



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

October 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 attach all required documentation with the required **Assessment Report**.

1. SITE IDENTIFICATION AND DETAILS	
<b>Project Type</b>	
1.1	Does the Project involve a component of private housing or non-residential use 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 (not seniors housing)
	<input style="width: 150px; height: 20px;" type="text"/> Number of “seniors housing” social housing dwellings proposed
	<input style="width: 150px; height: 20px;" type="text"/> Gross floor area residential; and non-residential floor space (if any) (sq m)
1.2	Floor Space Ratio and name of instrument that contains definition on which calculation is based (eg: LEP, <i>SEPP (Affordable Rental Housing) 2009</i> (ARH SEPP) or <i>SEPP (Housing for Seniors or People with a Disability) 2004</i> (Seniors SEPP)).  <input style="width: 800px; height: 25px;" type="text"/>
1.3	Maximum Building Height and name of instrument that contains definition on which calculation is based  <input style="width: 800px; height: 25px;" type="text"/>
1.4	Provide details of the form of housing and unit mix for both the social housing, and any private component of the project, whether residential or non-residential.  <input style="width: 800px; height: 50px;" type="text"/>
<b>Permissibility</b>	
1.5	What environmental planning instruments apply to the site (include the name of the LEP and the <b>main</b> instrument on which you rely (whether the AHR SEPP/Seniors SEPP or Council LEP )  <input style="width: 800px; height: 60px;" type="text"/>

1.6 What is the land zoned? (and the name of the LEP)			
1.7	Is the proposed project "prohibited" or "not permissible" under the following:  - ARH SEPP?  - Seniors SEPP?  -Council's LEP?	<input type="checkbox"/> Yes  <input type="checkbox"/> Yes  <input type="checkbox"/> Yes	<input type="checkbox"/> No  <input type="checkbox"/> No  <input type="checkbox"/> No
<p>If YES is answered to any question and the project relies on that instrument, the <b>Assessment Report</b> must address the suitability of the site for the proposed project and 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.</p> <p>If the project is permissible under at least one instrument, the <b>Assessment Report</b> should outline compliance against the controls in that instrument.</p>			
<b>Subdivision</b>			
1.8	Does the project involve subdivision? (not including consolidation of lots)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>If YES include a <b>Subdivision Plan</b> and an assessment of subdivision in the <b>Assessment Report</b> including outlining the details of the proposed subdivision and consistency of the proposal with the provisions for subdivision contained in the underlying environmental planning instrument.</p>			
<b>2. SITE CONSTRAINTS</b>			
<b>Contamination</b>			
2.1	Is the site affected by, or has a site history audit revealed potential contamination?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>If YES, attach a <b>Preliminary Site Assessment</b> and documentation that demonstrates that the land can be made suitable for the intended purpose within the project delivery timeframe.</p>			
<b>Flooding</b>			
	Is the site subject to flooding? This could be identified on the 149(5) Certificate and/or by council policy or flood information.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>If YES, attach a <b>Flood Impact Assessment</b>. Refer to Council's policy and the <i>Floodplain Development Manual 2005</i>.</p>			
<b>Coastal Development</b>			
2.3	Is site the located within the coastal zone as identified in <i>SEPP 71 – Coastal Protection</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No		
2.4	If YES, is the site affected by the requirements Coastal Protection Act 1979?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.5	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
<p>If YES to either question, attach a <b>Coastal Hazard Assessment</b> that addresses existing and future coastal hazards and sea level rise in accordance with the <i>Coastline Management Manual 1990</i> and Council's policy.</p>			
<b>Bushfire Hazard</b>			
2.6	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
<p>If YES, an <b>Independent Bush Fire Assessment Report</b> may be required. See the <i>Guideline for Bush Fire Prone Lands</i> at Attachment E to the User Guide.</p>			

Tree Removal				
2.7	Does the Project involve the removal of any trees over 4m in height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach a report prepared by a qualified arborist that includes details of species, height, canopy and general condition of trees to be removed, and justification that no other reasonable design solution is available to mitigate the extent of tree removal.</p> <p>Any trees to be removed and new replacement trees should be indicated on the <b>Landscape Plan</b>.</p> <p>Generally, on-site planting of replacement trees of equal or greater number will be required.</p>
Threatened Species				
2.8	Does the Project involve the clearing of vegetation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES is answered to either question, attach a <b>Desktop Assessment</b> 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.</p> <p>Note: Where a Desktop Assessment identifies a potential impact, the proponent may be required to undertake a <b>detailed investigation</b> in consultation with the Department of Environment and Climate Change. Please attach all relevant documentation.</p>
If YES, answer the following two questions:				
2.9	Has the s149 Certificate and/or consultation with Council identified a known critical habitat or threatened species, populations or ecological communities and their habitat on or in close proximity to the site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
2.10	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				
2.11	Is the project located in an area where the Native Vegetation Act 2003 would normally apply?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach a <b>Vegetation Assessment</b> undertaken in accordance with the requirements of the <i>Guideline for Native Vegetation</i> at Attachment F to the User Guide.</p>
2.12	If YES, does the project involve the clearing of native vegetation*?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Note: See definitions of what constitutes 'clearing' and 'native vegetation' in Attachment F of the User Guide.				
Aboriginal Cultural Significance				
2.13	Is the site within 50 metres of the boundaries of a decided Aboriginal Place* as identified on DECCW's website: <a href="http://www.environment.nsw.gov.au/conservation/AboriginalPlacesNSW.htm">http://www.environment.nsw.gov.au/conservation/AboriginalPlacesNSW.htm</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES is answered to any of these questions, attach a <b>Desktop Assessment</b> 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.</p>
2.14	Has the s149 certificate and/or consultation undertaken with Council identified that the site has, or is likely to have, significance to Aboriginal people, OR will the proposed project impact on known Aboriginal Objects?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

