



Australian Government



Nation Building

**ECONOMIC
STIMULUS
PLAN**



NSW GOVERNMENT
INVESTING IN A BETTER FUTURE

NSW Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009

HOUSING PROJECTS CHECKLIST

12 June 2009

**NSW NATION BUILDING AND JOBS PLAN
(STATE INFRASTRUCTURE DELIVERY) ACT 2009**

HOUSING PROJECTS CHECKLIST

Date: ___/___/___

INSTRUCTIONS:

1. Answer all Questions in all sections.
2. Terms in “marks” are defined terms. Refer to Dictionary in User Guide.
3. If you have a question regarding completion of this Checklist contact the Taskforce Office
4. Please complete the **Documentation Summary** at the end of the Checklist and attach all required documentation with the required **Summary Report**.

1 SITE IDENTIFICATION AND DETAILS			
Project Type			
1.1	Does the Project involve a component of private housing in addition to the “social housing”?		
	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	<input style="width: 150px; height: 20px;" type="text"/>	Total number of dwellings proposed:	
	<input style="width: 150px; height: 20px;" type="text"/>	Number of “social housing” dwellings proposed:	
1.2	Provide details of the form of housing and unit mix for both the social housing and private component of the project:		
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>			
All projects are required to submit the following documentation: Landscape Plan Traffic Impact Statement Construction Management Plan			
1.3	Are any of these documents NOT attached to the application?	<input type="checkbox"/> Yes	<input type="checkbox"/> No If YES, the application is incomplete.

Permissibility			
1.4	What environmental planning instruments apply to the site?		
1.5	What is the land zoned?		
Is the proposed project:			
1.6	“prohibited” or “not permissible” under the environmental planning instruments applying to the site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.7	non-compliant with the criteria contained in this Checklist?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach a Planning Assessment Report addressing the suitability of the site for the proposed project and to demonstrate that any potential impacts are appropriately addressed through mitigation and management strategies. See the <i>Guideline for Expert Planning Assessment</i> at Attachment J to the User Guide.			
Subdivision			
1.8	Does the project involve subdivision?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach a Subdivision Plan and Report outlining the details of the proposed subdivision and consistency of the proposal with the provisions for subdivision contained in the underlying environmental planning instrument			
2 SITE CONSTRAINTS			
Contamination			
2.1	Is the site affected by, or potentially affected by, contamination?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach a Preliminary Site Assessment and documentation that demonstrates that the land can be made suitable for the intended purpose within the project delivery timeframe. This may include preparation and submission of a certified Remediation Action Plan.			
2.2	Does the project involve demolition of buildings or part of a building that may contain Asbestos?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach a Hazmat Report documenting the extent of Asbestos removal required and confirming that the removal will be undertaken in accordance with WorkCover requirements.			
Flooding			
2.3	Is the site affected by flooding? (i.e is the land subject to 1 in 100 year flood planning level)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach a Flood Impact Assessment in accordance with the <i>Floodplain Development Manual 2005</i> .			
Coastal Hazards			
2.4	Is the site identified within the coastal zone in the Coastal Protection Act 1979 OR has the site been identified by Council as affected, or potentially affected, by existing and future coastal hazards? This includes coastal storm erosion and recession of land due to sea level rise.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach a Coastal Hazard Assessment that addresses existing and future coastal hazards and sea level rise in accordance with the <i>Coastline Management Manual 1990</i> .			

