

## Application Information Matrix - Other Development

Information	Paper Subdivisions / Boundary Adjustments	Strata Subdivisions	Constructed Subdivisions	Residential Development > Two Dwellings	Residential Flat Buildings / Shop Top Housing	Commercial / Industrial / Service Buildings	Commercial / Industrial / Service Uses	Telecommunications facilities	Public Reserves / Open Space	Earthworks	Roads and Drainage	Temporary Events	Signage	Demolition
3D Building Height Plane Diagram	x	x	x	o	o	o	x	x	x	x	x	x	x	x
Aboriginal Cultural Heritage Assessment Report	x	x	o	o	o	o	o	o	o	o	o	o	o	o
Aboriginal Heritage Due Diligence Assessment	x	x	●	●	●	●	o	o	●	●	●	o	o	o
Access Report	x	x	x	o	●	o	o	x	x	x	x	x	x	x
Acoustic Report	x	x	o	o	o	o	o	x	o	x	x	x	x	x
Apartment Design Guide Information	x	x	x	x	●	x	x	x	x	x	x	x	x	x
Arborist Report	o	x	o	o	o	o	o	o	o	o	o	x	x	o
BASIX Certificate	x	x	x	●	●	x	x	x	x	x	x	x	x	x
Biodiversity Development Assessment Report	o	x	o	o	o	o	o	o	o	o	o	o	o	o
Bush Fire Report	x	x	o	o	o	o	o	o	o	x	o	x	x	x
Capital Investment Value Estimate	x	x	o	o	o	o	o	x	o	x	o	x	x	x
Civil Plans	x	x	●	●	●	●	o	o	o	●	●	x	x	x
Conflicts of Interest Management - Applicant Statement	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Contamination Report	x	x	●	●	●	●	o	o	●	●	●	o	x	x
Cost of Development Estimate	x	x	●	●	●	●	●	●	●	●	●	●	●	●
Demolition Plan	x	x	o	o	o	o	x	o	o	o	o	x	x	●
Design Statements	x	x	x	o	●	o	o	x	x	x	x	x	x	x
Design Verification Statement	x	x	x	x	●	x	x	x	o	o	●	x	x	x
DRAINS Model (Detailed)	x	x	o	o	o	o	x	x	o	x	o	x	x	x
DRAINS Model (Simplified)	x	x	●	o	●	●	x	x	o	o	●	x	x	x
Economic Impact Report	x	x	x	x	o	o	o	x	x	x	x	x	x	x
Electromagnetic Energy Report	x	x	x	x	x	x	x	●	x	x	x	x	x	x
Elevations	x	x	x	●	●	●	x	●	o	x	x	x	x	x
Environmental Impact Statement	x	x	x	x	x	o	o	x	x	x	x	x	x	x
Flood Report	x	x	o	o	o	o	o	o	o	o	o	o	x	x
● Information required	○ Information may be required (refer to Information Guide)									× Information not required				

**Note.** Council may require additional information to that listed in the matrix due to site constraints, unique development proposals and evolving policy requirements. In addition, detailed assessment of your application may require the provision of additional information. For advice contact Council on (02) 4654 7777 or at [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au).