<p>2.15. Is the site undisturbed/not modified? (this would not apply if there are large areas of sealed surface, fill or previously excavated areas)?  <input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>2.16 If YES, does the project itself involve more than 1ha of ground disturbance?</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES is answered to any of these questions, attach a <b>Desktop Assessment</b> 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.</p>
<p>2.17 Is the project site:</p> <ul style="list-style-type: none"> <li>– within 200m of a high water mark of coastal waters of NSW; or</li> <li>– within 200m of a wetland, coastal lake or waterway; or</li> <li>– located on a sand sheet; or</li> <li>– within a dune area located on a ridge top; or</li> <li>– within 20m of a cave, rock shelter, or a cave mouth.</li> </ul>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>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 <b>detailed investigation</b> may be required in consultation with the Department of Environment and Climate Change. Please attach all relevant documentation to this application.</p>
<p><b>Heritage</b></p>			
<p>2.18. 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>?</p> <p>2.19 Is the site subject of a local heritage listing (i.e. as a place, building, work, relic, moveable object, precinct or conservation area) under an Environmental Planning Instrument?</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES is answered to either question, attach a <b>Heritage Impact Assessment</b>.</p> <p>The Assessment must discuss the significance of the item/area; show the location of the item/area relative to the proposed works on a drawing; and include the heritage inventory sheet. The Assessment must address the impact of the proposed project on the listed heritage item or area.</p> <p>If demolition of an item/building within a conservation area is proposed; or the item is of State significance or if the works are in close proximity to a heritage item; or if the significance may be affected; the Assessment must be prepared by a qualified heritage specialist who has inspected the site. If the site is subject of a State Heritage Listing, attach written documentation showing consultation with the NSW Heritage Office.</p>
<p><b>Acid Sulphate Soils</b></p>			
<p>2.20 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?</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, complete the Acid Sulfate Soil Preliminary Checklist in Attachment M of the User Guide and if required, comply with the <i>DECCW 'Acid Sulfate Soil Management Plan for Minor Works'</i> or submit an Acid Sulphate Soil Management Plan. This should take into consideration the requirements of the <i>Acid Sulphate Soils Manual 2008</i>.</p>
<p><b>Mine Subsidence</b></p>			
<p>2.21 Is the land located in a Mine Subsidence District? (i.e. does the Section 149 certificate from the local council, and or the Mine Subsidence Board website indicate that the land is affected by mine subsidence?)</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>If YES, attach a copy of the <b>Mine Subsidence Board Approval</b> for the Project. See the <i>Guideline for Mine Subsidence</i> at Attachment H to the User Guide.</p>

<b>Land Slip</b>				
2.22	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	If YES, attach a <b>Geotechnical Report</b> together with a <b>Certification</b> 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.
<b>Other</b>				
2.23	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.
<b>3. PROJECT DESIGN</b>				
<b>Bulk, Height and Scale</b>				
3.1	Are any buildings more than 8.5m in height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, the <b>Assessment Report</b> must address 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.
3.2	Does the FSR (as defined in that instrument) comply with the maximum FSR permissible under the: - Council LEP or DCP? - Affordable Housing SEPP? - Seniors Housing SEPP?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	The <b>Assessment Report</b> must identify the relevant instrument on which the project will rely.  If the answer is NO to the question relating to the relevant instrument, the <b>Assessment Report</b> must address the justification for non-compliance with the applicable control, outline environmental impacts and justify the suitability of the built form in the site context.  See the <i>Guideline for Expert Planning Assessment</i> at Attachment J to the User Guide.
<b>Design Compliance</b>				
3.3	Does the project meet the development standards of the underlying environmental planning instrument?  If 3 storeys or more, does the project meet the requirements of SEPP 65-Design Quality of Residential Flat Buildings?	<input type="checkbox"/> Yes  <input type="checkbox"/> Yes	<input type="checkbox"/> No  <input type="checkbox"/> No	All applications must include a <b>Design Compliance Statement</b> , which addresses the provisions underlying the environmental planning instruments and SEPP 65 (if applicable).  All applications must also include a <b>Architectural Design Statement</b> (see User Guide) prepared by the architect. The Statement is outline the appropriateness of the architectural design, including the selection of materials and finishes, having regard to the site context and any ESD initiative proposed.  If NO to either question, the extent of, and justification for, any non-compliance must be addressed in the <b>Assessment Report</b> .

