

North Penrith - Integrated Housing Development Application Checklist



LOT 1189 THE SPEEDWAY CIRC PENRITH	Provided	Copies
Architectural Drawings (scale):	<input type="checkbox"/>	
Site Analysis <i>This must include:</i> <ul style="list-style-type: none"> • 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 	<input checked="" type="checkbox"/>	9
Site plan (1:200) <i>A site plan is an aerial view of the land showing the existing and proposed development. These should include:</i> <ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	9
Floor plans (1:100) <i>A floor plan is an aerial view of the internal layout of the development. These should include:</i> <ul style="list-style-type: none"> • 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). 	<input checked="" type="checkbox"/>	9
Elevation plans (1:100) <i>An elevation plan is an external view of the proposed development. These should include:</i> <ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	9
Section plans (1:100) <i>Showing a cut through of the development at important or typical points. These should include:</i> <ul style="list-style-type: none"> • The section names and their location on the floor plan. • Proposed construction methods for floors, walls and roofs. • Floor to ceiling heights. 	<input checked="" type="checkbox"/>	9
Notification plan <i>A4 copy of the site plan and an elevation plan.</i>	<input checked="" type="checkbox"/>	1

<p>Statement of Environmental Effects</p> <p><i>This must include:</i></p> <ul style="list-style-type: none"> • Site suitability • Access and traffic • Streetscape and design • Services • Privacy, views and overshadowing • Social and economic effects • Flora and fauna • Planning policies and controls 	<input checked="" type="checkbox"/>	9
<p>Landscape plan</p> <p><i>This must include:</i></p> <ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>	9
<p>Erosion/Sediment Control Plan</p> <p><i>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.</i></p>	<input checked="" type="checkbox"/>	9
<p>Drainage plan</p> <p><i>This plan should include:</i></p> <ul style="list-style-type: none"> • Pipe sizes and location • Size and location of pits • On-site detention areas • Stormwater calculations 	<input checked="" type="checkbox"/>	9
<p>Waste management plan</p> <p><i>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:</i></p> <ul style="list-style-type: none"> • 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 <p style="text-align: center;"><i>APPENDIX C OF STATEMENT</i></p>	<input type="checkbox"/>	9
<p>BASIX Certificate</p> <p><i>List the schedule of commitments for the application.</i></p>	<input type="checkbox"/>	9
<p>Land owners consent</p> <p><i>A signature from the landowner consenting to the proposed development.</i></p>	<input type="checkbox"/>	1
<p>Signed DA Form</p> <p><i>The complete DA form along with all of the deliverables found in this table.</i></p>	<input type="checkbox"/>	1
<p>CD of DA</p> <p><i>A CD the complete DA package (i.e. all the items listed on this checklist).</i></p> <p><i>Note: a copy of the DA form and land owners consent do not need to be provided on the CD.</i></p>	<input type="checkbox"/>	1