Bushfire Hazard				
2.5	Is the site nominated as Bushfire Prone Land on the s149 Certificate or is the site within 100m of unmanaged bushland?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, an Independent Bush Fire Assessment Report may be required. See the <i>Guideline for Bush Fire Prone Lands</i> at Attachment E to the User Guide.
Threatened Species				
2.6	Does the Project involve the clearing of vegetation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
If YES, answer the following two questions:				
2.7	Has the s149 Certificate and/or consultation with Council identified a known critical habitat or threatened species, populations or endangered ecological communities and their habitat on or in close proximity to the site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES is answered to either question, attach a Desktop Assessment to identify any potential impact on critical habitats, threatened species, populations and endangered ecological communities and their habitat. See the <i>Guideline for Threatened Species</i> at Attachment G to the User Guide. Note: Where a Desktop Assessment identifies a potential impact, the proponent may be required to undertake a Detailed Investigation in consultation with the Department of Environment and Climate Change. Please attach all relevant documentation.
2.8	Is the Project Site adjacent to an area of bushland (including a National Park, State Forest, Council Reserve or area of unmanaged bushland) OR a natural watercourse (including a creek, river, estuary, lake or wetland)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Native Vegetation				
2.9	Does the project involve the clearing of native vegetation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a Vegetation Assessment undertaken in accordance with the requirements of the <i>Guideline for Native Vegetation</i> at Attachment F to the User Guide.
Aboriginal Cultural Significance				
2.10	Has the s149 certificate and/or consultation undertaken with Council identified that the site has, or is likely to have, significance to Aboriginal people, AND / OR will the proposed project impact on an Aboriginal place or known Aboriginal Objects?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES is answered to any of these questions, attach a Desktop Assessment addressing the potential Aboriginal cultural significance of the site in accordance with the <i>Guideline for Aboriginal Heritage Significance</i> at Attachment I to the User Guide. Note: Where the Desktop Assessment identifies the site as potentially significant and there is an increased likelihood of objects of Aboriginal cultural significance being present, further detailed investigation may be required in consultation with the Department of Environment and Climate Change. Please attach all relevant documentation to this application.
2.11	Is the site in an area that is very highly disturbed /modified (ie does it contain large areas of sealed surface, fill or previously excavated areas?)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
2.12	If NO, does the project involve more than 1ha of ground disturbance?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
2.13	Is the project site: <ul style="list-style-type: none"> - within 200m of a high water mark of coastal waters of NSW; or - within 200m of a wetland, coastal lake or waterway; or - located on a sand sheet or within a dune area located on a ridge top; or - within 20m of a cave, rock shelter, or a cave mouth. 	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Heritage				
2.14	Is the site, or any site within the immediate vicinity, subject of a State Heritage listing or an Interim Heritage Order under the <i>Heritage Act 1977</i> ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES is answered to either question, attach a Heritage Impact Assessment addressing the impact of the proposed project on the listed heritage item and/or the impact of the proposed project on any State Heritage item within the immediate vicinity of the site. If the site is subject of a State Heritage Listing, attached written documentation of consultation with the NSW Heritage Office.</p> <p>Note: The Heritage Impact Assessment must be prepared by a suitably qualified heritage specialist where the answer to question 2.14 is YES OR where the proposed project may have a significant impact on a listed local heritage listing including any works to the exterior fabric of an item.</p>
2.15	Is the site subject of a local heritage listing (i.e. as a place, building, work, relic, moveable object, precinct or conservation area) under the relevant Environmental Planning Instrument?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Acid Sulphate Soils				
2.16	Has the s.149 Certificate and/or consultation with the relevant council identified that the site contains, or is likely to contain Acid Sulphate Soils of Class 1-4?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach an Acid Sulphate Soil Management Plan, taking into consideration the requirements of the <i>Acid Sulphate Soil Manual 2008</i>.</p>
2.17	If YES, does the Project involve the excavation of more than 1 tonne of soil?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Mine Subsidence				
2.18	Is the land located in a Mine Subsidence District? (i.e. does the Section 149 certificates from the local council, and or the Mine Subsidence Board website indicate that the land is affected by mine subsidence?)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach a copy of the Mine Subsidence Board Approval for the Project. See the <i>Guideline for Mine Subsidence</i> at Attachment H to the User Guide.</p>
Land Slip				
2.19	Does the section 149 Certificate and/or consultation with the relevant council identify the site as being affected by land slip?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach a Geotechnical Report together with a Certification from an appropriately qualified structural engineer confirming that the proposed project can be constructed to satisfy the technical provisions of the State's building laws.</p> <p>Note: full architectural plans and elevations will be required for the above certification and to be submitted with this application.</p>
Developments near Airports				
2.20	Is the proposal located on land, which exceeds the 20 or higher A.N.E.F. contour?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, the Planning Assessment Report is to include a statement, which outlines how the proposal can comply with Australian Standard AS2021 'Acoustics - Aircraft noise intrusion - Building siting and construction'.</p>
2.21	Does the proposal need the concurrence of the Civil Aviation Authority due to its height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach written documentation from the Civil Aviation Authority confirming concurrence.</p>

