Development Assessment Checklist
Summary of Development and Deemed to Comply Solution

DEVELOPMENT ADDRESS
Development application ID
Project name
Applicant's name
Street address
Suburb
Postcode
Local Government Area
Climatic region

DEVELOPMENT TYPE & DETAILS
Development type (e.g. residential detached dwellings)
Number of dwellings/buildings
Site area (m^2)
Roof area (m^2) (for detached dwellings typical roof area per dwelling m^2/dwelling)

DEEMED TO COMPLY SOLUTION
Deemed to Comply Solution ID
Rainwater tank volume (kL) (for detached dwellings tank volume per dwelling kL/dwelling)
Bioretention area* (m^2)
Constructed wetland area** (m^2)
Total footprint of bioretention or wetland system(s) (m^2)

* Refers to the bioretention system filter media area
** Refers to the constructed wetland macrophyte zone area

Development Assessment Checklist **Steps 1 to 3**

STEP 1: DEVELOPMENT LOCATION AND CLIMATE REGION
Project name
Street address
Suburb
Postcode
Local Government Area
Climatic region (Figure 2 and A-2, Appendix A)

STEP 2: DETERMINE DEVELOPMENT TYPE
Development type (e.g. residential detached dwellings)
Number of dwellings/buildings
Site area (m^2)

STEP 3: DEFINE SITE DETAILS
Site Details Plan (scaled annotated)
Plan ID
Existing topography (Yes/No)
Existing drainage characteristics upstream, within, and downstream of site (including catchment areas)
Proposed discharge points and the downstream drainage size and invert levels (or ponded water levels) (Yes/No)
Existing vegetation and vegetation to be retained (Yes/No)
Soil evaluation in accordance with AS/NZS 1547:2000 Clause 4.1.3 if necessary (Yes/No)
General comments (where required)
Topography:
Drainage:
Vegetation:

Development Assessment Checklist **Step 4**

STEP 4: OUTLINE DEVELOPMENT DETAILS
Development area (m^2)
Private land
Roof area (m^2) (for detached dwellings typical roof area per dwelling m^2/dwelling)
Road reserve, driveway or parking (m^2)
Pavement area (m^2) *
Easements (services or drainage) (m^2)
Landscape area (m^2)
Other areas (m^2)
Area available for stormwater treatment (may be part of landscape area) (m^2) *
Public land (ultimately owned by local authority)
Road reserve (m^2)
Parkland (m^2)
Easement (services or drainage) (m^2)
Other areas (m^2)
Space available for stormwater treatment (may be part of landscape area)* (m^2)
Development Details Plan (scaled annotated plan)
Plan ID
Development layout clearly depicted with land type areas (Yes/No)
Catchment areas defined with ID (Yes/No)
Conceptual earthworks provided including finished levels (Yes/No)
Conceptual drainage layout and inverts levels (Yes/No)
Existing/proposed infrastructure layout and invert levels (required to demonstrate no conflict with treatment measures)** (Yes/No).

General comments

* Designers should consult with the project landscape architect to check which landscape areas are available for stormwater treatment. Assessment authority standards should also be checked to ensure areas proposed for treatment will not be required to feature incompatible plantings (e.g. large trees).

** Infrastructure may include (sewer, power, water, gas etc). Any infrastructure which may impact on location or drainage of treatment measures should be considered. External infrastructure which has the potential to influence location or drainage of treatment measures should also be shown.

Development Assessment Checklist **Step 5**

STEP 5: CONFIRM RAINWATER TANK REQUIREMENTS *(QUEENSLAND DEVELOPMENT CODE)*					
Are rainwater tanks to be installed (Yes/No)?					
Roof area draining to tank (m^2 or m^2 per dwelling)					
Total rainwater tank volume (kL or kL per dwelling)					
Connections (i.e. toilets, external, washing machine, pool)					
Overflow from the rainwater tanks to be directed to stormwater treatment measures* (Yes/No)?					
Rainwater tanks per catchment	Catchment 1	Catchment 2	Catchment 3	Catchment 4	Catchment 5
Number of tanks per catchment					
Roof area draining to tank (m^2 or m^2 per dwelling)					
Tank volume (kL or kL per dwelling)					
Confirm location of rainwater tanks on the scaled annotated plan (Yes/No)					
Comments:					

