

Part 5 Activity Package Submission

Checklist for Development Proposals under Housing SEPP

Guide notes:

This form is to be used for all development proposals that are to be assessed under Part 5 of the Environmental Planning and Assessment Act 1979 as amended (EP&A Act) as 'development without consent' carried out by the Land and Housing Corporation under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

All sections of this checklist must be completed including the submission requirement matrix. Where any matter does not apply it is to be noted as being not applicable 'N/A'.

The submission declarations at the end of the checklist must be signed by the consultant architect and by Land and Housing Corporation's nominated Development Manager. The completed checklist must be submitted to the Portfolio Services (Planning) by the nominated Development Manager together with the activity package plans / accompanying information. Activity packages will not be accepted unless all of the applicable submission requirements listed in the matrix and checklist have been provided, in one single consolidated package and signed-off by a Planner in Portfolio Services (Planning).

PART A: TO BE COMPLETED BY NOMINATED PROJECT MANAGER

PROPERTY DETAILS:

Lot(s) / Sec(s) / DP(s)	Lots 346-350 IN D.P. 31990 & Lot 305 IN DP 30223
Street Address	2-10 Birch Street & 20 Debrincat Ave
Suburb / Postcode	North St Mary's, NSW 2760
Local Government Area	Penrith
Delivery Team or Division	Planning & Assessment Land and Housing Corporation Greater Western Region
	Other:

PROPOSAL DETAILS:

Activity Type (tick box):

Single dwelling	<input type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>
Dual occupancy	<input type="checkbox"/>	Tree removal	<input checked="" type="checkbox"/>

Multi dwelling housing (villas/townhouses)	<input type="checkbox"/>	Subdivision – Torrens title	<input type="checkbox"/>
Multi dwelling housing (terraces)	<input type="checkbox"/>	Manor houses	<input type="checkbox"/>
Residential flat building	<input type="checkbox"/>	Seniors housing	<input checked="" type="checkbox"/>
Boarding House	<input type="checkbox"/>	Group Home	<input type="checkbox"/>
Subdivision – Strata title / Community title [Delete whichever is not applicable]	<input type="checkbox"/>	Change of Use	<input type="checkbox"/>

Activity Description (please provide summary description):

Demolition of existing buildings and the construction of a Seniors Living development comprising 22 dwellings (10 x 1-bedroom & 12 x 2-bedroom), at grade parking for 10 vehicles, tree removal, landscaping, boundary adjustment and creation of a stormwater easement across 20 Debrincat Avenue.

PROJECT DETAILS:

Nominated Development Manager	Name:	Seng Phoi Ng
	Contact number:	02 9354 1836 or 0418 995 025
1S Job No		BGYVZ
Date of Local Member notification (from Project/ Client Development Manager)		
Estimated cost of construction incl. GST (Building works + site works + demolition)		\$ 10.3m [Whole dollars only]
Total number of dwellings <u>Part 5 Limitations:</u> General Housing – Maximum 60 dwellings Seniors Housing – Maximum 40 dwellings Boarding Houses – Maximum. 12 rooms Group Homes – Max. 10 bedrooms		Seniors Housing – 22 dwellings
Maximum height in metres <u>Part 5 Limitations:</u> General Housing – Maximum 9m Seniors Housing – Maximum 9.5m Boarding Houses – 9m		8.2m

PART B: TO BE COMPLETED BY THE CONSULTANT ARCHITECT

SUBMISSION REQUIREMENTS CHECKLIST

SUBMISSION REQUIREMENT	DEVELOPMENT TYPE											
	Dwelling house	Dual occupancy	Multi Dwelling Housing	MDH Terraces or Manor Houses	Residential flat building	Seniors housing	Boarding House / Group Home	Demolition	Tree removal	Subdivision	Change of Use	Provided (tick box <input checked="" type="checkbox"/> or N/A)
	<input checked="" type="radio"/> This information is required. <input type="radio"/> This information may be required.											
1. Cover Sheet	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
2. Survey	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
3. Block Analysis Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
4. Site Analysis Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
5. Demolition Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
6. Site Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
7. Floor Plan – all floors	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
8. Roof Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
9. Elevations	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
10. Sections	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
11. Streetscape Elevation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
12. Cut/fill and Retaining Wall Details	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
13. Shadow Diagrams	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
14. Landscape Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
15. Soil Erosion and Sediment Control Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
16. Concept Stormwater Drainage Plan (including On-site Detention Details)	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
17. Subdivision Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
18. Preliminary Engineering Plans (Subdivision)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	n/a

