

PENRITH CITY COUNCIL

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The headings listed below refer directly to the items listed in the left-hand column of the Matrix of Information on page 4 of the Application Form. This information is provided to assist you with the preparation of your Application and it's supporting information.

SITE PLAN (scale of 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.



FLOOR PLAN (scale of 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).
- The location of smoke detectors (where applicable).

ELEVATION PLAN (scale of 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.
- A 3D coloured perspective may be required for certain developments.

SECTION PLAN (scale of 1:100)

A section plan is a diagram showing a cut through 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.

SPECIFICATIONS

A specification is a written statement that details all building materials and methods of construction. This should include:

- The materials to be used, type, size, spacing.
- The construction and installation methods.
- Compliance with or referenced to any relevant Australian Standards and the Building Code of Australia.
- Method of termite control.
- Engineer's details where applicable.

STATEMENT OF ENVIRONMENTAL EFFECTS

A Statement of Environmental Effects is a written document that supports the development application. It demonstrates that, as the applicant, you have considered what impact your development will have on the natural and built environment and how you propose to mitigate any negative effects. All developments will require a Statement of Environmental Effects although the level of detail may vary according to the type of development.

A Statement of Environmental Effects should include, but is not limited to, the following:

Site Suitability -

- Flooding
- Drainage
- Landslip
- Mine subsidence
- Soil erosion
- Bushfire or any other risk

Access and Traffic -

- Driveway access, maneuverability and pedestrian safety.
- Suitability of the existing road network.
- Number of vehicle movements entering and exiting the site, including delivery trucks.
- Number and location of parking spaces.



PENRITH VALLEY

River Mountains Lakes

STATEMENT OF ENVIRONMENTAL EFFECTS (continued)

Streetscape and Design –

- Discuss how the design of the development has taken into consideration the existing streetscape.
- Details of the proposed external finishes, including material type and colour.

Services –

- Discuss the availability of utility services such as power, water, sewer and telephone services.
- Method of sewerage effluent and stormwater disposal.

Privacy, Views and Overshadowing –

- Explanation of shadow diagrams and how they satisfy Council's requirements for solar access.
- How the proposal will impact on neighbouring properties and any measures proposed to reduce the impact.
- How the proposal affects the views of the neighbouring properties and any measures to reduce the impact.

Social and Economic Effects –

- Discuss whether the development will have a positive or negative social impact on the locality. Proposed measures to address any negative impacts are to be provided.
- Discuss what economic impact the development will have on the locality.

Flora and Fauna –

- Discuss whether the development will have a positive or negative social impact on the locality. Proposed measures to address any negative impacts are to be provided.
- In relation to the Threatened Species Conservation Act, discuss the impact that the development will have any threatened or endangered species.

Planning Policies and Controls –

- Address how the development satisfies the relevant planning controls applying to the site and justify any areas of non-compliance.

ENERGY RATING

Council's Residential Development Control Plan 2000 requires that all residential development achieve a minimum 3.5 star energy rating. You will be required to employ a suitably qualified consultant to prepare a NatHERS energy rating certificate to accompany your application or (with the exception of dual occupancy, multi unit housing and complying development) complete the scorecard form Council's Residential Development Control Plan 2000 Volume 1.

In addition, Council's Residential Development Control Plan 2000 requires that hot water heating systems provided with residential development also achieves a minimum 3.5 star energy rating. Details of the proposed hot water system rating are to be included on the certificate or scorecard.

SHADOW DIAGRAMS

Shadow diagrams are to be provided with all two storeys or greater development. Shadow diagrams are to demonstrate shadow impacts from the development at the winter solstice (21st June). The plans are to demonstrate shadows at 9.00am, 12.00noon and 3.00pm. These should show the location of building footprints on adjoining properties where affected by any shadow.

NOTIFICATION PLAN

Council has a Notification Policy which requires that certain development proposals be notified to neighbouring property owners and residents. Where this is required, the development application will need to include an A4 size copy of the site and elevation plans. (Larger developments should also include an A3 size plan as well as the A4 size).

LANDSCAPING INFORMATION

Landscaping information will be required to accompany the development application. The level of detail may vary according to the type of proposal. You are advised to consult with Council's Building Approvals and Environment Protection Department to ascertain the requirements for your particular proposal.

EROSION SEDIMENT CONTROL DETAILS

Where appropriate, details of the proposed method of soil erosion and sediment control are to be provided with the development application. You should consult Council's Soil Erosion and Sediment Control Development Control Plan prior to preparing the details.

DRAINAGE PLAN

Detailed stormwater management plans are to accompany the development application where the development results in additional stormwater run-off. These plans are to include details of pipe sizes and location, size and location of pits, on-site detention areas (where required) and stormwater calculations. If an easement is being created through an adjoining property, then provide evidence of agreement form the owners of that property.

WASTE MANAGEMENT PLAN

A waste management plan is to be provided with the development application in accordance with the requirements of Council's Development Control Plan for Control and Minimisation of Waste.