**Note.** You are strongly encouraged to obtain a fee estimate from Council prior to submitting the application.

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Floor Plans	x	x	x	●	●	●	●	x	○	x	x	x	x	x
Gross Floor Area Plan	x	x	x	x	○	○	x	x	x	x	x	x	x	x
Heritage Management Document	x	x	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping Plan	x	x	●	●	●	●	○	○	○	x	○	x	x	x
Materials and Colours Details	x	x	x	●	●	●	x	●	●	x	x	x	x	x
MUSIC Model	x	x	●	○	●	●	x	x	○	○	●	x	x	x
National Construction Code Compliance Report	x	x	x	○	●	○	○	x	x	x	x	x	x	x
Net Developable Area Plan	x	x	○	○	○	○	○	x	x	x	x	x	x	x
Odour Report	x	x	○	○	○	○	○	x	○	x	x	x	x	x
Operational Management Plan	x	x	x	x	x	○	○	x	x	x	x	○	x	x
Preliminary Hazard Analysis	x	x	x	x	x	○	○	x	x	x	x	x	x	x
Remediation Action Plan	x	x	○	○	○	○	x	○	○	○	○	○	x	x
Salinity Report and Management Plan	x	x	●	●	●	●	x	x	●	●	●	x	x	x
Sections	x	x	x	●	●	●	x	x	○	x	x	x	x	x
Shadow Diagrams	x	x	x	○	●	○	x	x	x	x	x	x	x	x
Signage Details	x	x	x	x	x	x	x	x	x	x	x	x	●	x
Site Plan	x	x	●	●	●	●	○	●	●	●	●	●	x	x
Social Impact Assessment	x	x	x	○	○	○	○	x	x	x	x	x	x	x
Statement of Environmental Effects	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stormwater Management Report	x	x	●	●	●	●	○	x	○	●	●	x	x	x
Subdivision Plan	●	●	●	○	○	x	x	x	x	x	○	x	x	x
Survey Plan	●	x	●	●	●	●	○	●	○	○	●	x	x	x
Sustainable Effluent Application Area Compliance Information	○	○	○	x	x	x	x	x	x	x	x	x	x	x
Swept Path Diagrams	x	x	●	○	○	●	○	x	x	x	○	x	x	x
Threatened Species Report	x	x	○	○	○	○	○	○	○	○	○	○	x	○
● Information required	○ Information may be required (refer to Information Guide)									x Information not required				

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Traffic Management Plan	X	X	X	X	X	X	X	X	X	X	X	O	X	X
Traffic Report	X	X	O	O	●	O	O	X	X	X	X	X	X	X
Vegetation Management Plan	X	X	O	O	O	O	X	X	O	O	O	X	X	X
Visual Impact Assessment	X	X	O	O	O	O	X	O	O	O	O	X	O	O
Waste Management Plan	X	X	●	●	●	●	●	●	●	●	●	●	X	●
Wastewater Report	X	X	X	O	O	O	O	X	O	X	X	X	X	X
● Information required	○ Information may be required (refer to Information Guide)									× Information not required				

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## Information Guide

Information	Requirements	When is the Information Required?
3D Building Height Plane Diagram	A diagram which shows a 3D image of the development and a height plane showing the maximum building height development standard for the site. Contraventions of the standard projecting above the height plane must be clearly legible with notations provided detailing the extent of the contravention at each location.	For large developments with maximum building height development standard contraventions.
Aboriginal Cultural Heritage Assessment Report	A report which completes a detailed investigation and assessment of Aboriginal cultural heritage that may be affected by the development in accordance with the <a href="#">Guide to Investigating, Assessing and Reporting on Aboriginal Heritage Culture in NSW</a> . The report typically results from a recommendation of an Aboriginal Heritage Assessment Due Diligence Report and is a requirement of the Environment, Energy and Science Group before granting general terms of approval to a development application. The report must be prepared by a suitably qualified and experienced Aboriginal heritage consultant.	For developments that will harm Aboriginal objects or declared Aboriginal places. Not required if Heritage NSW has previously issued an Aboriginal Heritage Impact Permit for the site that remains valid and whose conditions will be complied with.
Aboriginal Heritage Due Diligence Assessment	A report that completes a due diligence assessment of the site's Aboriginal heritage in accordance with the <a href="#">Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW</a> . The report must be prepared by a suitably qualified and experienced Aboriginal heritage consultant. If the consultant recommends the preparation of an Aboriginal Cultural Heritage Assessment Report it must be submitted with the application.	For developments that will disturb the ground surface or any culturally modified trees. Not required if the development will be overlaid on a subdivision for which a report has previously been completed and accepted by Council.
Access Report	A report which demonstrates how the development will comply with the accessibility requirements of the <a href="#">Disability Discrimination Act 1992</a> and the <a href="#">National Construction Code</a> . The report must be prepared by a suitably qualified and experienced access consultant.	For complex developments or those on constrained sites where the ability to comply without significant modification is unclear.
Acoustic Report	A report which assesses the noise impacts of and to the development in accordance with the <a href="#">development control plan</a> applicable to the site and Council's <a href="#">Environmental Noise Policy</a> . The report must be prepared by a suitably qualified and experienced acoustic consultant.	For certain developments (refer to matrix) near significant existing or future noise sources including major roads, railway lines and noisy commercial / industrial developments. Also for certain development (refer to matrix) that will potentially impact upon existing residential development and sensitive noise receivers.
Apartment Design Guide Information	Information in support of shop top housing and residential flat building developments in accordance with <a href="#">Appendices 1 and 3</a> of the Apartment Design Guide.	For residential flat building and shop top housing developments.
Arborist Report	A report which assesses the impact of the development upon existing trees in accordance with Council's <a href="#">Arborist Report Requirements</a> . The report must be prepared by an Arborist with a minimum Level 5 Diploma in Horticulture (Arboriculture) or AQF Level 5 in Arboriculture and \$2 million professional indemnity insurance.	For developments that are likely to impact upon trees on non-biocertified land.
BASIX Certificate	A certificate which certifies that the development will comply with the NSW Government's energy and water reduction targets subject to certain commitments. The certificate must be obtained via the online <a href="#">BASIX assessment tool</a> . All BASIX commitments that the certificate states must be shown on the proposed plans for the development must be shown on those plans.	For residential development excluding renovations to an existing dwelling with a value less than \$50,000 and swimming pools or spas with a capacity less than 40,000 litres.
Biodiversity Development Assessment Report	A report which assesses the biodiversity impacts of the development in accordance with the <a href="#">Biodiversity Assessment Method</a> . The report must be prepared by an <a href="#">accredited assessor</a> .	For developments that the <a href="#">Biodiversity Offsets Scheme</a> threshold applies to.
Bush Fire Report	A report which demonstrates how the development on bush fire prone land will comply with <a href="#">Planning for Bush Fire Protection 2019</a> . The report must be prepared by a <a href="#">Bushfire Planning and Design Accredited Practitioner</a> .	For certain developments (refer to matrix) on bush fire prone land.

