

DEVELOPMENT APPLICATION (DA)

INFORMATION SHEET

SITE PLAN (SCALE 1:200)

A site plan is an aerial view of the land showing the existing and proposed development. This plan should include the:

- location of the land, the measurements of the boundaries of the land, and which direction is north.
- location and uses of buildings, structures, swimming pools and fences that are proposed and existing on the land and adjoining land.
- distances to boundaries and other structures from the proposed development.
- existing and proposed levels of the land (provide AHD levels on flood affected properties).
- extent of any cut or fill and details of proposed retaining walls.
- location of any trees (including street trees), their species names and canopy diameter.
- location and width of any restriction on the use of the land, easement, rights of way and watercourses.
- location of driveways, laybacks and utility installations (such as light poles) where applicable.
- landscape area calculation.
- location and uses of buildings on sites that adjoin the land.

FLOOR PLAN (SCALE 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.
- window and door locations and sizes.
- wall structure type and thickness.
- floor levels (provide AHD levels on flood affected properties).
- location of smoke detectors (where applicable).

ELEVATION PLAN (SCALE 1:100)

An elevation plan is an external view of the proposed development. These should include the:

- side views of each profile of the proposed development.
- external walls and ridge heights.
- window and door locations and sizes.
- 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 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.

NOTIFICATION PLAN

Council 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).

STATEMENT OF ENVIRONMENTAL EFFECTS

A Statement of Environmental Effects is a written document that supports the development application. It demonstrates that consideration has been given to the impact the proposed development may have on the natural and built environment and any mitigation measures to address any negative effects. All development 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

- Is the site: affected by flooding? identified as bushfire prone land? subject to mine subsidence/soil erosion/landslip etc?
- Where will stormwater drain to? Is the site serviced?

Access and Traffic

- Demonstrate driveway access, manoeuvrability and pedestrian safety
- Suitability of the existing road network and the number of vehicles entering/exiting the site
- Discuss the number and location of parking spaces.

Streetscape and Design

- Discuss how the design of the development is consistent with the existing streetscape
- Provide details of the proposed external finishes, including material type and colour.
- Discuss the availability of utility services such as power, water, sewer and telephone.
- Describe the method of sewage effluent and stormwater disposal.

Privacy Views and Overshadowing

- Explain how the proposal satisfies Council's requirements for solar access.
- Discuss how the proposal affects the views both from and into the site, from neighbouring properties, roads and any more distant elevated vantage points together with any measures to reduce the impact.

Social and Economic Effects

- Discuss whether the development will have a positive or negative social and/or economic impact on the locality.

Flora and Fauna

- Discuss the impact that the development will have on any vegetation or fauna for the site.

SHADOW DIAGRAM

Shadow diagrams are to be provided with all developments that are two-storeys or greater. Shadow diagrams are to demonstrate shadows at 9am, 12noon and 3pm on Winter Solstice (21 June). These should show the location of building footprints on adjoining properties where affected by any shadow.

LANDSCAPING INFORMATION

Penrith DCP 2014 details submission requirements in Chapter C6 (Landscape Design) and Appendix 3. The level of landscaping detail varies according to the type of proposal.

EROSION AND SEDIMENT CONTROL DETAILS

Where appropriate, details of the proposed method of soil erosion and sediment control are to be provided with the development application.

DRAINAGE INFORMATION

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, you will need to provide evidence of agreement from the owners of that property, and their consent to lodgement of the development application.