

## Development Application Checklist

### Baseline documentation for development applications requiring planning consent

When development applications are lodged under the *Planning, Development and Infrastructure Act 2016*, baseline documentation may need to be provided with the application. Baseline documentation is required for any application that requires a planning consent. The documentation required depends on the type of development that is proposed and is outlined in Schedule 8 (Plans) of the *Planning, Development and Infrastructure Regulations 2017*.

If an application is lodged without its required baseline documentation, the relevant authority may request additional information before proceeding further. Alternatively, a relevant authority may choose to waive the documentation requirement if it is deemed appropriate to do so.

*\*Relevant authority - the decision-maker who assesses the development application. This could be an Assessment Manager from council, an independent accredited professional, State Planning Commission or relevant panel.*

| Types of Development                     |                     |                       |       |                  |                  |                |                    |                       |       |
|--|---------------------|-----------------------|-------|------------------|------------------|----------------|--------------------|-----------------------|-------|
| Key:<br>✓ Required<br>○ May be requested | New dwellings       | Alterations Additions | Sheds | Garages Carports | Verandah Pergola | Swimming pools | Multi-unit housing | Mixed use development | Signs |
|  | Application details | ✓                     | ✓     | ✓                | ✓                | ✓              | ✓                  | ✓                     | ✓     |
| Site plan                                | ✓                   | ✓                     | ✓     | ✓                | ✓                | ✓              | ✓                  | ✓                     | ✓     |
| Floor plan                               | ✓                   | ✓                     | ✓     | ✓                | ✓                |                | ✓                  | ✓                     |       |
| Sections                                 | ✓                   | ✓                     | ✓     | ✓                | ✓                | ✓              | ✓                  | ✓                     |       |
| Elevations                               | ✓                   | ✓                     | ✓     | ✓                | ✓                |                | ✓                  | ✓                     | ✓     |
| Landscape plans                          | ○                   | ○                     |       |                  |                  | ○              | ○                  | ✓                     |       |
| Car parking plan                         |                     |                       |       |                  |                  |                | ○                  | ✓                     |       |
| Traffic report                           |                     |                       |       |                  |                  |                | ✓                  | ✓                     |       |
| Tree survey                              | ○                   | ○                     | ○     | ○                | ○                | ○              | ○                  | ○                     | ○     |
| Tree management plan                     | ○                   | ○                     | ○     | ○                | ○                | ○              | ○                  | ○                     | ○     |
| Shadow diagram                           | ○                   | ○                     |       |                  |                  |                | ✓                  | ✓                     |       |
| Statement against relevant criteria      | ○                   | ○                     |       |                  |                  |                | ✓                  | ✓                     |       |
| Water sensitive urban design             |                     |                       |       |                  |                  |                | ○                  | ✓                     |       |
| Waste and recycling management plan      |                     |                       |       |                  |                  |                | ○                  | ✓                     |       |
| Contamination assessment/statement       |                     |                       |       |                  |                  |                | ○                  | ○                     |       |
| Noise management plan                    |                     |                       |       |                  |                  |                |                    | ○                     |       |
| Demolition plan                          | ○                   | ○                     | ○     | ○                | ○                | ○              | ○                  | ○                     |       |
| Assessment of environmental impacts      |                     |                       |       |                  |                  |                |                    | ○                     |       |
| Colour sample schedule                   | ✓                   | ✓                     |       | ✓                | ✓                |                | ✓                  | ✓                     |       |