**Note.** All plans must be to an appropriate scale to ensure legibility.

## Information Guide

Information	Requirements	When is the Information Required?
Capital Investment Value Estimate	An estimate of the development's capital investment value in accordance with <a href="#">Planning Circular PS 21-020</a> . This estimate is separate from a Cost of Development Estimate.	For developments that are likely to come close to or exceed the capital investment value thresholds for regionally significant development listed in <a href="#">Schedule 6</a> of State Environmental Planning Policy (Planning Systems) 2021.
Civil Plans	Plans which detail the development's engineering design in accordance with Council's <a href="#">engineering specifications</a> , the <a href="#">development control plan</a> applicable to the site and any adopted water cycle master plan for the area. The plans must be prepared by a suitably qualified and experienced civil engineer.	Refer to matrix.
Conflicts of Interest Management - Applicant Statement	A statement that describes how conflicts of interest for Council-related development applications will be managed.	For Council-related development applications as defined by Council's Council-Related Development Application Conflict of Interest Policy.
Contamination Report	A report which assesses the contamination status of the site in accordance with <a href="#">State Environmental Planning Policy (Resilience and Hazards) 2021</a> and Council's <a href="#">Management of Contaminated Lands Policy</a> . The report must be prepared by a suitably qualified and experienced geotechnical consultant. If the consultant recommends the preparation of a remediation action plan this must be submitted with the application.	Refer to matrix. Not required if the development will be overlaid on a subdivision for which a report has previously been completed and accepted by Council.
Cost of Development Estimate	An estimate of the development's cost in accordance with <a href="#">Planning Circular PS 21-022</a> . This estimate is separate from a Capital Investment Value Estimate.	Refer to matrix.
Demolition Plan	A plan which details all buildings and structures to be demolished.	For demolition and developments that include demolition.
Design Statements	Statements which certify that the development can be constructed to comply with certain design requirements without significant modification. The statements must be prepared by a suitably qualified and experienced practitioner in the fields the statements relate to.	For complex developments or those on constrained sites where the ability to comply without significant modification is unclear.
Design Statement Verification	A statement in accordance with <a href="#">Section 29</a> of the <i>Environmental Planning and Assessment Regulation 2021</i> which verifies: <ul style="list-style-type: none"> <li>a qualified designer has designed or directed the design of the development,</li> <li>how the development addresses how the design quality principles of <a href="#">State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development</a> are achieved, and</li> <li>demonstrates, in terms of the <a href="#">Apartment Design Guide</a>, how the objectives in Parts 3 and 4 of that guide have been achieved.</li> </ul> The statement must be prepared by a qualified designer.	For residential flat building and shop top housing developments.
DRAINS Model (Detailed)	A detailed pit and pipe electronic model of a development's stormwater drainage system prepared in accordance with Council's <a href="#">engineering specifications</a> . The model must be prepared by a suitably qualified and experienced civil engineer.	Refer to matrix. Required for development in Leppington.
DRAINS Model (Simplified)	A simple pre and post electronic model of a development's stormwater drainage system prepared in accordance with Council's <a href="#">engineering specifications</a> . The model must be prepared by a suitably qualified and experienced civil engineer.	Refer to matrix.

