

# Development Application Checklist

Swimming pools

# 03



## TWEED

SHIRE COUNCIL

The following checklist will help you prepare your application. Please confirm that your application contains all the information listed within the table below by placing a crossing in the appropriate Yes/No/NA column titled 'Applicant'. Incomplete applications will not proceed past the pre-lodgement stage on the NSW Planning Portal.

**Council reserves the right to request further information, if necessary, upon formal assessment of the proposal.**

Item	See DA Guide	Applicant		
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<b>ALWAYS REQUIRED</b>		Y	N	NA
<b>Owners Consent</b> - signed form required.	5.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Genuine estimate of demolition/construction cost of works.</b>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Plans</b>				
a) <b>Site Plan</b> including pool location, location of pool pump and details of any pump enclosure, the location of any adjoining water body - scale 1:100 or 1:200 (for rural allotments scale maybe reduced).	3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <b>Survey Site Plan with Contours</b> from a Registered Surveyor with specific site levels in the location of the proposed works depicting property boundaries. If your property falls within a rural zoning please call Council to see if this survey is necessary. However, any works within 1.5m of a residential boundary or 10m of a rural boundary or a structure on sloping land will require a site survey upfront.	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <b>Site Analysis Plan(s)</b> (existing condition and design response) to a scale of 1:100 or 1:200. Refer Appendix 7.2 Tweed DCP A1 - Part A.	3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <b>Sections</b> coloured to show new work and to scale of 1:50; 1:100 or 1:200.	3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <b>Elevations</b> detailing fencing coloured or highlighted to show new work and to scale of 1:100 or 1:200 <b>When:</b> pool fencing is visible from the street.	3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Statement of Environmental Effects</b> - refer to DA preparation guide.	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Response to Tweed DCP Section A1 Part A.</b>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Detail to address DCP A15 - Waste Minimisation and Management.</b>	A.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>REQUIRED IN CERTAIN CIRCUMSTANCES</b>		Y	N	NA
<b>Advertising and Notification</b> - see Community Engagement and Participation Plan.	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DCP A1 - Support Information (Preliminary Requirements-Mandatory Controls)</b> <b>When:</b> a variation is sought to the mandatory controls or any proposed exemptions from the requirements of the Swimming Pools Regulations.	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Essential Energy Advice</b> <b>When:</b> swimming pool is proposed for in front of the building line or adjacent to existing electricity infrastructure.	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Development Standards or a variation under Clause 4.6 of TLEP 2014 and TCCLEP 2012</b> <b>When:</b> the applicant wishes to vary a development standard through a written objection.	4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BASIX Certificate</b> <b>When:</b> for swimming pools (or pools and spas) with a capacity greater than 40,000 litres. <b>Note:</b> BASIX certificates are only valid for 3 months from the date of issue.	A.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<b>REQUIRED IN CERTAIN CIRCUMSTANCES</b>		<b>Y</b>	<b>N</b>	<b>NA</b>
<p><b>Biodiversity Conservation Act 2016 requirements</b>  <b>When:</b> if a proposal includes clearing of native vegetation or prescribed impacts on biodiversity. The following information must be provided with an application at a minimum:</p> <ul style="list-style-type: none"> <li>- Printout of the Biodiversity Values Map and Threshold Tool signed and dated the day of or day before submission of application; and</li> <li>- Access NSW BioNet (free online tool) to see if any threatened species have been recorded on the lot and provide a comment in the application; and</li> <li>- Plan showing the clearing threshold calculations including incidental required clearing e.g. driveways, Land Application Areas (LAA) and Asset Protection Zones (APZ).</li> </ul> <p>A Biodiversity Development Assessment Report (BDAR) may be required in certain circumstances.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Koala Habitat Assessment</b>  <b>When:</b> a proposal is located within a Koala Management Precinct as identified in the Tweed Coast Comprehensive Koala Plan of Management.</p>	4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Geo-Technical Report</b>  <b>When:</b> construction/bulk excavation works are proposed on or adjacent to a boundary or the site/area has a history of land slip instability.</p>	A.13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Contamination Reports</b>  <b>When:</b> land is contaminated or potentially contaminated.</p>	A.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Acid Sulfate Soils Management Plan</b>  <b>When:</b> land is identified as being within classes 1-5 on the Acid Sulfate Soils Map.</p>	A.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Statement of Political Donations and Gifts</b> (only if applicable).</p>	5.9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OTHER APPLICATIONS THAT CAN BE SUBMITTED WITH YOUR APPLICATION</b>		<b>Y</b>	<b>N</b>	<b>NA</b>
<p><b>Construction Certificate</b> - prior to commencement of any building work:</p> <ul style="list-style-type: none"> <li>- Structural details ie: footing and floor slab design framing and bracing details addressing relevant Building Code of Australia requirements.</li> <li>- Specifications of the work.</li> </ul>	5.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Long Service Levy</b>  <b>When:</b> any construction work valued at \$25,000 or more.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Stormwater and/or erosion and sediment control works - Section 68 of the Local Government Act 1993</b>            Required prior to issue of Construction Certificate. See stormwater/erosion form for required plans/attachments.</p>	5.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>