Development Application Checklist



- Applicants are encouraged to make an appointment with Council staff to discuss the application prior to lodgement.
- This checklist should be completed by the Applicant and accompany the Development Application (DA). (Note: additional information/copies may be required for lodgement of a Construction Certificate (CC) please see CC form for details)
- Lodgement of your application will be delayed if the information below is not provided.

		Development Type			
Information to be provided when lodging a Development Application Choose the relevant Development Type from the columns on the right-hand-side. Where a box		Additions & Alterations	Garages, Sheds, Outbuildings	New Dwellings, Dual Occ, Multi-Unit – Urban & Villages	Rural Dwelling
the be	ox to tick off each requirement as you gather the required information.	Add	Gar	New Mult Villa	Rura
1	Completed Development Application Form (1 copy or electronic \checkmark) Complete all sections where applicable – applicant/s name and address, development description, address and title (ie Lot & Deposited Plan (DP)) of the land, estimated cost, signatures of ALL OWNERS of the property (this may be an attached document if necessary), applicant's signature, political donations declaration.				
2	 Statement of Environmental Effects (SEE) (1 copy or electronic A) A detailed description of the proposal which includes information on any impacts the development may have on the environment or adjoining sites and the measures, if any, that will be taken to reduce or address any potential impact. (NOTE: Council has standard SEE forms that may be used. Applicants may prepare their own SEE, however it should address all items outlined in Schedule 1 of the Environmental Planning and Assessment Regulation 2000) 				
3	 Plans (1 copy or electronic A) Scale plans preferably A4 or A3 size • All plans to be numbered • No folders or binding please. 3.1 Site Plan/s (see example site plan for assistance[#]) Separate site plans may be provided to differentiate between existing and proposed. Plans must show: boundary dimensions site area true (not magnetic) north point location of any easements existing vegetation/trees existing levels of land in relation to buildings and road the location and uses of buildings on adjoining sites location of any existing parking spaces for sites not serviced by Council wastewater system: location of on-site sewage management system, including trenches location of the proposed alterations in relation to the existing building/s to boundaries, existing buildings and adjoining distances of buildings and site boundaries location of any proposed works proposed method of draining stormwater from land/building, including on-site detention location of any proposed water tanks 				

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Information to be provided when lodging a D)evelopment	erations	Ś	, Dual Occ, oan &		
Application Choose the relevant Development Type from the columns on the right-har exists in the column, this indicates that the information detailed in that re the box to tick off each requirement as you gather the required information	ow is required. Use	Additions & Alterations	Garages, Sheds, Outbuildings	New Dwellings, Dual Occ, Multi-Unit – Urban & Villages	Rural Dwelling	
 if the proposal is in an area that is subject to bushfire: extent of Asset Protection Zone (APZ) and any vegetation to accommodate it *; location and size of dedicated water supply *; location of gas supplies) be removed to					
 on the site plan show distance between garage/sheds to dw proposed landscaping and treatment of land (include plant specheight) garbage disposal/collection area location of outdoor clothes drying facilities 						
 any new driveways, parking arrangements, entry and exit points provision for movement of vehicles within the site (include dime maximum grade and proposed standard of construction (eg, dir gravel, bitumen sealed, concrete) NOTE: Works (such as driveways etc) on or over Council road rese Council approval (s138 Approval form) 	nsions, width, t track, graded					
3.3 Proposed Development Plans Plans must include the following information						
 floor plans of any proposed alterations showing layout, partition intended uses of each part of the building/s elevations and sections showing proposed external finishes and proposed building/s proposed ground levels, floor levels and road levels (AHD levels essential if on flood prone land) 	height/s of any					
 BASIX commitments as listed on the BASIX Certificate (if required; see Item 5) location of solid fuel heater (if proposed) <u>if the proposal is in an area that is subject to bushfire</u>: level of Construction * 						
3.4 Erosion & Sediment Control Plan An Erosion and Sediment Control Plan is to be prepared for all devite the disturbance of land. Plan to be prepared in accordance with the						
Land affected by Cooma-Monaro Shire Council Development Control Plan 2014 – Amendment 1 Land affected by Snowy River Shire Council Development Control Plan 2013	Clause 2.8.2 and Appendix 8 Clause C8(3)					
Land affected by Bombala Council Development Control Plan	Clause 4.3.2 (P1)					
 The details may be included as part of the Site Plan. site plan showing location of development and key drainage fea (contours, direction of slope, watercourses and/or drainage line) type and location of sediment controls 	itures of the site s).					
- details of any permanent sediment and erosion control structure						
- the management of temporary and permanent sediment and en	osion controls					
 location of stockpiles during construction the reuse of topsoil 						
 the reuse of topsoli the means by which disturbed areas are to be stabilised and rev 	vegetated					
4 Neighbour Notification Plan (1 copy or electronic \checkmark). An A4 plan of the building that indicates its height and external app bedrooms and location on the site for the purpose of neighbour not should exclude floor plans.	earance, number of					
BASIX Certificate (1 copy or electronic \checkmark) Required for all houses and additions and alterations to residential buildings where the value of building work exceeds \$50,000 (see www.basix.nsw.gov.au for more info). NOTE: Architectural/development plans (item 3.3 above) must show all BASIX commitments as listed on the BASIX certificate						