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Economic Impact Report	A report which demonstrates the impact of the development upon the economic viability of existing and planned commercial centres. The purpose of this report is not to regulate commercial competition. The purpose is to demonstrate that the economic viability of those centres will not be impacted such that the availability or adequacy of services or facilities currently enjoyed by or planned for those centres will be unreasonably reduced. The report must be prepared by a suitably qualified and experienced consultant in economic impact assessment.	For large commercial and industrial developments beyond the type or scale envisaged for the area.
Electromagnetic Energy Report	A report which calculates the maximum level of radiofrequency electromagnetic radiation that will emanate from the development in accordance with the <a href="#">Guide to the Environmental EME Report</a> .	For telecommunications facility developments.
Elevations	Plans which show: <ul style="list-style-type: none"> <li>• an elevation of each side of the development,</li> <li>• the locations of all doors and windows,</li> <li>• existing and finished ground levels (to Australian Height Datum), and</li> <li>• eave and ridge levels and roof pitches.</li> </ul>	For developments that include buildings.
Environmental Impact Statement	A statement which complies with <a href="#">Part 8</a> of the <i>Environmental Planning and Assessment Regulation 2021</i> .	For designated developments only.
Flood Report	A report which demonstrates how the development on flood prone land will comply with Council's <a href="#">Flood Risk Management Policy</a> . The report must be prepared by a suitably qualified and experienced civil engineer.	For certain developments (refer to matrix) on flood prone land.
Floor Plans	Plans which show: <ul style="list-style-type: none"> <li>• a plan of each floor level of the development, and</li> <li>• room names, dimensions, areas and finished floor levels (to Australian Height Datum).</li> </ul>	Refer to matrix.
Gross Floor Area Plan	A plan which depicts the development's gross floor area as defined by the environmental planning instrument(s) applicable to the site. The plan must also display the gross floor area calculations.	Refer to matrix.
Heritage Management Document	A document which assesses and manages the development's heritage impacts in accordance with Council's <a href="#">Heritage Related Development Guideline</a> . The document must be prepared by a suitably qualified and experienced heritage consultant.	For developments involving: <ul style="list-style-type: none"> <li>• heritage items or on sites within heritage conservation areas,</li> <li>• development within the vicinity of heritage items or heritage conservation areas, or</li> <li>• development within an identified significant view corridor.</li> </ul>
Landscaping Plan	A plan which details proposed landscaping in accordance with <a href="#">Appendix B</a> of Camden Development Control Plan 2019. The plan must be prepared by an experienced landscape designer or a landscape architect depending on the scale of the development.	For developments requiring landscaping softening and screening.
Materials and Colours Details	Details showing the materials and colours proposed for the development. A physical sample board may be required in some circumstances.	Refer to matrix.
MUSIC Model	An electronic model of a development's stormwater drainage system prepared in accordance with Council's <a href="#">engineering specifications</a> and MUSIC-Link parameters. The model must be prepared by a suitably qualified and experienced civil engineer.	Refer to matrix. Required for development in Leppington.
National Construction Code Compliance Report	A report which demonstrates how the development will comply with the requirements of the <a href="#">National Construction Code</a> (including any performance solutions to the deemed to satisfy provisions). The report must be prepared by a suitably qualified and experienced accredited certifier.	For complex developments or those on constrained sites where the ability to comply without significant modification is unclear.

