

GENERAL REQUIREMENT CHECKLIST FOR DEVELOPMENT

Requirements within this checklist are general requirements for most applications.
Additional information may be requested depending on the nature of the development.

All applications are to be lodged on the NSW Planning Portal.

DEVELOPMENT APPLICATION	Submitted
Owners Consent – all property owners to sign or Company Seal if applicable	Yes/No
Detailed Statement of Environmental Effects detailing proposed development	Yes/No
Site Plan to scale, dimensioned, showing boundary distances and north point	Yes/No
Floor Plan internal layout of proposed development	Yes/No
Elevations Plan external views of structure, including any proposed cut and fill levels	Yes/No
Vertical Section Plan including view through structure, indicating ceiling heights, roof and wall materials etc.	Yes/No
Cost of Works via quote from the builder (including labour), or calculated below: <ul style="list-style-type: none"> - New Dwelling = \$2,000 per m² - Extensions/renovations = \$2,200 per m² - Garages/sheds/Carports/Deck = \$350 per m² - Site Preparation/Landscaping Works = \$100 per m² - Install On-site Waste Management System = \$15,000 per m² 	Yes/No
Additional Requirements for Dwellings & Dual Occupancies	
BASIX certificate for dwellings/additions > \$50,000; or pool with >40,000L capacity	Yes/No
BASIX commitments listed on plans	Yes/No
Buffer Management Plan usually required when a habitable structure is proposed within 150m of adjoining RU1 Primary Production zoned land <ul style="list-style-type: none"> - Site Plan shows extent of Buffer Planting - Buffer Management Statement indicating type of species and maintenance 	Yes/No
Bushfire Attack Level Assessment for bushfire prone land only	Yes/No
Additional Requirements for Subdivision	
Drafted Plan of Subdivision showing proposed lot sizes and dimensions	Yes/No
CONSTRUCTION CERTIFICATE (construction approval via Council or Private Certifier)	
Principal Certifier Agreement/Contract completed and signed by all property owners	Yes/No
Structural Engineers Certification e.g. footing/slab design, steel beams	Yes/No
Wall frame and roof truss bracing and tie down details	Yes/No
Building Specifications showing compliance with National Construction Code and Australian Standards	Yes/No
Snow/ Wind loading shown on plans	Yes/No
Bushfire Construction Measures if applicable	Yes/No
SECTION 68 APPROVAL	
On Site Wastewater Approval (for un-sewered land) <ul style="list-style-type: none"> - Effluent Disposal Investigation from a civil engineer (i.e. Geotechnical Report) - Manufacturers details of proposed wastewater tank - Drainage diagram from structure to onsite wastewater system shown on site plan - Set of Architectural Plans 	Yes/No
Plumbing work (for sewerred land) <ul style="list-style-type: none"> - Proposed plan of drainage from a plumber (showing house drainage and stormwater drainage) 	Yes/No

