

Appendix D:

Development Application Checklist



Development application checklist

All development applications must be accompanied by an electronic copy (on CD or USB) of all relevant documentation required by Appendix D. Additionally, two hard copies of the documentation must be submitted.

Note: Ancillary residential developments such as sheds, garages, carports, decks/pergolas or the like that do not exceed 50 square metres in floor area may be accepted without an electronic copy of the documentation.

The following list of requirements must be identified in a development application

- site layout;
- development site including building envelope;
- soil and water management plan (including soil profile and effluent disposal envelope);
- location of internal access roads to the development site(s);
- location of proposed gateway(s);
- new public roads;
- rights of way (proposed and existing);
- easements (proposed and existing);
- heritage items (if any) on and surrounding the site;
- services (existing and proposed);
- full land owners consent; and
- correct prescribed fees (including fees for integrated development and related concurrences)

The application should be accompanied by a statement of environmental effects (SEE) specifying:

- effect on any threatened species, populations or ecological communities, or their habitats. At a minimum this will require the submission of an eight part test pursuant to section 5A of the EP&A Act. At a maximum depending on the eight part test outcome this will require a species impact statement (SIS). The SIS preparation will require consultation with the Office of Environment and Heritage;.
- contaminated land assessment (Refer to State Environmental Planning Policy No 55 – Remediation of Land Planning Guidelines for potential land contamination issues/uses);
- bushfire assessment (refer to Planning for Bush Fire Protection 2006 Guidelines);
- neutral/beneficial effect assessment (refer to State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;

- an assessment of the impact of the proposal on any watercourse, including the location of any watercourse crossings or works proposed in proximity to a watercourse, the nature and extent of vegetation cover in the watercourse corridor, any actively eroding areas within watercourse corridors and any existing or proposed work designed to protect or restore the watercourse and corridor;
- degraded land, including land affected by salinity or erosion, any measures, existing or proposed, designed to manage or minimise that degradation;
- clearing proposed and required;
- erosion and sediment control;
- drainage and flooding, including any identified waterways;
- solar access;
- traffic generation including the provision of all-weather access to and within the subdivision allotments; and
- assessment of the proposal against the relevant clauses of the *Goulburn Mulwaree LEP*.

Information to accompany applications for development on flood prone lands

For development within identified flood prone lands, the following information must accompany a development application for any type of development requiring consent under this plan:

A survey plan showing:

- position of the existing building an/or proposed building;
- ☐ existing ground levels to the Australian Height Datum (AHD) around the perimeter of the building, as determined by a registered surveyor;
- level of the 1% AEP flood event, determined by a registered flood engineer;
- proposed flood levels to AHD; and
- where earthworks or filling of land is proposed, contour intervals of 0.25 metres, and relative levels to AHD.

A report from a suitably qualified engineer that describes the impact of the proposed development on flood levels and the impact of the proposed development on peak flood flow velocities on adjacent properties up to the 1% AEP flood event. The report must also certify that the proposed structure is capable of withstanding the conditions that would be experienced during the 1% AEP event.

Where substantial alterations to landform, including excavation, are proposed, a hydrologist's report to examine the impact of a proposed development on the flow of floodwater and flood behaviour.

A flood emergency response plan for the site, clearly showing proposed excavation routes during flood events.