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Information	Requirements	When is the Information Required?
Net Developable Area Plan	A plan which details the development's net developable area.	For developments in areas subject to Contributions Plans that levy development contributions based on net developable area.
Odour Report	A report which assesses the odour impact to the development in accordance with the <a href="#">Technical Notes and Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW</a> . The report is to include, where necessary, level 2 or 3 assessment involving dispersion modelling. The report must be prepared by a suitably qualified and experienced odour consultant.	For developments on sites in areas with odour producing sources including poultry farms, piggeries and horticulture.
Operational Management Plan	A document which details how the development will be operated to minimise its environmental impacts.	Refer to matrix.
Preliminary Hazard Analysis	An analysis which determines if the development is hazardous or offensive in accordance with the <a href="#">Hazardous and Offensive Planning Guidelines</a> .	For certain commercial and industrial developments that store or transport dangerous goods.
Remediation Action Plan	A report which details a strategy to remediate contaminated land in accordance with <a href="#">State Environmental Planning Policy (Resilience and Hazards) 2021</a> and Council's <a href="#">Management of Contaminated Lands Policy</a> . The report must be prepared by a suitably qualified and experienced geotechnical consultant. If the consultant recommends the preparation of a remediation action plan this must be submitted with the application.	For developments on sites that require contaminated land to be remediated. Not required if the development will be overlaid on a subdivision for which a report has previously been completed and accepted by Council.
Salinity Report and Management Plan	A report which assesses the salinity status of the site in accordance with the <a href="#">Site Investigations for Urban Salinity Booklet</a> . Where aggressive or saline soils are identified a salinity management plan that addresses construction requirements for all proposed buildings and infrastructure must be included. The report must be prepared by a suitably qualified and experienced geotechnical consultant.	Refer to matrix. Not required if the development will be overlaid on a subdivision for which a report has previously been completed and accepted by Council.
Sections	Plans which show: <ul style="list-style-type: none"> <li>a section through the development along each axis,</li> <li>existing and finished ground levels (to Australian Height Datum), and</li> <li>eave and ridge levels and roof pitches.</li> </ul>	Refer to matrix.
Shadow Diagrams	Diagrams which show: <ul style="list-style-type: none"> <li>the extent of shadows that will result from the development (including fencing) between 9am and 3pm on 21 June, and</li> <li>the extent of shadows that will impact the development from surrounding development (including fencing) between 9am and 3pm on 21 June.</li> </ul>	For developments $\geq$ two storeys high that will impact upon surrounding residential development and residential developments where compliance with solar access requirements is unclear.
Signage Details	Details showing: <ul style="list-style-type: none"> <li>the locations of all proposed signage,</li> <li>signage dimensions and areas, and</li> <li>signage materials, colours, wording, graphics / logos and lighting.</li> </ul>	For signage and developments that include signage.
Site Plan	A plan which shows the location of the development in relation to: <ul style="list-style-type: none"> <li>the site's boundaries and contours (to Australian Height Datum),</li> <li>any existing buildings, structures and vegetation on the site,</li> <li>any vegetation proposed for removal, and</li> <li>other important site features, e.g. watercourses, etc.</li> </ul>	Refer to matrix. Also for commercial, industrial or service uses that have external storerooms and / or external waste storage areas.