Other				
2.22	Is the project site subject of any other known environmental constraint following review of the section 149 Certificate and consultation with the relevant local council?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach details of any additional site constraints, the potential impacts, and the mitigation and management strategies proposed to minimise any potential impacts.
3 PROJECT DESIGN				
Bulk, Height and Scale				
3.1	Does the project propose more than 20 dwellings in total?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, answered to any question, attach a Planning Assessment Report addressing the likely environmental impacts on the site and adjoining properties / local area. See the <i>Guideline for Expert Planning Assessment</i> at Attachment J to the User Guide. Projects that exceed these criteria may be referred to an advisory panel and the Planning Assessment Report above must include a Design Compliance Statement as outlined below.
3.2	Are any buildings more than 8.5m in height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
3.3	Is the "Floor Space Ratio" more than 0.75:1?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
3.4	If YES, is the FSR proposed greater than the maximum FSR permissible under the underlying environmental planning instrument?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Design Requirements for all Social Housing				
	All social housing projects, including the social housing component of a larger project, should meet the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and the Seniors Living Policy: Urban design guidelines for infill development dated March 2004.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Social housing projects may be referred to an advisory panel. Attach a Design Compliance Statement addressing the SEPP and the design principles embodied in the Senior Living Policy. The extent of, and justification for, any non-compliances must be addressed. The Statement is also to address the appropriateness of the architectural design, including the selection of materials and finishes, having regard to the site context.
3.5	Is the project UNABLE to meet this requirement?			
Design Requirements for Residential Flat Buildings of 3 storeys or more				
	All housing project should meet the development standards of the underlying environmental planning instrument; and <i>State Environmental Planning Policy No 65-Design Quality of Residential Flat Buildings</i> .	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Social Housing Projects may be referred to an advisory panel. Attach a Design Compliance Statement , which addresses the provisions underlying the environmental planning instruments and SEPP 65. The extent of, and justification for, any non-compliance must be addressed. The Statement is also to address the appropriateness of the architectural design, including the selection of materials and finishes, having regard to the site context and any ESD initiative proposed.
3.6	Is the project UNABLE to meet these requirements?			
Building Design				
3.7	Does the proposal rely on an alternative building solution to satisfy the requirements of the Building Code of Australia?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a BCA Report addressing the non-compliance/s with the deemed-to-satisfy provisions and demonstrating how the performance requirements of the BCA are capable of being satisfied.

Easements				
3.8	Does the Project involve construction undertaken less than 1.0 metre from a public sewer?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES is answered to either question, provide a copy of the written approval to undertake the work from the authority that has management or control of the public sewer main and/or the easement.
3.9	Is the Project being constructed over an existing easement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Tree Removal				
3.10	Does the Project involve the removal of any trees over 4m in height? If YES, on-site planting of "replacement trees" of equal or greater number is required.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a " Landscape Plan " and a brief report which includes details on the species, height, canopy and general condition of the trees to be removed, extent of any replanting proposed, and justification that no other reasonable design solution is available to mitigate the extent of tree removal.
Vehicular Access				
3.11	Does the Project involve a new connection (accessway or driveway), or relocation of an existing connection, to a Classified Road or local road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach written evidence of consultation and approval of the RTA and or Council, as appropriate.
Parking and Access				
3.12	Is any part of the site further than: a) 800 metres of a railway station, Sydney Ferries Wharf, or bus stop on strategic bus corridor; or b) 400m walking distance of a light rail station; or c) 400m walking distance of a bus stop operating 6.00am-9.00am every day at a frequency equal to or better than hourly; or d) 400m of the commercial core of a regional centre?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a Traffic and Parking Impact Assessment addressing the extent of and justification for the inconsistency with the underlying code. (For Projects involving a component of private housing the parking issues may be incorporated into an overall Traffic Impact Assessment required at 1.2 of the Checklist.)
3.13	If YES, does the Project include on-site parking that is INCONSISTENT with the relevant council's code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
3.14	If NO, does the private housing component of the Project include on-site parking that is INCONSISTENT with the relevant council's code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Development adjacent to a Rail Corridor				
3.15	Does the project involve construction adjacent to a rail corridor?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach written evidence of consultation with RailCorp including their engineering terms and requirements.

