eden brae homes

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eden brae homes pty limited
ABN 42 083 807 489

2/38 Brookhollow Avenue, Norwest Business Park,
Baulkham Hills NSW 2153
PO Box 7210, Baulkham Hills Business Park NSW 2153

Phone: 02 9680 6900   Fax: 02 9680 6999

Client Name/s:	0016308 EBH /Landcom
Site Address:	Lot 1171 Bartlett Pl, Penrith

NEW DWELLING

☑ Development Application Form

☑ a Full Sets of Drawings A3 size

☒ 6 Shadow Diagrams (Double storey only)

☑ a Statement of Environmental Effects

☑ i. Sets of Plans for Notification (No floor plans included) A4

☑ Cheque for Lodgment Fees

☑ a Waste Management Plans

☑ a Basix and Nathers Report

☒ a Basix & Nathers stamped Plans

☑ 6 External Colour Selections

☑ 6 Developer Approved Plans (if applicable)

☑ a Landscape Plans (if applicable)

☑ Copy of all Documents on Disk

☑ Copy of Owners Consent

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.... CITY COUNCIL

North Penrith - Integrated Housing
Development Application Checklist

LOT 1171 BARLETT PLACE, PENRITH

	Provided	Copies
Architectural Drawings (scale):	☑	

Site Analysis
This must include:
    • Site Boundaries and dimensions.
    • Contours or Australian Height Datum ground levels.
    • Existing services/ easements.
    • Any geotechnical hazards or restricted development areas.
    • Location of existing buildings/structures.
    • Location of existing trees (including girth and spread of canopy) and significant vegetation/topographical features.
    • Street features
	☑	9

Site plan (1:200)
A site plan is an aerial view of the land showing the existing and proposed development. These should include:
    • The location of the land, the measurements of the boundaries of the land, and which direction is north.
    • The location and uses of buildings, structures, swimming pools and fences that are proposed and already on the land.
    • The distances to boundaries and other structures from the proposed development.
    • The existing and proposed levels of the land (provide AHD levels on flood affected properties).
    • The extent of any cut or fill and details of proposed retaining walls.
    • The location of any trees (including street trees), their species names and canopy diameter.
    • The location and width of any easement, right of ways and watercourses.
    • The location of driveways, laybacks and utility installations (such as light poles) where applicable.
    • The landscape area calculation.
    • The location and uses of buildings on sites that adjoin the land.
	☑	9

Floor plans (1:100)
A floor plan is an aerial view of the internal layout of the development. These should include:
    • The layout of the proposed and existing rooms, the room names, areas and dimensions.
    • The window and door locations and sizes.
    • The wall structure type and thickness.
    • The floor levels (provide AHD levels on flood affected properties).
	☑	9

Elevation plans (1:100)
An elevation plan is an external view of the proposed development. These should include:
    • The side on views of each profile of the proposed development.
    • The external walls and ridge heights.
    • The window and door locations and sizes.
    • The external materials and finishes.
    • For additions and alterations you must clearly distinguish between the existing and proposed work.
	☑	9

Section plans (1:100)
Showing a cut through of the development at important or typical points. These should include:
    • The section names and their location on the floor plan.
    • Proposed construction methods for floors, walls and roofs.
    • Floor to ceiling heights.
	☑	9

Notification plan *A4 copy of the site plan and an elevation plan.*	☑	1

Statement of Environmental Effects
This must include:
    •   *Site suitability*
    •   *Access and traffic*
    •   *Streetscape and design*
    •   *Services*
    •   *Privacy, views and overshadowing*
    •   *Social and economic effects*
    •   *Flora and fauna*
    •   *Planning policies and controls*
	☑	9

Landscape plan
This must include:
    •   *All existing trees, landscape features and prominent structures.*
    •   *A schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements.*
    •   *Details indicating a minimum of 300mm of good quality topsoil to all garden beds.*
    •   *Details indicating a minimum of 150mm of good quality topsoil to all park areas.*
    •   *All garden bed areas to be clearly defined by brick, concrete or timber edging with its top edge finishing flush with the surface of adjacent grass areas.*
	☑	9

Erosion/Sediment Control Plan *This plan should detail the sediment and erosion controls to be installed on site, including: site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles, dust control.*	☑	9

Drainage plan
This plan should include:
    •   *Pipe sizes and location*
    •   *Size and location of pits*
    •   *On-site detention areas*
    •   *Stormwater calculations*
	☑	9

Waste management plan
The Plan must be in accordance with the requirements of Council's Development Control Plan for Control and Minimisation of Waste. It should also include:
    •   *Location of waste storage area (garbage and recycling)*
    •   *Location of collection area*
    •   *Construction of storage room*
    •   *Number of bins (garbage and recycling)*
    •   *Hours of collection*
	☑	9

BASIX Certificate *List the schedule of commitments for the application.*	☑	9
Land owners consent *A signature from the landowner consenting to the proposed development.*	☑	1
Signed DA Form *The complete DA form along with all of the deliverables found in this table.*	☑	1
CD of DA *A CD the complete DA package (i.e. all the items listed on this checklist).* *Note: a copy of the DA form and land owners consent do not need to be provided on the CD.*	☑	1