

Appendix B: Development Application Checklists

Subdivision Development Applications

- All DAs for land subdivision are to be accompanied by the following information where relevant. At least 4 copies of each plan / report are required to be submitted.
- Completed DA Form, signed by the owner(s) of the development site. This is to be lodged with the applicable DA fee.
- Statement of Environmental Effects that demonstrates how the proposal meets all relevant objectives and provisions of SREP 30, the St Marys EPS, the Central Precinct Plan and DCS and Section 79(C) of the Act. It also should set out measures to be taken to mitigate any likely adverse impact of the proposal.
- A scaled Site Plan showing the site location, boundary dimensions, site area, north point, location and uses of existing, proposed and adjoining structures, current site levels and services.
- Tree Survey Plan identifying existing trees, trees to be removed and retained.
- Subdivision Plan showing details of existing and proposed subdivision pattern, (including number and size of lots, road locations and dimensions).
- Engineering Plan showing earthworks, and finished ground levels, proposed retaining walls.
- Details of any consultation / agreements with public authorities responsible for provision or amplification of utility services required by the subdivision.
- Landscape Plan showing planting species and areas of landscaping.
- Soil and Water Management Plan prepared in accordance with Managing Urban Stormwater – Soils and Construction 3rd Edition August 1998 Volume 1 March 2004 4th Edition produced by Landcom ('The Blue Book').
- Watercycle Management Plan detailing measures to be implemented.
- Salinity Report prepared by a suitably qualified consultant reporting on the conditions of the site, the impact of the proposed development on the saline land, the mitigating measures that will be required during the course of construction and a requirement that the consultant sign off on the project upon the completion of works.
- Contamination Report prepared by a suitably qualified consultant that includes tested samples over the subject area under consideration. The Report is to be prepared in accordance with SEPP 55 - Remediation of Land.
- Where trees are proposed within the road carriageway details must be provided in relation to services provision (eg. the location and design of street lighting, the impact on the manoeuvrability of garbage trucks), drainage and location of future driveway accesses. A Road Safety Audit prepared in accordance with the RTA Guidelines is also required.
- A Heritage Impact Statement assessing any works that impact upon the heritage significance of Sites 9, 14, 15, and 16 as identified under SREP 30.
- A Traffic Assessment Report prepared by a suitably qualified consultant which the traffic and parking impacts associated with the proposal and in particular, addresses the Movement Network provisions of the DCS.
- A concept plan showing the indicative urban structure of the precinct is to be submitted with the first subdivision DA. The concept plan shall be revised, as required, and lodged with subsequent relevant subdivision DAs as agreed with Council.

- Each residential stage subdivision DA shall indicate the total number of dwellings proposed in the subject subdivision, the cumulative dwelling yield of all proposed and approved subdivisions, and the proposed dwelling density for the subject subdivision.
- A Village Centre concept plan is to be submitted with the first subdivision DA relevant to the Village Centre.

Building Development Applications

- All DAs for building works are to be accompanied by the following information (where relevant). Generally 4 copies of each plan / report are required to be submitted.
- Completed DA form, signed by the owner(s) of the development site. This is to be lodged with the applicable DA fee.
- Statement of Environmental Effects that demonstrates how the proposal meets all relevant objectives and provisions of the DCS and should set out measures to be taken to mitigate any likely adverse impact of the proposal.
- A scaled Site Plan showing the site location, boundary dimensions, site area, north point, location and uses of existing, proposed and adjoining structures, current site levels and services as well as the location and size of existing trees and proposed landscaping areas.
- Building Plans showing dimensioned / scaled floor plans and parking layout and access arrangements, elevations of all facades including a schedule of external finishes, colours and textures, sections showing heights and finished ground levels and fencing treatment as well as shadow diagrams.
- Landscape Plan showing planting species and areas of landscaping.
- Erosion and Sediment Control Plan prepared in accordance with an approved Soil and Water Management Plan prepared in accordance with Managing Urban Stormwater – Soils and Construction 3rd Edition August 1998 Volume 1 March 2004 4th Edition produced by Landcom ('The Blue Book').
- Stormwater Concept Plan indicating how stormwater will be managed and disposed of.
- Waste Management Plan is to be submitted in accordance with Council's Development Control Plan 2006 – Section 2.9 Waste Planning.
- NatHERS energy rating certificate or Completed energy rating scorecard prepared in accordance with Penrith's Residential DCP 2000, and compliance with BASIX requirements, including a BASIX certificate.
- A4 Notification Plan.