

**COVERING LETTER**

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The General Manager  
Bayside Council  
PO Box 60  
Penrith NSW 2750

<b>ATTN:</b>	Planning and Development Department
<b>RE:</b>	Development Application for alterations and additions to existing residential dwelling at 2-10 <i>The Appian Way</i> , MOUNT VERNON, NSW 2178, Lot 119 DP 803478

Dear General Manager,

Please find enclosed documentation to support the submission for a Development Application for the address of 2-10 *The Appian Way*, MOUNT VERNON NSW 2178. The following documents are included with this submission:

- Completed Application for Development Form, as provided by Council
- Aircraft Noise Impact Assessment
- BASIX Certificate
- Bushfire Assessment Report
- Development Cost Summary Report
- Flood Compliance Certificate
- Schedule of Finishes
- A Statement of Environmental Effects report
- Waste Management Plan, as provided by Council
- 3D renders of proposed works
- Architectural drawings, including:
  - Detailed survey plan
  - Elevations and sections
  - Erosion and Sediment Control Plan
  - Floor Plans
  - Landscape Concept Plan
  - Neighbour Notification Plan
  - Shadow Diagrams
  - Site Plans
- A digital copy of all documents required for lodgement.

Should you wish to discuss any aspect of the application, please do not hesitate to contact myself, Sally Byun, during business hours between 10:00am to 4:00pm on 96278924.

Yours faithfully,

Sally Byun  
Building Approval Officer  
**Dinastia Group PTY. LTD.**