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SUBMISSION REQUIREMENT	DEVELOPMENT TYPE											
	Dwelling house	Dual occupancy	Multi Dwelling Housing	MDH Terraces or Manor Houses	Residential flat building	Seniors housing	Boarding House / Group Home	Demolition	Tree removal	Subdivision	Change of Use	Provided (tick box <input checked="" type="checkbox"/> or N/A)
19. Longitudinal survey to bus stops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>					✓
20. Notification Plans	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input type="radio"/>	✓
21. Colour Schedule of External Materials / Finishes	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input type="radio"/>	✓
22. BASIX Certificate / ABSA Certificate and stamped plans	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input type="radio"/>	✓
23. Drainage Easement Consent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
24. RMS Approval (Vehicular access to a classified road)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>	n/a
25. Preliminary Waste Management Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>	<input type="radio"/>	✓
26. Arborist's Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	✓
27. Geotechnical Report (Landslip)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>	✓
28. Flood Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>		n/a
29. BCA Report			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	✓
30. Rail Authority Consultation / Concurrence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
31. Acoustic Report (Airborne and ground-borne noise / vibration)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
32. Traffic & Parking Report			<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	✓
33. Heritage Impact Statement and / or Conservation Management Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	n/a
34. Archaeological Assessment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	n/a
35. Land Contamination Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	n/a

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	Dwelling house	Dual occupancy	Multi Dwelling Housing	MDH Terraces or Manor Houses	Residential flat building	Seniors housing	Boarding House / Group Home	Demolition	Tree removal	Subdivision	Change of Use	Provided (tick box <input type="checkbox"/> or N/A)
36. Hazmat Report (Asbestos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	n/a
37. Flora and Fauna Assessment (7 part test of significance)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	n/a
38. Species Impact Statement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	n/a
39. Acid Sulphate Soil Management Response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
40. Salinity Management Response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
41. Bushfire Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
42. Coastal Hazard Assessment Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	n/a
43. Wastewater / Recycled Water Management Study	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
44. Architect's Certificate of Design Compliance	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>					✓
45. Design Compliance – Tables / Checklist / Written Justification for Non-compliances	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>	✓
46. ADG Compliance Checklist					<input checked="" type="radio"/>	<input type="radio"/>						n/a
47. Codes SEPP, Part 3B Compliance Checklist				<input checked="" type="radio"/>								n/a
48. Mines Subsidence Board Approval	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
49. Water Utilities Stamped Plans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	n/a
50. Section 10.7 Planning Certificate/s	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	✓
51. Council Approval for the Removal of Council's Street Tree/s	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	n/a

SUBMISSION REQUIREMENTS CHECKLIST

SUBMISSION REQUIREMENT	DEVELOPMENT TYPE											
	Dwelling house	Dual occupancy	Multi Dwelling Housing	MDH Terraces or Manor Houses	Residential flat building	Seniors housing	Boarding House / Group Home	Demolition	Tree removal	Subdivision	Change of Use	Provided (tick box <input checked="" type="checkbox"/> or N/A)
52. Access Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
53. Subdivision /Lot Consolidation Plan (if applicable)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="checkbox"/>
54. Plan of Management			<input type="radio"/>		<input type="radio"/>		<input checked="" type="radio"/>					n/a