Overshadowing			
3.16	Do any proposed buildings, including additions to an existing building, overshadow an adjoining property so that:		
(i)	solar access to any habitable room on the adjoining property is reduced to less than the minimum level (being 2 hours of solar access between 9 am and 3 pm at the winter solstice) or is reduced in any manner (if solar access to any habitable room on the adjoining property is already below the minimum level), AND	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(ii)	solar access to the principal private open space of the adjoining property is reduced to less than the minimum level (being 3 hours of solar access to not less than 50% of that principal private open space between 9 am and 3 pm at the winter solstice) or is reduced in any manner (if solar access to the principal private open space of the adjoining property is already below the minimum level).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES is answered to either question, submit shadow diagrams and justification that no other reasonable design solution is available to mitigate the extent of overshadowing.			
Utility Services			
3.17	Can the project be connected to the following utility services:		
	Electricity	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Telecommunications	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Water Supply	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Sewerage	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Stormwater	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, attach documentation from relevant servicing authorities confirming ability to connect. If services are unavailable, document what alternative arrangements are proposed.			
4 VERIFICATION AND SIGNATURE			
I hereby declare that all of the information supplied herein and in connection with this application is true and correct			
Signature			
<input type="text"/>			
Name			
<input type="text"/>			
Date			
<input type="text"/>			
Qualifications:			
<input type="text"/>			

DOCUMENTATION SUMMARY – HOUSING CHECKLIST

Please tick all documentation required to be attached to this Checklist.

The documentation must be accompanied by a brief **SUMMARY REPORT** addressing the issues identified through completion of the Checklist, findings of expert advice, proposals for management and or mitigation, and any resulting impacts. The Summary Report should include the reasons why, and how, on balance the project warrants authorisation under the Nation Building Jobs Plan Act 2009. The summary report should be no longer than 2-5 pages depending on the number of issues identified through completion of the Checklist questionnaire.

Project Address _____

- Planning Assessment Report
 - Permissibility
 - Variation of a development standard
- Subdivision Plan and Report
- Preliminary Site Assessment - Contamination
- Hazmat Report
- Flood Impact Assessment
- Coastal Hazard Assessment
- Independent Bush Fire Assessment Report
- Desktop Assessment – Threatened Species
- Vegetation Assessment- Clearing native vegetation
- Heritage Impact Assessment
- Desktop Assessment – Aboriginal Cultural Significance
- Acid Sulphate Soil Management Plan
- Geotechnical Report and Certification – Land Slip
- Design Compliance Statement
- Building Code of Australia Report
- BASIX Certificate
- Landscape Plan
- Traffic and Parking Impact Assessment or Traffic Impact Assessment
- Construction Management Plan
- Copy of written consultation and approvals/permits, as relevant
 - Easements
 - Mine Subsidence Board
 - Roads and Traffic Authority
 - RailCorp
 - Civil Aviation Authority
 - State and/or local Servicing Authorities
 - Electricity
 - Telecommunications
 - Water
 - Sewer
 - Stormwater
 - NSW Heritage Office
 - Council
 - s.68 Local Government Act 1993- temporary structures approvals
 - s.68 Local Government Act 1993- stormwater, sewer and drainage
 - s.39 Roads Act 1993- road opening permits, barricade permit
 - s.94 Contributions
 - Requirements for Deposits/Bonds, Bank Guarantee
- Other _____