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Social Impact Assessment	An assessment which assesses the social impacts of the development in accordance with the <a href="#">Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects</a> . The assessment must be prepared by a suitably qualified and experienced consultant.	For developments involving sensitive land uses in proximity to existing licensed premises, premises with gaming machines, sex services premises and restricted premises. Also for developments involving licensed premises, premises with gaming machines, sex services premises and restricted premises in proximity to existing sensitive land uses.
Statement of Environmental Effects	The statement must: <ul style="list-style-type: none"> <li>describe the site and development,</li> <li>detail the development's consistency with all applicable legislation, environmental planning instruments and policies,</li> <li>describe the likely environmental impacts of the development, and</li> <li>describe how the development will mitigate the likely environmental impacts.</li> </ul>	For all developments.
Stormwater Management Report	A report which details how stormwater run-off from the development will be managed in accordance with Council's <a href="#">engineering specifications</a> , the <a href="#">development control plan</a> applicable to the site and any adopted water cycle master plan for the area. The report must be prepared by a suitably qualified and experienced civil engineer.	Refer to matrix.
Subdivision Plan	A plan which shows: <ul style="list-style-type: none"> <li>the site's boundaries,</li> <li>proposed lot boundaries, boundary lengths, lot areas and lot numbers, and</li> <li>areas subject to any existing and / or proposed easements, restrictions or covenants.</li> </ul>	For subdivisions and developments that include subdivision.
Survey Plan	A plan which shows: <ul style="list-style-type: none"> <li>the site's boundaries and contours (to Australian Height Datum), and</li> <li>any existing buildings, structures and vegetation on the site.</li> </ul> The plan must be prepared by a registered surveyor.	Refer to matrix.
Sustainable Effluent Application Area Compliance Information	Information demonstrating compliance with Council's sustainable effluent application area requirements in accordance with Council's <a href="#">On-Site Sewage Management Policy</a> . These requirements must be requested from Council prior to preparing an application. Further information is available on Council's <a href="#">website</a> . All on-site wastewater systems require application and approval under <a href="#">Section 68</a> of the <i>Local Government Act 1993</i> . Further information is available on Council's <a href="#">website</a> .	For all subdivisions and residential developments on unsewered sites.
Swept Path Diagrams	Diagrams which demonstrate that the largest vehicle that will access the site can manoeuvre into, through and out of it in accordance with Australian Standard 2890.	For developments that require access by commercial size vehicles.
Threatened Species Report	A report which assesses the development's impacts upon threatened species. The report must be prepared by a suitably qualified and experienced ecological consultant.	For developments on land mapped as environmentally sensitive, but not biocertified land or development that the <a href="#">Biodiversity Offsets Scheme</a> threshold applies to.
Traffic Management Plan	A report which details temporary traffic control for the development.	For certain temporary events.

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Traffic Report	A report which assesses the traffic, access and parking impacts of the development upon the surrounding road and intersection network and models traffic generation taking account the traffic generation from approved developments in the area. The report must be prepared by a suitably qualified and experienced traffic engineer.	For developments likely to have more than minor traffic, access and / or parking impacts, e.g. centre-based child care facilities, large medical centres, places of public worship, etc., certain large developments (refer to matrix), developments proposing significant variations to an area's master planned road network and developments classed as traffic generating developments in accordance with <a href="#">Schedule 3</a> of State Environmental Planning Policy (Transport and Infrastructure) 2021.
Vegetation Management Plan	A report which details a strategy to rehabilitate natural areas. Reports for riparian areas must be prepared in accordance with the <a href="#">Guidelines for Vegetation Management Plans on Waterfront Land</a> . The report must be prepared by a suitably qualified and experienced ecological consultant.	For developments on sites containing natural areas or waterfront land to be rehabilitated.
Visual Impact Assessment	A report that identifies and determines the value, significance and sensitivity of a landscape and the development's impacts upon it. The report must be prepared by a suitably qualified and experienced urban designer, planner, architect or landscape architect.	For developments that may significantly impact upon a landscape.
Waste Management Plan	A report which demonstrates how demolition, construction and/or operational waste will be managed in accordance with Council's <a href="#">Waste Management Guideline</a> . The report must be prepared by a suitably qualified and experienced consultant in waste management.	Refer to matrix.
Wastewater Report	A report which details an on-site wastewater system for the development in accordance with Council's <a href="#">On-Site Sewage Management Policy</a> . The report must be prepared by a suitably qualified and experienced wastewater consultant.  All on-site wastewater systems require application and approval under <a href="#">Section 68</a> of the <i>Local Government Act 1993</i> . Further information is available on Council's <a href="#">website</a> .	For all residential, commercial, industrial, service and public reserve / open space developments on unsewered sites.