

# Development Application Lodgement Checklist Residential Flat Building

Required Information	Applicant Check	Department Check
<b>Survey Plan - 1 copy (A3 Size) (Scale 1:500)</b> <i>Prepared by a Registered Surveyor. Shows site contours, AHD levels, adjoining development, existing development and vegetation.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Plan - 1 copy (A3 Size) (Scale 1:200)</b> <i>Shows the location of the proposed development, existing and proposed buildings, any buildings to be demolished, vegetation to be removed and setbacks to all boundaries.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Floor Plans - 1 copy (A3 Size) (Scale 1:100)</b> <i>Outline the proposed development including room names, uses, areas and dimensions.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevations - 1 copy (A3 Size) (Scale 1:100)</b> <i>All elevations boundary to boundary including location of doors, windows, signs, existing/design levels and materials/colours.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sections - 1 copy (A3 Size) (Scale 1:50 / 1:100)</b> <i>Show RLs that correspond with the site survey and design levels, long and cross sections and include roof pitches.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3D Building Height Plane Diagram - 1 copy (A3 size) (1:100)</b> <i>Show all protrusions above the maximum building height development standard(s).</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Statement of Environmental Effects - 1 copy</b> <i>Full description of the proposed development, assessment/mitigation of the potential environmental impacts and assessment against the applicable SEPPs and the DCP.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SEPP 65 Information - 1 copy</b> <i>Design verification statement, all of the information listed in Schedule 1, Part 1, Clause 2(5) of the Environmental Planning and Assessment Regulation 2000, sun angle diagrams and cross ventilation diagrams.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping Plan - 1 copy (A3 size) (Scale 1:200)</b> <i>Show a planting schedule, planting locations, pot sizes, densities and measures to protect existing trees to be retained.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Assessments - 1 copy</b> <i>Contamination assessment, remediation action plan, salinity assessment and management plan, acid sulphate soils assessment and acoustic report.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Swept Path Diagrams - 1 copy (A3 Size) (Scale 1:200)</b> <i>Demonstrate vehicle manoeuvrability in accordance with AS 2890.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater Management Report - 1 copy</b> <i>Detail interim (if required) and ultimate stormwater quantity and quality control, consideration of mainstream flood levels, freeboards to allow appropriate grades for drainage and provision of methods of collecting and discharging stormwater run-off (including from the ramps into the basement car parks if applicable).</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Engineering Plans - 1 copy (A3 Size) (Scale 1:200)</b> <i>Show existing and design levels, the location of all proposed stormwater pipes and pits, dimensions of all driveways, aisles and car parking spaces, gradients, swept paths, the 1% annual exceedance probability extent and the location of all proposed on-site stormwater detention/quality control facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Traffic Report - 1 copy</b> <i>Assess the traffic impacts of the proposed development upon the surrounding road network, site access, sight distances, ramp design and off-street car parking provision.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BASIX Certificate - 1 copy</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Design Statements - 1 copy</b> <i>Design statement from an A1 accredited certifier, accredited access consultant, hydraulic engineer and an accredited energy efficiency consultant.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Waste Management Plan - 1 copy</b> <i>Detail demolition, construction and operational waste management arrangements including bin storage, management and collection, waste rooms, compactors, chutes and bulky waste storage.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Any Related Pre-DA Advice issued by the Department - 1 copy</b> <i>All information detailed in the Department's pre-DA advice.</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Quantity Surveyor's Report Estimating the Cost of Development and Capital Investment Value in Accordance with Planning Circulars PS 13-002 and PS 10-008 - 1 copy</b>	<input type="checkbox"/>	<input type="checkbox"/>