

Development Application Checklist

Residential Development C
Residential flat buildings and shop top housing,
Alterations and additions, pergolas, swimming pools etc

07



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		
		Y	N	NA
ALWAYS REQUIRED				
Owners Consent - signed form required.	5.6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans				
a) Site Plan to scale of 1:100 or 1:200	3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Floor Plans coloured or highlighted to show new work and to scale of 1:100 or 1:200.	3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Elevations coloured or highlighted to show new work and to scale of 1:100 or 1:200.	3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Sections coloured or highlighted 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) Shadow Diagram to scale of 1:100 or 1:200.	3.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Statement of Environmental Effects and detail to address Tweed DCP A1 Part C and SEPP 65.	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detail to address Tweed DCP A15 - Waste Minimisation and Management.	A.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contaminated Land. Have you considered 6 contaminated land questions referenced in the DA guide?	A.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BASIX Certificate (http://www.basix.nsw.gov.au) Note: BASIX certificates are only valid for 3 months from the date of issue.	A.7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schedule of Colours and Materials.	A.8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan to scale of 1:100 or 1:200.	A.9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Genuine estimate of demolition/construction cost of works.	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Planning and Assessment Regulation 2000 requirements When: if a residential flat building is made on or after the commencement of the <i>Environmental Planning and Assessment Amendment (Residential Apartment Development) Regulation 2015</i> , the application must be accompanied by a statement by a qualified designer. This statement must: (a) verify that he or she designed, or directed the design, of the development, and (b) provide an explanation that verifies how the development— (i) addresses how the design quality principles are achieved, and (ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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REQUIRED IN CERTAIN CIRCUMSTANCES		Y	N	NA
<p>Written request to vary a development standard under Clause 4.6 of the relevant Tweed LEP (or Clause 59 of TLEP 2000) demonstrating -</p> <p>(a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>When: a variation to the development standards is proposed e.g. to the minimum lot size, building height or floor space ratio.</p>	4.14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Advertising and Notification - see Community Engagement and Participation Plan.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Tweed DCP A1 - Support Information (Preliminary Requirements - Mandatory Controls)</p> <p>When: a variation is sought to the mandatory controls.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Swimming Pools - see Checklist 03.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Demolition Work Plan</p> <p>When: where demolition of structures are proposed.</p>	A.32	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Geo-Technical Report</p> <p>When: 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>Contamination Reports</p> <p>When: land is contaminated or potentially contaminated.</p>	A.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Acid Sulfate Soils Management Plan</p> <p>When: 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>Bushfire Management Assessment Report</p> <p>When: land is identified as being bushfire prone. If clearing is required for Asset Protection Zones also refer to the <i>Biodiversity Conservation Act 2016</i> requirements</p>	A.26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Biodiversity Conservation Act 2016 requirements</p> <p>When: 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"> - Printout of the Biodiversity Values Map and Threshold Tool signed and dated the day of or day before submission of application; and - 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 - Plan showing the clearing threshold calculations including incidental required clearing e.g. driveways, Land Application Areas (LAA) and Asset Protection Zones (APZ). <p>A Biodiversity Development Assessment Report (BDAR) may be required in certain circumstances.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Flood Impact Assessment</p> <p>When: the land is identified as being located within flood liable or located within a known flood prone area.</p>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>On Site Sewerage Management System Management Plan</p> <p>When: Where effluent disposal is to be undertaken on the site.</p>	A.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Access and Traffic Impact Assessment Report When: On sites with constrained access and proposals that are likely to create a significant impact on local traffic and parking conditions.	4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acoustic Assessment Report When: Sites that are currently impacted or in proximity to any major noise generating activities such as airports or major roads.	A.22	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Statement When: proposal is within a conservation area or is associated with a heritage item.	4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aboriginal Heritage – Cultural Heritage Assessment Report When: a proposal is on land of known or potential Aboriginal heritage significance.	4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REQUIRED IN CERTAIN CIRCUMSTANCES		Y	N	NA
Koala Habitat Assessment When: a proposal is located within a Koala Management Precinct as identified in the Tweed Coast Comprehensive Koala Plan of Management.	4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Statement of Political Donations and Gifts (only if applicable).	5.9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>