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
1. COVER SHEET	<ul style="list-style-type: none"> Project name, address and Lot & DP numbers Street elevation/ perspective Development Data compliance table BASIX Certificate Number and Assessor Stamp Location Plan DPE logo Job No. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
2. SURVEY	To address the following: <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Plan to show all existing structures on site; Plan to show all existing vegetation on site; Levels to Australian Height Datum (AHD), including contours and spot levels at regular intervals on both the subject site and adjacent footpath / council reserve; Plan to show north point, drawn to true north; Plan to show location of any easements / restrictions / services affecting the site; Plan to show location of any traffic devices within proximity of the subject site, and any services within the footpath area; 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
3. BLOCK ANALYSIS PLAN	<p>Land subdivision has resulted historically in blocks and lots configured for particular uses and building types. When new building types are introduced with a different relationship to the block and lot they may have negative impacts.</p> <p>Key matters to be shown on the block analysis plan:</p> <ul style="list-style-type: none"> What are the predominant block and lot patterns? How have these changed over time (for example by subdivision and amalgamation)? What are the typical lot sizes, shape and orientation? Which lots are better for intensification and which are not? Is amalgamation necessary to support future development? Are there any corner sites, sites with two street frontages, or sites that are relatively wide or shallow and are therefore more suitable for intensification? 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
4. SITE ANALYSIS PLAN	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Site dimensions and site area; identification with street number and Lot & DP numbers north point; dimensions to all site setbacks; location of existing vegetation- Height, TPZ and numbering as per Arborist report ; location of other buildings and structures; any heritage features (if applicable); location of fences and boundaries; drainage and effluent disposal (for rural areas); any overshadowing of the site by adjoining development; location, height and use of neighbouring buildings; street frontage features such as street trees, poles etc.; <p>(refer to Concept Stage Checklist)</p> <ul style="list-style-type: none"> Site constraints, Microclimate; Direction and distance to local facilities; Areas of public and private open space; Sources of nuisance, e.g. railway noise; Notable views and potential overlooking; 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
5. DEMOLITION PLAN	<p>Required where demolition work is proposed as part of residential development.</p> <p>Demolition plan to contain the following details:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; The location of the structure to be demolished, shown using a dotted line; Elevations indicating the height of the structure above ground level and the distance from the structure to the boundary, or alternatively, a series of photographs indicating this information; A description of the type of building; For multi-storey development, a cross section of the building, showing its structural support system and the principal materials of its construction; A description of the methods of demolition proposed to be used and the number of types of major items of equipment to be used in demolition; A description of the methods proposed for handling and disposing of demolished materials and any hazardous materials; A description of the proposed sequence of carrying out the demolition works and an estimate of the time, in 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	<p>days, that it is likely to take to complete all or each of the stages of the work;</p> <ul style="list-style-type: none"> ▪ Details of the proposed hoardings, fencing, overhead protection and scaffolding ▪ Tree numbering to be consistent with the arborist report. 	
6. SITE PLAN	<p>To address the following:</p> <ul style="list-style-type: none"> ▪ Plan at 1:100 or 1:200 for larger sites; ▪ Lot and DP, site address, boundary dimensions, site area, contour levels to AHD, existing vegetation and trees and indicate removal / retention, north point drawn to true north; ▪ Outline of existing building / development on site, shown dotted; ▪ Location of proposed new building / development; ▪ Reduced levels (RLs) of natural ground level at the corners of the building/s and RLs of all floors to AHD; ▪ Location of all building / development on directly adjoining sites, including location of any windows contained within adjoining buildings; ▪ All buildings including external hard works such as car parks, footpaths, grades and handrails to footpath ▪ Location of services (sewer, drainage pipe, easements, power pole, detention tank & water storage tank etc.) ▪ Finished floor levels of buildings and site levels to patios, paths, and landscape areas ▪ Spot levels at building entries, door thresholds, driveway, pathways, building corners ▪ Ramps, (steeper than 1 in 20) ▪ Landscaping including trees and paved areas ▪ Details of existing and proposed fencing; garbage bays and letter boxes, services e.g. MDB, Meters ▪ BASIX commitments, e.g. rainwater tank; ▪ Distance from external walls and outermost part of proposed building to all boundaries; ▪ Summary table calculations of site area, floor area, landscaped area etc.; ▪ Tree numbering to be consistent with the arborist report. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
7. FLOOR PLAN - all floors	<p>To address the following:</p> <ul style="list-style-type: none"> ▪ Plan at 1:100 or 1:200 for larger sites; ▪ North point 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	<ul style="list-style-type: none"> Unit numbers and Unit labelling with type (Adaptable, Liveable etc) Unit Area Room names, areas and dimensions; Floor Levels (RL's) and Finishes Party walls /Wall thickness (noted) Window(s) & door(s) location and opening sizes to brick dimensions Access for disabled, where relevant; Kitchen & bathroom layout including fixtures Furniture layout Section lines BASIX commitments, e.g. skylight, rainwater tank; hotwater units Layout of building; Existing and proposed fire safety measures; Floor plans to be shown/presented in the context of the site plan not as standalone floor plans. 	
8. ROOF PLAN	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 North point Roof Material, falls & pitch Gutters type & location. Photovoltaic Cells PV (Solar Systems) if required <p>To show the following:</p> <ul style="list-style-type: none"> Reduced levels (RLs) to AHD and dimension/s of natural ground level to ceiling height/s; RLs of all floors to AHD; RL to AHD and dimension at maximum building height. <p><u>Note:</u></p> <p>The maximum building height must not exceed 9m for General Housing developments or 9.5m for Seniors Housing Developments.</p> <p><i>Building height</i> means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
9. ELEVATIONS	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; All elevations of the proposed building / development; Roof pitch; Any services located on the roof of the proposed building / development; Any air conditioning services, gas systems located on balconies or external walls; <p>To show the following:</p> <ul style="list-style-type: none"> Reduced levels (RLs) to AHD and dimension/s of natural ground level to ceiling height/s; RLs of all floors to AHD; RL to AHD and dimension at maximum building height. External wall finishes, Window(s) & door(s) opening type, Roofing materials, Floor to ceiling height, Roof ridge level, Natural ground level (dotted line), Proposed ground level(s) (continuous line), Retaining walls at Site boundary, including top of wall level, Building envelope as applicable <p><u>Note:</u></p> <p>The maximum building height must not exceed 9m for General Housing developments or 9.5m for Seniors Housing Developments.</p> <p><i>Building height</i> means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