Development Assessment Checklist **Step 6**

STEP 6: SELECT DEEMED TO COMPLY SOLUTION					
	Catchment 1	Catchment 2	Catchment 3	Catchment 4	Catchment 5
Selected Deemed to Comply Solution (include ID and full name)					
Bioretention system area (% of catchment area) **					
Constructed wetland area (% of catchment area)***					
Comments:					

* Compliance with the Deemed to Comply Solutions requires all overflow from the rainwater tanks to be directed to stormwater treatment measures.
** Refers to the bioretention system filter media area.
*** Refers to the constructed wetland macrophyte zone area.

Development Assessment Checklist **Step 7**

STEP 7: DESIGN STORMWATER TREATMENT MEASURES					
	Catchment 1	Catchment 2	Catchment 3	Catchment 4	Catchment 5
Catchment area (m^2)					
Location of treatment measure (public/private)					
Bioretention system					
Filter media area (% of catchment area)					
Filter media area (m^2) • required • provided in concept					
Total footprint* (m^2)					
Media depth (m) • filter media • transition layer • drainage layer					
Extended detention (m above surface level)					
Coarse sediment management					
Coarse sediment management area (m^2)					
Constructed wetland					
Macrophyte zone area (% of catchment area)					
Macrophyte zone area (m^2)					
Coarse sediment management					
Coarse sediment management area (m^2)					
High flow bypass method					
High flow bypass area (m^2)					
Total footprint* (m^2)					
Conceptual design drawings of any pipe and pit diversion structures or alternative high flow bypass flow paths					

* Total footprint to include all relevant design requirements including batters, high flow bypass, sediment forebay etc

	Catchment 1	Catchment 2	Catchment 3	Catchment 4	Catchment 5
Conceptual design levels (m AHD) – These sections apply to both bioretention systems and wetlands.					
Inlet type • upstream invert level • downstream invert level					
Receiving drainage invert or ponded water level					
Outlet pipe level • upstream invert level • downstream invert level					
Surface or water level					
Extended detention level (pit crest level)					
Minimum bund/embankment level					
Checks • Inlet at or above surface or water level?	☐	☐	☐	☐	☐
• Outlet pipe DSIL above receiving drainage?	☐	☐	☐	☐	☐
• Bund level minimum 150mm above extended detention level?	☐	☐	☐	☐	☐
Comments					

	Catchment 1	Catchment 2	Catchment 3	Catchment 4	Catchment 5
Conceptual Plan and Section – Checklist (mark with ✓ to indicate item has been shown on drawings)					
Conceptual Plan (scaled and annotated plan view drawing)					
Drawing ID					
Inflow drainage arrangement	☐	☐	☐	☐	☐
Outlet pits and pipes	☐	☐	☐	☐	☐
Treatment areas (filter media and/ or macrophyte zone)	☐	☐	☐	☐	☐
Coarse sediment management	☐	☐	☐	☐	☐
High flow bypass	☐	☐	☐	☐	☐
Batters and embankments	☐	☐	☐	☐	☐
Functional and surrounding ground levels	☐	☐	☐	☐	☐
Conceptual Section (scaled and annotated section view drawing)					
Drawing ID					
Conceptual design levels	☐	☐	☐	☐	☐
Surround earthworks levels	☐	☐	☐	☐	☐
Inflow and outlet pits and pipes	☐	☐	☐	☐	☐
Coarse sediment management	☐	☐	☐	☐	☐
Extended detention (crest or pit)	☐	☐	☐	☐	☐
Batters and embankments	☐	☐	☐	☐	☐
Media depths (bioretention only)	☐	☐	☐	☐	☐

Designer

Signed by Designer: .....

Print name: .....

Date: .....

Development Assessment Officer

Signed by officer: .....

Print name: .....

Date: .....