

## Development Application Checklist - Building

### Baseline documentation for development applications requiring building rules 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 Building Rules 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.*

<b>Key:</b> <input checked="" type="checkbox"/> Required <input type="checkbox"/> May be requested		Building Work				
		Application for building consent	Accepted Development	Swimming pool, spa, safety fence	Retaining wall	Demolition
Document Type	Showing					
<b>Application details</b>		✓	✓	✓	✓	✓
<b>Site Plan</b> drawn to scale not less than 1:500 showing	boundaries, dimensions, any relevant easements	✓	✓	✓ (1:200)	✓ (1:200)	
	positions and dimensions of any proposed and existing buildings	✓	✓	✓		✓
	existing and proposed building purpose	✓	✓	✓		
	levels of the site and floors of the proposed building in relation to any street drainage channel or council drain	✓			✓	
	method of drainage and services proposed	✓				
	location and gradient of any existing/proposed driveway and access point	✓	○			
	location of any regulated tree on the site or on adjoining land	✓				✓
	north point	✓		○		✓
	existing or proposed tanks for on-site sewerage or waste disposal system	✓	○	✓		

<b>Key:</b> <input checked="" type="checkbox"/> Required <input type="checkbox"/> May be requested		Building Work				
		Application for building consent	Accepted Development	Swimming pool, spa, safety fence	Retaining wall	Demolition
Document Type	Showing					
<b>Drawings</b> drawn to a scale not less than 1:200	floor plans	✓				
	elevations and sections	✓		✓	✓	
	sizes and locations of footings and other structural components	✓			○	
<b>Specifications</b>		✓		✓		
<b>Compliance documents</b>		✓		○		
<b>Foundation investigations</b>		○				
<b>Documentary evidence of an authorised new access point</b>			○			
<b>Material and colour of any cladding</b>		✓	✓	✓	✓	
<b>Details of any proposed swimming pool, spa or safety fence/barrier</b> Including setbacks and location of the pump and other equipment		✓		✓ (1:200)		
<b>Roof trusses</b> Details relating to the truss required by the Minister's Schedule 8 list of roof truss information		✓				
<b>Retaining walls</b> Plans and elevations not less than 1:200		✓			✓	
<b>Minister designations</b> Details required by the Minister in that same notice		✓				
<b>Description of the construction of the building</b>		✓				✓
<b>For partial demolition</b> Calculations or other information to show that the remainder of the building will comply		✓				✓
<b>Demolition procedure and safety on site</b>		○				✓