10. SECTIONS	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Section names and location on plan, e.g. A/A, B/B etc.; Longitudinal section of proposed driveway / ramp, including transitions, levels and height clearance, where basement parking is proposed; Floor to ceiling height, Room names / Unit number, Roof pitch, Natural ground level (dotted line), Proposed ground level(s) (continuous line), Extend of cut & fill, Building envelope as applicable, All retaining walls including the retaining wall at site 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	boundary	
11. STREETSCAPE ELEVATION	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Plan to show subject site, and sites located either side of subject site; Levels to AHD, including natural ground level, finished floor levels, and ridge height; Roof pitch of proposed and neighbouring development; All building works proposed, including fencing; Position and front elevation of neighbouring development; Location of power poles and street furniture; 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
12. CUT/FILL AND RETAINING WALL DETAILS	<p>Required <u>where an application proposes cut/fill and/or retaining walls</u>. Plan to address the following:</p> <ul style="list-style-type: none"> Location of retaining walls to be shown on the site plan; Height of retaining wall to AHD, and material to be utilised for construction; Elevation of retaining wall; Site Plan cross hatched showing location and depth of cut/ fill. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
13. SHADOW DIAGRAMS	<p>Required for the following:</p> <ul style="list-style-type: none"> Two storey dwellings, including alterations / additions; All development containing residential dwellings, more than two storeys in height; Any other development that adjoins residential development and has the potential to overshadow such development. <p>Shadow diagrams to address the following:</p> <p>Shadows cast at midwinter (22 June) at 9am, 12 noon and 3pm in plan form, at a scale of 1:200;</p> <ul style="list-style-type: none"> Shadows in plan and elevation form on an hourly basis, if shadows fall on neighbouring windows; Shadows in elevation - if shadows fall upon neighbouring dwellings shadow diagrams must include window openings and their position in relationship to adjoining buildings and land. Location of proposed development and existing development on adjoining site/s. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	<ul style="list-style-type: none"> Shadows drawn to true north. <p><u>Note:</u> Shadow diagrams may also be required for single storey dwellings that are situated on an east/west oriented site.</p>	
14. LANDSCAPE PLAN	<p>Required for new development, and alterations / additions that result in changes to the landscaped area of the site.</p> <p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; To be prepared by a suitably qualified person (details of the designer and their qualifications shall be provided on the plan), except for single dwellings, in which case a plan prepared by the designer of the dwelling will be accepted; <p>To show the following:</p> <ul style="list-style-type: none"> Location and identification of existing trees and other significant vegetation on site, and confirmation of those to be retained and those to be removed; Location and identification of existing trees and other significant vegetation on adjoining sites that are likely to be affected by the proposed works; Natural and finished ground levels to AHD, and details of all surface treatments and hard landscape elements; Cross reference to the plan, indicating plant species, quantities and pot sizes at planting; Layout and construction details of all garden beds, turf areas, edging, paving and fencing; Details and specifications are to be provided for all elements of the design; Method of tree protection for those trees to be retained; Location of any drainage works proposed; Details of planter boxes, if proposed. Tree numbering to be consistent with the arborist report 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
15. SOIL EROSION AND SEDIMENT CONTROL PLAN	<p>Required where development proposes clearing or excavation of existing soil surface (including demolition, alterations / additions, or new development), stockpiling or landfill.</p> <p>To be in accordance with Landcom's <i>Blue Book</i>, and plan to address the following:</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	<ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Location of appropriate sedimentation and erosion control measures, including but not limited to, sediment fences, all weather access points, gutter and stormwater pit protection measures, stock pile location, and dust control measures; 	
16. CONCEPT STORMWATER DRAINAGE PLAN (INCLUDING ON-SITE DETENTION DETAILS)	<p>Required in accordance with the respective council's stormwater drainage and on site stormwater detention policies.</p> <ul style="list-style-type: none"> Plans to be prepared in accordance with the respective council's drainage and on site stormwater detention technical specifications; A design statement from the hydraulic engineer to be submitted stating that Council was consulted, and with whom; and that Council has agreed that the proposed stormwater/drainage plans are in accordance with Councils policies. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
17. SUBDIVISION PLAN	<p>Required where subdivision of land / building is applied for.</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Proposed subdivision layout, and identification of proposed lots; Location and width of any proposed roads and the legal status of those roads; Pavement treatment of any proposed roads; Any required traffic facilities; Any required community facilities, e.g. open space, cycleways etc.; Indicative plan of proposed development on new lots; Existing and finished ground levels, as per survey plan; Location of any natural features; Land to be dedicated for open space, drainage etc.; Party walls; Existing and proposed drainage easements, right-of-ways etc.; Existing trees and vegetation as per survey, to be removed / retained; Details of consultation with public authorities responsible for provision or amplification of utility services required by the proposed subdivision; 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
18. PRELIMINARY ENGINEERING PLANS (SUBDIVISION)	<p>Preliminary engineering drawings detailing proposed infrastructure including roads, stormwater, sewerage and earthworks must be included with the activity package for subdivision proposals.</p> <p>Plans are to satisfy the respective council's technical and design specifications for subdivision and show the following:</p> <ul style="list-style-type: none"> ▪ Earthworks; ▪ Roadworks; ▪ Road pavements; ▪ Road furnishings; ▪ Stormwater drainage; ▪ Landscaping works; ▪ Erosion control; ▪ Water supply works and sewerage works, where relevant; 	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
19. LONGITUDINAL SURVEY TO BUS STOPS	<p>To show:</p> <ul style="list-style-type: none"> ▪ Distance to bus stops via pedestrian path of travel. ▪ Plan view mapping path of travel. ▪ For Seniors Housing developments the following shall also be shown: <ul style="list-style-type: none"> - Gradients of pedestrian path of travel to bus stops – to be shown in ratios. - Statement indicating compliance with the distance and gradient requirements Clause 93 (4) of the Housing SEPP 2021 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
20. NOTIFICATION PLANS	<p>Notification plans (A3 or A4 size) to occupiers of adjoining / adjacent land are to comply with the requirements of the Notification Plan Template</p> <p>Plans are not to show the interior layout / floor plan of residential development.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
ACCOMPANYING INFORMATION		
21. COLOUR	Required for new development, and alterations / additions that	

