

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: ✓ Required ○ 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	✓	✓		✓	✓		✓	✓	