

Development Application Checklist

Subdivision - SEPP

(Exempt and Complying Development Codes) 2008

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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.

A comprehensive planning assessment which includes documentary evidence and or reports that clearly identify how compliance has been achieved with Subdivision 38, Clause 2.75 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Subdivision 38 is to be provided to Council for assessment see page over for consideration requirements.

Item	Applicant		
ALWAYS REQUIRED - SUBDIVISION 38 - SUBDIVISION - SEPP (E&C) 2008	Y	N	NA
Widening a public road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A realignment of boundaries:			
(i) that is not carried out in relation to land on which a heritage item or draft heritage item is situated, and			
(ii) that will not create additional lots or the opportunity for additional dwellings, and			
(iii) that will not result in any lot that is smaller than the minimum size specified in an environmental planning instrument in relation to the land concerned (unless a lot or lots whose boundaries are being realigned is or are already smaller than the minimum size and that lot or those lots will only increase in size at the completion of the subdivision), and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) that will not adversely affect the provision of existing services on a lot, and			
(v) that will not result in any increased fire risk to existing buildings, and			
(vi) if located in Zone RU1, RU2, RU3, RU4, RU6, E1, E2, E3 or E4 - that will not result in more than a minor change in the area of any lot, and			
(vii) if located in any other zone - that will not result in a change in the area of any lot by more than 10%			
Rectifying an encroachment on a lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creating a public reserve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Excising from a lot land that is, or is intended to be, used for public purposes Including: drainage purposes, rural fire brigade or other emergency service purposes or public toilets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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NOTE!

*A simple YES/NO answer will **NOT** be sufficient. If you require more space, please attach extra comments to the form.*

Clause 2.75 Response

Is the subject site within a heritage conservation area, or does the site contain a heritage listed item?

Will the proposed subdivision result in any additional lots or the opportunity for additional dwellings?

Will the subdivision result in any lot that is smaller than the minimum size specified in an environmental planning instrument in relation to the land concerned?

(unless a lot or lots whose boundaries are being realigned is or are already smaller than the minimum size and that lot or those lots will only increase in size at the completion of the subdivision)

Demonstrate how the proposed development will not adversely affect the provision of existing services on a lot?

Demonstrate that the subdivision will not result in any increased fire risk to existing buildings?

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If located in Zone RU1, RU2, RU3, RU4, RU6, E1, E2, E3 or E4 - will the development result in more than a minor change in the area of any lot

If located in any other zone - demonstrate that the proposed development will not result in a change in the area of any lot by more than 10%?