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
SCHEDULE OF EXTERNAL MATERIALS / FINISHES	result in changes to the external appearance of the development. Schedule shall specify colours and finishes, and include the manufacturer's details and a sample swatch.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
22. BASIX CERTIFICATE / ABSA CERTIFICATE AND STAMPED PLANS	<p>Required for all development that contains all types of new residential dwelling/s, including alterations and additions to existing dwellings valued at \$50,000 or more.</p> <p>The following information is required::</p> <ul style="list-style-type: none"> ▪ BASIX Certificate; ▪ All BASIX commitments to be identified on the plans; ▪ ABSA Certificate and a set of stamped plans; ▪ BASIX Certificate must be generated on the BASIX website: www.basix.nsw.gov.au. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
23. DRAINAGE EASEMENT CONSENT	Required where a drainage easement is proposed over downstream property / properties to permit the disposal of stormwater. Owner/s of adjoining site/s to submit a Statutory Declaration granting consent to easement.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Land impacted by easement (21 Debrincat Avenue) is owned by LAHC.
24. RMS APPROVAL (VEHICULAR ACCESS TO A CLASSIFIED ROAD)	If the proposed development involves providing a new connection (accessway or driveway), or relocation of an existing connection, to a 'classified road', the preliminary approval of Roads & Maritime Services, or details of such consultation must be obtained and submitted with the Part 5 activity package.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
25. PRELIMINARY WASTE MANAGEMENT PLAN	To be prepared in accordance with respective council's development control plan or pro forma.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
26. ARBORIST'S REPORT	Required where application proposes removal of significant trees, or where the proposal may impact on the health of existing trees.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	Report to be prepared by a suitably qualified person.	
27. GEOTECHNICAL REPORT (LANDSLIP)	<p>Where a site may be subject to landslip, a <i>Geotechnical Report</i> must be submitted confirming that the proposed development can be constructed to satisfy the technical provisions of the State's building laws.</p> <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
28. FLOOD REPORT	<p>Required where land is identified as flood prone.</p> <p>Report to be prepared by a suitably qualified person, and to be in a manner consistent with the 'Australian Rainfall and Runoff' publication, the respective council's drainage design specification, the NSW Government's Floodplain Development Manual and any relevant floodplain management strategy.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
29. BCA REPORT	Report must establish compliance with the Building Code of Australia (BCA) where proposals involve alterations / additions to achieve separate title and/or where proposals rely on an alternative building solution to satisfy the provisions of the BCA. Non-compliances with the deemed-to-satisfy provisions must be justified against the performance requirements of the BCA.	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
30. RAIL AUTHORITY CONSULTATION / CONCURRENCE	<p><i>State Environmental Planning Policy (Transport & Infrastructure) 2021</i> requires:</p> <ul style="list-style-type: none"> consultation with the rail authority for development adjacent to the rail corridor (cl.2.97) the concurrence of the rail authority for development (other than development within or adjacent to the Interim Metropolitan Rail Expansion Corridors) that involves penetration of the ground to a depth of at least 2m below ground level (existing) on land that is within or above a rail corridor, or within 25m (measured horizontally) of a rail corridor, or within 25m (measured horizontally) of the ground directly above an underground rail corridor. (cl.2.98) the concurrence of the rail authority for development within or adjacent to interim rail corridor (cl.2.100) <p>Written evidence of preliminary consultation with and the concurrence of the rail authority must be submitted with the Part 5 activity package.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
31. ACOUSTIC REPORT (AIRBORNE AND GROUND-BORNE NOISE / VIBRATION)	<p><u>Development on land adjacent to airports / aerodromes:</u></p> <p>Required where residential development is proposed on land within the 20 or higher ANEF contour adjacent to airports / aerodromes.</p> <p><u>Development on land adjacent to a busy road:</u></p> <p>Required if the proposed development involves construction adjacent to a busy road, i.e. a freeway, tollway or transitway or road with an average annual traffic (ADDT) volume of 40,000 vehicles, or a road with an average annual daily traffic volume of more than 20,000 vehicles, or any other road with a high level of truck movements or bus traffic (Note: traffic volume data is published on the https://roads-waterways.transport.nsw.gov.au/website).</p> <p><u>Development on land adjacent to a rail corridor:</u></p> <p>Required if the proposal involves construction adjacent to a rail corridor, i.e. land owned, leased, managed or controlled by public authority for the purpose of a railway or rail infrastructure, land zoned for that purpose, or land for which the Minister has granted approval for that purpose under the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Note that under Clauses 2.99 (rail corridors) and 2.119 (road corridors) of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, for residential development the following LAeq levels must not be exceeded:</p> <ul style="list-style-type: none"> ▪ In any bedroom in the building: 35dB(A) at any time 10pm to 7am; ▪ Anywhere else in the building (other than a garage, kitchen, bathroom or hallway) 40dB(A) at any time. <p>Report to be prepared by a suitably qualified person in accordance with the provisions of Clause 2.99 (rail corridors) and 2.119 (road corridors) of ISEPP relating to noise and vibration and the safety and/or integrity of the road / rail infrastructure and the Department of Planning's 2008 publication, <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i>.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
32. TRAFFIC & CAR PARKING IMPACT ASSESSMENT REPORT	<p>Required for traffic generating development, as defined within <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, or where the type of development proposed requires submission of a site specific traffic report.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	<p>To be prepared by a suitably qualified person.</p> <p>To be conducted outside of school holidays.</p> <p>To consider the cumulative impact of surrounding LAHC developments.</p>	
33. HERITAGE IMPACT STATEMENT AND / OR CONSERVATION MANAGEMENT PLAN	<p>Required where the application proposes development, involving any changes either to, or in the vicinity of:</p> <ul style="list-style-type: none"> a heritage listed item, or site; all, or any part of, a conservation area. <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
34. ARCHAEOLOGICAL ASSESSMENT	<p>Required where site is identified as having potential archaeological significance or known archaeological significance.</p> <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
35. LAND CONTAMINATION REPORT	<p>Required where a site is identified as being contaminated, or a site history audit has revealed potential contamination. Compliance with <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> is required.</p> <p>A <i>Preliminary Site Assessment</i> and documentation, prepared by a suitably qualified person, must be submitted demonstrating that the land can be made suitable for the intended purpose. This may include preparation of a certified Remediation Action Plan.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
36. HAZMAT REPORT (ASBESTOS)	<p>If demolition involves the demolition of buildings or part of a building that may contain Asbestos, a <i>Hazmat Report</i> documenting the extent of Asbestos removal required and confirming that the removal will be undertaken in accordance with WorkCover NSW requirements must be provided.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
37. FLORA AND FAUNA ASSESSMENT	<p>Required where a site is identified as containing native vegetation or potential habitat of threatened flora or fauna. A <i>test of significance</i> is set out in s.7.3 of the <i>Biodiversity Conservation Act 2016</i>, is to be completed if any threatened species, populations, communities or their habitats, are identified or considered likely to occur within the area of impact.</p> <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
38. SPECIES IMPACT STATEMENT	<p>Required where site is identified as critical habitat, or where development is likely to cause a significant impact on threatened species, populations or ecological communities, or their habitats.</p> <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
39. ACID SULFATE SOIL MANAGEMENT RESPONSE	<p>Required where the locality is identified as having acid sulfate soil potential by the respective council for the area, or development involves drainage or excavation that has the potential to result in the formation of acid sulfate soils.</p> <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
40. SALINITY MANAGEMENT RESPONSE	<p>Required where locality is identified as having salinity potential on State Government issued maps, lands affected by groundwater salinity or in an existing or proposed urban area that may affect the processes of salinisation. Salinity management responses are to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
41. BUSHFIRE REPORT	<p>Required where a site is mapped as bushfire prone. One of the following reports shall be submitted to confirm compliance with <i>Planning for Bush Fire Protection 2019</i>:</p> <ul style="list-style-type: none"> ▪ A <i>Bushfire Assessment Report</i> prepared by a suitably qualified person for development other than a single dwelling, or alterations / additions to a single dwelling; or ▪ A <i>Bushfire Assessment Report</i> for single dwellings or alterations / additions to a single dwelling in accordance with the <i>Single Dwelling Application Kit</i> published by the Rural Fire Service, available at www.rfs.nsw.gov.au ▪ Bushfire consultant to consult with RFS as part of the preparation of the report including requirements of section 100B of the <i>Rural Fires Act 1997</i>. 	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
42. COASTAL HAZARD ASSESSMENT REPORT	<p>If a site is identified within the coastal zone under the <i>Coastal Management Act 2016</i> or if a site has been identified by the council for the area as affected, or potentially affected by existing and future coastal hazards (including coastal storm erosion and recession of land due to sea level rise), a Coastal Hazard Assessment that addresses existing and future coastal hazards and sea level rise in accordance with the <i>Coastal Management Manual 2018</i> must be prepared and submitted with the Part 5 activity package.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
43. WASTEWATER / RECYCLED WATER MANAGEMENT STUDY	<p>Required where site is located in an unsewered / sewerage area where it is proposed to use recycled water or dispose of the wastewater onsite and offsite.</p> <p>The following to be addressed:</p> <ul style="list-style-type: none"> ▪ <i>Wastewater / Recycled Water Management Study</i> for the design of a site specific On-Site Wastewater / Recycled Water Management System to be prepared by a suitably qualified Wastewater Engineer / Environmental Consultant. ▪ The <i>Wastewater / Recycled Water Management Study</i> shall identify the following (as a minimum): <ul style="list-style-type: none"> ○ Sources of recycled water; ○ End use of recycled water; ○ Receiving environment and routes of exposure; ○ Water / nutrient balances; and ○ Soil tests. ▪ The <i>Wastewater / Recycled Water Management Study</i> for any development shall be in accordance with the requirements of the <i>Local Government (General) Regulation 2005</i>, NSW Office of Water May 2008 publication, <i>Interim Guidelines for Management of Private Recycled Water Schemes</i>, Environment and Health Protection Guidelines January 1998 publication, <i>On-Site Sewage Management for Single Households</i>, and any of the respective council's controls. 	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
44. ARCHITECT'S CERTIFICATE OF DESIGN COMPLIANCE	<p>Required for all development at the Part 5 determination stage (equivalent to the development application stage under Part 4 of the EP&A Act 1979).</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
45. DESIGN COMPLIANCE – TABLES / CHECKLIST / JUSTIFICATION FOR NON-COMPLIANCES	<p>Has the following been provided in the activities package, where applicable:</p> <ol style="list-style-type: none"> 1. A completed <i>Seniors Living Policy: Urban Design Guidelines For Infill Development Checklist</i> (required to be submitted for all residential development including seniors housing); 2. A completed <i>Housing for Seniors Checklist</i> required to be submitted for all seniors housing); 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

