for a single dwelling house a Statement of Environmental Effects, Waste Management Plan, Sediment Control Plan and potentially a Traffic Report, Arborist Report, Archaeological Assessment, Salinity Management Response and Odour Assessment."

"Canterbury Bankstown require a Neighbour Notification Plan for a DA for a single house. Willoughby City Council require for all DAs an Arborist Report, Acoustic Report, Archaeological Assessment Report, Demolition Report, Erosion/ Sediment Control Plan, Shadow Diagrams, Site and Context Analysis, Traffic and Parking Assessment and a Waste Management Plan."

"The Urban Taskforce research found that there were 81 separate reports required for a residential DA across all of the Sydney councils and this did not include a number of other reports required for non-residential DAs."

"Clearly a number of these reports are necessary to assess the Development Application for a single house but over recent years the number of specialist reports seems to have grown dramatically. Each of these reports costs the applicant a significant amount of money which just increases the cost of housing in Sydney."

"It looks like council planners are very risk adverse and want expert reports on multiple areas that they can use to justify their decisions. The Urban Taskforce believes the requirements for a simple house DA have got out of control and that the NSW Government needs to review this by applying similar approaches to those contained in the complying codes. A whole industry of consultants has grown up around the requirement for expert reports and no doubt this group will encourage the need for even more reports. A balance is required in terms of a Report Impact Statement on Housing Costs to ensure the assessment process has not become too complex."

See below the schedule of reports required by 21 Sydney councils and the list of the 81 reports required for a residential DA in Sydney:

Metropolitan Councils (Selection of Council under Council Watch)							
Council	# of reports/plans/statements that are/maybe be required by development type					Total # of reports that are/may be required for residential development by Council	Total # of Council Checklists an applicant may need to consider/comply with in preparing a residential DA
	Dwelling house	Dual Occupancy Semi-detached dwellings	Attached dwellings Multi Dwelling Housing	Residential Flat Building	Boarding House		
Bayside	27	33	35	35	34	40	6
Blacktown	10	10	28	28	28	38	4
Burwood	17	17	21	21	21	21	1
Campbelltown	4	19	20	20	20	20	5
Canada Bay	17	19	30	30	23	30	14
Canterbury-Bankstown	20	22	23	23	23	27	2
City of Sydney	15	15	30	30	31	30	1
Cumberland	21	21	35	35	35	32	4
Fairfield	15	15	15	15	15	15	2
Georges River	16	16	17	17	17	18	3
Hornsby	20	20	28	28	28	36	1
Liverpool	26	26	29	29	29	35	1
Northern Beaches	17	17	49	49	50	54	2
North Sydney	11	11	16	16	16	17	1
Parramatta	22	23	24	25	25	27	1
Penrith	15	15	15	15	15	16	1
Randwick	14	14	24	24	25	25	2
Ryde	18	18	19	21	21	26	1
Sutherland	11	11	22	22	22	25	1
Willoughby	23	23	40	40	40	40	2
DPE							
Hills Shire – Box Hill	23	23	19	20	20	22	1

The information above excludes the following, which would be additional matters for 'tick-box':

- **Application forms** e.g. Pre-DA DA, CC, OC, CDC, Subdivision, Request to Withdraw, s96, Land Title Dealing Endorsement, s82A, Combined DA/CDCs, Work Permit, Hoarding and Scaffolding, Subdivision, Integrated Development, Stormwater Information, Notice to Surrender Development Consent, Integrated Development
- **Certificates** e.g. Fire Safety, Building,
- **Other Checklists** e.g. CC, OC, Strata Certificate,
- **Any potential checklists that are included within DCPs,**
- Mixed Use developments.

Note: Some Councils do not specify reports required specifically for boarding houses, so these have been taken to be the reports as required for an RFB.

URBAN TASKFORCE AUSTRALIA

Council Watch (Council DA Checklists)

Types of reports/plans/statements that are/maybe required when lodging a residential DA in Metropolitan Sydney ...

1. Aboriginal Archaeological Significance
2. Access Report
3. Acid Sulfate Soils Report
4. Affordable Rental Housing SEPP Assessment Report
5. Air Quality Report
6. Aquatic Ecology Assessment
7. Architectural Plans (site plan, elevation, floor plans, sections)
8. Asbestos Management Plan
9. BASIX Certificate
10. Biodiversity Management Plan
11. Building Code of Australia Report
12. Bushfire Assessment / Report
13. Coastal Assessment
14. Compliance Report (DCP requirements)
15. Construction Noise and Vibration Management Plan
16. Construction Methodology Plan
17. Contamination Assessment
18. Context Statement
19. Crime Risk Assessment Report
20. Cut and Fill Retaining Plans
21. Demolition Plan
22. Design Verification Statement
23. Driveway Ramp Profile
24. Earthworks Plan
25. Electrical Plan/Liaison with Energy Australia
26. Estuarine Hazard Assessment
27. Erosion and Sedimentation Control Plan
28. Fire Safety Schedule/Measures
29. Flora and Fauna Assessment
30. Flood Study
31. Flood Evacuation/Management Plan
32. Geotechnical Assessment/Report
33. Green Walls and Roofs
34. Gross Floor Area Validation Report
35. Hazardous Materials Survey
36. Hazardous Risk Assessment / Transport Risk Assessment
37. Heritage Impact Statement
38. Landscape Plan
39. Landscape Management Statement
40. Materials and Finishes Schedule
41. Model
42. Neighbour Consultation
43. Noise Impact Analysis (Acoustic Report)
44. On-site Detention (OSD) Plan
45. On-site Sewage Management Plan
46. Photomontage
47. Plan of Management (Boarding House Development)
48. Preliminary Engineering Drainage Plans
49. Private Drainage Easement Review
50. Quantity Surveyor Report (Value of Assessment)
51. Reflectivity Report
52. Road Design Plan
53. Salinity Report
54. Schedule of external materials
55. Sea Level Risk Management Plan
56. Section 94 Cost Report
57. Security Management Plan
58. Services
59. Shadow Diagrams
60. Site Survey or Analysis Plan
61. Social Impact Assessment
62. Soil and Water Management Plan
63. Soil Absorption Test Report
64. Species Impact Assessment
65. Statement of Environmental Effects, cl4.6, VPA, pre-DA
66. Street Numbering Schedule
67. Stormwater and Flood Management
68. Stormwater Concept Plan Certification and Checklist
69. Streetscape Perspective / Analysis

70. Subdivision Plan
71. Survey Plan
72. Sydney Airports Height Restriction report
73. Traffic and Car Parking Study / Impact Assessment Report
74. Tree Management Plan/Arborist Report
75. Vegetation Management Plan
76. Waste Management Plan
77. Water Cycle Management Plan
78. Water Sensitive Urban Design Strategy
79. Water Table Report
80. Waterway Impact Statement
81. Wind Tunnel Testing Report

Other types of reports/plans that are/maybe required when lodging a non-residential DA in Metropolitan Sydney ...

1. Building Envelope Plan
2. Economic Analysis
3. Emergency Evacuation Plan
4. Energy Efficiency Report
5. Food and Registered Premises Fitouts
6. Fuel Management Plan
7. Home Occupations – Statutory Declaration from JP
8. Loading facilities
9. Odour Report
10. Public Domain Plan
11. Signage Plan