<b>BCA Issues</b>				
3.5	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 <b>BCA Report</b> 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.
<b>Easements</b>				
3.6	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 <b>written approval</b> to undertake the work from the authority that has management or control of the public sewer main and/or the easement.
3.7	Is the Project being constructed over an existing easement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Other</b>				
3.8	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.
<b>4. OTHER IMPACTS</b>				
<b>Development near Airports</b>				
4.1	Is the proposal located on land, which is in the 20 A.N.E.F. contour or higher?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, the <b>Assessment Report</b> is to include a statement, which outlines how the proposal can comply with Australian Standard AS2021 'Acoustics - Aircraft noise intrusion – Building siting and construction'.
4.2	Does the proposal need the concurrence of the Civil Aviation Authority due to the Building height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach written documentation from the <b>Civil Aviation Authority</b> confirming concurrence.
<b>Development On or Near Busy Roads</b>				
4.3	Does the Project involve: - a residential flat building with 300 or more dwellings on any road; OR - a residential flat building with 75 or more dwellings located on a classified road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a <b>Traffic Impact Assessment</b> which addresses the particular traffic impacts arising from the proposal and compliance with the relevant Australian Standards. See the <i>Guideline for Expert Planning Assessment</i> at Attachment J to the User Guide; and  If YES, attach <b>written evidence</b> of consultation and approval of the RTA and or Council, as appropriate.
4.4	Does the project involve construction adjacent to a road corridor for a freeway, tollway, transitway or other road with an average daily traffic volume of more than 40,000 vehicles (based on traffic data volumes published on the website of the RTA)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a <b>Noise Impact Assessment</b> in accordance with <i>Development near Rail Corridors and Busy Roads Interim Guideline</i> , Department of Planning 2008.
<b>Parking and Access</b>				
4.5	Does the project comply with the location criteria in: - cl 10 of ARHSEPP? OR - the location criteria in cl 34 of ARHSEPP? OR - the location criteria in cl 26 of Seniors SEPP? OR - council's Parking Code? (as applicable)	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	If NO, attach a <b>Traffic and Parking Impact Assessment</b> addressing the extent of and justification for the inconsistency with the underlying instrument/code.

4.6	Does the location of the proposal (and access to the road network) warrant a traffic assessment i.e. the Council has indicated that they would require a traffic impact assessment in assessing a DA for the proposal?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a <b>Traffic Impact Assessment</b> . NOTE: The <b>Assessment</b> should justify any inconsistency with the relevant council's underlying code.
<b>Development adjacent to a Rail Corridor</b>				
4.7	Does the project involve construction adjacent to a rail corridor?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach <b>written evidence</b> of consultation with RailCorp including compliance their engineering terms and requirements.
4.8	Is the project on land in or adjacent to a affected by rail noise or vibration?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a <b>Noise and Vibration Impact Assessment</b> in accordance with <i>Development near Rail Corridors and Busy Roads</i> Interim Guideline, Department of Planning 2008.
<b>Overshadowing and Solar Access</b>				
4.9	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  (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, show the extent of additional overshadowing on the submitted diagrams and provide justification that no other reasonable design solution is available to mitigate the extent of overshadowing.
		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
4.10	Is the proposal unable to comply with the solar access provisions for the development in the ARHSEPP or Seniors SEPP, being living rooms and private open space for a minimum of 70% of dwellings receive a minimum of 3 hours direct sunlight between 9 am and 3 pm in mid-winter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES is answered to question, show the extent of additional overshadowing on the submitted diagrams and provide justification that no other reasonable design solution is available to mitigate the extent of overshadowing.
<b>Utility Services</b>				
4.11	Can the project be connected to the following utility services?			If YES, attach <b>documentation from relevant servicing authorities</b> confirming ability to connect.  If services are unavailable, document what alternative arrangements are proposed.
	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	

Other approvals				
4.12	Will other approvals be required under s.68 temporary structures approvals or stormwater and drainage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If YES, attach a copy of the approval or the council's requirements.

### 5. OTHER SUBMISSION REQUIREMENTS

5.1	Does the <b>Assessment Report</b> address the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> dated March 2004 and the design principles embodied in the Senior Living Policy?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If NO, the application is INCOMPLETE The extent of, and justification for, any non-compliances must be addressed. The <b>Assessment Report</b> is also to address the appropriateness of the architectural design, including the selection of materials and finishes, having regard to the site context.
5.2	Are details of the results of consultation with council attached?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If NO, the application is INCOMPLETE 'Consultation' means a letter from the council and/or notes of discussions or meetings with the council.
5.3	Does this information include details of council's stormwater and drainage requirements for the site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
5.4	Calculation of requirements for development contributions under Taskforce's Policy on Development Contributions.	Estimated Development Contributions amount and Name of Contributions Plan: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		

### 6. VERIFICATION AND SIGNATURE

**DPM: I hereby declare that I have inspected the site and all of the information supplied herein and in connection with this application is true and correct.**

Name

Signature

Date

Firm