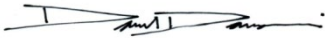
SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	3. Statement of compliance with the <i>Good Design for Social Housing</i> and <i>LAHC Design Requirements (February 2023)</i> .	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
46. ADG COMPLIANCE CHECKLIST	<p>An Apartment Design Guide compliance checklist table has been prepared and completed by the Architect demonstrating compliance.</p> <p>The proposed development complies with ADG. or Written justifications have been provided for non-compliances.</p>	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> or Yes <input type="checkbox"/>
47. CODES SEPP, PART 3B COMPLIANCE CHECKLIST	<p>The Housing SEPP requires consideration of the Codes SEPP, Part 3B, for Multi dwelling housing (terraces) and Manor Houses.</p> <p>A Codes SEPP Part 3B compliance checklist table has been prepared and completed by the Architect demonstrating compliance.</p> <p>The proposed development complies with Codes SEPP, Part 3B. or Written justifications have been provided for non-compliances.</p>	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> or Yes <input type="checkbox"/>
48. MINE SUBSIDENCE BOARD APPROVAL	<p>Pursuant to section 22 of the Mine Subsidence Compensation Act 2017, it is mandatory to obtain the approval of the Mine Subsidence Board (MSB) approval to subdivide or erect or alter any improvements on land that is within a proclaimed Mine Subsidence District.</p> <ul style="list-style-type: none"> Complete relevant application form from MSB website. Forward all plans to MSB for stamped approval to proceed. Include additional copy of plans for MSB records. MSB stamped approved plans are to be submitted with the Part 5 activity package. 	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
49. WATER UTILITIES STAMPED PLANS	The following water utilities, that exercise water supply functions, may require plans to be stamped for submission with the activity package.	Yes <input type="checkbox"/>