250.2016.290.1

Issue Date: 24/11/2016

			Development Type				
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6	Oth	ner (1 copy or electronic ▲)					
	6.1	Where new driveway access to a garage will be steeper than 10% grade - design levels of the driveway					
	6.2	 If the proposal is in an area that is subject to bushfire and is defined as a Special Fire Protection Purpose Bushfire Report prepared in accordance with <i>Planning for Bushfire Protection</i> <i>Appendix 4.</i> Please see www.rfs.nsw.gov.au cheque made out for to 'Rural Fire Service' (in accordance with 253(4) of the <i>Environmental Planning & Assessment Regulation 2000</i>) (please check with Council for current rate) 1 (one) additional set of Plans (Item 3) and SEE (Item 2) 					
		 Note: A Special Fire Protection Purpose means that the application is <i>Integrated Development</i> under s91 of the Environmental Planning and Assessment Act. Please ensure that you indicate this on the Development Application form. Special Fire Protection Purpose Developments are defined in s100B of the Rural Fires Act and may include: seniors housing within the meaning of <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability)2004,</i> a group home within the meaning of <i>State Environmental Planning Policy No 9 – Group Homes</i> or a retirement village 					
	6.3	 If the proposal is on a site that will not be serviced by Council's wastewater system and involves the installation or alteration of an on-site sewage management system (OSMS): Site and Soil Report prepared by a suitably qualified Consultant which includes details of the location of testing sites 					

Additional information that may be required

Council may ask for further information during the assessment process. If the answer is YES to any of the questions below then Council will require further information and/or plans (and possibly extra fees) to be submitted with the Development Application. In this case it is suggested you speak to a Council Officer to ascertain what additional information is required. Supplying this information up-front can help reduce delays during the development assessment process.

Is the proposed development:		YES	NO
-	On land which is or may be contaminated or on which a potentially contaminating land use has been or is operating, including the presence of any materials that may contain asbestos?		
-	Likely to significantly affect threatened species, populations, or ecological communities, or their habitats?**		
-	Integrated Development * which requires approval/s from other government agencies before the development may lawfully be carried out?		
-	A residential flat building containing three (3) or more storeys and four (4) or more self-contained dwellings to which State Environment Planning Policy 65 applies?		
-	On land which is or may be Flood Prone?		
-	On land which contains a Heritage Item under any Heritage schedule, list or register including any Local Environmental Plan applying to Cooma-Monaro Shire?		
-	Likely to cast a significant shadow over adjoining properties during daylight in winter?		

NOTE: The above questions and information are provided **only** for the purpose of assisting an applicant in the lodgement of a Development Application. Even if Council accepts the application with all the boxes ticked "NO" Council may still request further information if it becomes necessary during the development assessment process. Under cl.51 of the Environmental Planning & Assessment Regulation Council may reject an application in the first fourteen (14) days due to lack of required information.

If you are unsure as to what any of the questions may be referring to please contact Council's Planning Department on 6455 1911 or visit Council's Offices between 8.30am and 5.00pm weekdays to speak with Council's Planning Staff.

- ★ Electronic specification: All documents should be in pdf format, 1 file per document. Documents may be supplied via email, on disk or USB.
- ^{*} These types of development are defined in the *Environmental Planning and Assessment Act* and *Regulations*
- ^{*} Check with the National Parks and Wildlife Service for information on these questions. Information on threatened species which may be found on your site, and what they look like, can be found on the website www.threatenedspecies.environment.nsw.gov.au
- * Services include: water, sewer, electricity lines, gas, telephone and stormwater
- [#] Available from Council offices or Council's website: www.snowymonaro.nsw.gov.au
- * Refer to the New South Wales Rural Fire Service's (RFS) Single Dwelling Application Kit in order to determine the above requirements. The Bushfire Assessment Report Kit outlines the requirements of Planning for Bushfire Protection 2006 and is available from Council[#] or the RFS website: www.rfs.nsw.gov.au