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	<p>The abovementioned requirement should be verified by contacting either:</p> <ul style="list-style-type: none"> Water utilities exercising water supply functions under the Water Management Act 2000, e.g. Gosford City Council, Wyong Shire Council; or Local Councils exercising water supply functions under Division 2 Part 3 Chapter 6 Local Government Act 1993, e.g. Ballina Shire Council, Dubbo City Council, Wagga Wagga City Council; or Major water utilities exercising water supply functions under the Water Management Act 2000, e.g. Hunter Water Corporation Limited. 	N/A <input checked="" type="checkbox"/>
50. SECTION 10.7 PLANNING CERTIFICATE/S	<p>A current section 10.7(2) & (5) Planning Certificate (i.e. not dated more than 3 months from the date of submission of the Part 5 activity package) must be obtained for each parcel of land comprising the development site.</p>	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
51. COUNCIL APPROVAL FOR REMOVAL OF COUNCIL'S STREET TREE/S	<p>Council approval must be obtained for the proposed removal of Council's street trees prior to the finalisation of the REF.</p> <p>Note: The removal of Council trees cannot be placed as a condition of approval in the event that Council does not allow the removal of their street tree/s.</p>	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
52. ACCESS REPORT	<p>An Access Report must be obtained for all Seniors Housing Developments to confirm compliance with:</p> <ul style="list-style-type: none"> Schedule 4 of <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP). Clause 93 of the Housing SEPP. The report must include an assessment of, the route to and from the bus stops and from the site/bus stops to the services and facilities cited in Clause 93 (distance and gradients) and bus service frequency. The report should also make recommendations as to the works necessary to achieve compliance. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
53. SUBDIVISION/LOT CONSOLIDATION PLAN (if Applicable)	<p>North Point</p> <p>Relative levels for both the subject land and adjacent streets/footpaths.</p> <p>A plan showing proposed subdivision with land title details (including number of lots).</p>	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
	Location and width of nearby roads. Subdivision pattern with dimensions and area and all proposed and existing land uses Location of water, sewerage, electricity and telephone Proposed method of stormwater disposal. Proposed new roads (if any) including long section, cross section drawings. Indicative Plan of proposed development on new lot(s).	
54. PLAN OF MANAGEMENT	Plan of Management will be required to detail the proposed operation and management of the Boarding House / Group Home	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

Declaration by consultant architect

I/we declare to the best of my/our knowledge and belief, that the details and information provided in **Part B** of this checklist and submitted in connection with the enclosed Part 5 activity package are correct in every respect.

Name/s:	Daniel Donai	Firm: DTA Architects
Capacity / Qualifications:	Director / Architect: NSW Architects Registration Board No 9068	
Signature/s:		Date: 23/06/2023

Declaration by nominated Development Manager


I declare to the best of my knowledge and belief, that I have reviewed the details and information provided in **Part B** of this checklist and submitted in connection with the enclosed Part 5 activity package and that all of the applicable submission requirements have been met. I also verify that the information provided in **Part A** of this checklist is complete and correct in every respect.

Name:	Phoi Ng	Firm (if outsourced by Land & Housing Corporation):
Signature:		Date: 27 June 2023

Internal use only (Portfolio Services, Planning)

Comments:

Checked by:

Planning officer:	Frances Beasley	Title: Planner
Signature:		Date: 23/06/2023

Portfolio Services (Planning) Sign-off: Re-submitted development proposal

I have reviewed the details and information provided in connection with the resubmitted development proposal package and note that all of the applicable submission requirements have now been met and that the development proposal package is now complete and acceptable for submission.

Name:

Portfolio Services (Planning), Land and
Housing Corporation

Signature:

Date: