



# Application

## For Development Consent, Construction Certificate or Complying Development Certificate

Made under the Environmental Planning and Assessment (EP&A) Act 1979

### Lake Macquarie City Council

Telephone: 02 4921 0333

Facimile: 02 4958 7257

Email: [council@lakemac.nsw.gov.au](mailto:council@lakemac.nsw.gov.au)

Website: [www.lakemac.com.au](http://www.lakemac.com.au)

### Lodgment Options

Mail: Box 1906, Hunter Region Mail Centre, NSW 2310

In person: Customer Service Centre at 126 - 138 Main Road,  
Speers Point

## NOTES

1. You must include all information requested on this form and the accompanying checklist, as it applies to your application. Incorrect or incomplete details may lead to delays in processing your application.
2. Attach your completed checklist to this form. Council's Customer Service Centre can assist you with any enquiries you have about completing your application.
3. At the time of lodgment, Council will calculate application fees payable.
4. Council's Privacy Management Plan is available on the City's website [www.lakemac.com.au](http://www.lakemac.com.au).
5. Third parties may request access to, and copies of, the information held by Council relating to this application, in accordance with the Government Information (Public Access) Act 2009.
6. An image of this form, and any related documentation, will be publicly available on the City's website [www.lakemac.com.au](http://www.lakemac.com.au).
7. You can track the progress of your application – log on to [www.lakemac.com.au/online-services](http://www.lakemac.com.au/online-services).
8. The *Lake Macquarie Local Environmental Plan 2004*, and *Development Control Plan No. 1* and *No. 2* are available at [www.lakemac.com.au](http://www.lakemac.com.au).
9. Entry onto Land: You are advised that access to your property may be required by Authorised Officers of Council in order for them to process your application and determine compliance with any consent that may be issued. By the submission of this application or by authorising its submission by another person/s it is assumed you are giving approval of entry to your premises to Council staff. Access may be made in your absence. Should access be required, staff may make contact with you beforehand to make the necessary arrangements. See Section 118 of the Environmental Planning & Assessment Act for further details.

## TYPE OF APPLICATION

Indicate with a tick which type of application you are making. You can only select one of the following boxes.

### Development Application (DA) and Construction Certificate (CC)

Combined application - Application made under s.78A, s.109C(1)(b), s.81A(2), & s.81A(4) EP&A Act 1979.

*For minor proposals, you may wish to apply for a DA & CC at the same time. This will save you time from submitting two applications, With two sets of plans and documentation.*

### Development Application (DA) only

Application made under s.78A EP&A Act 1979.

*For larger development proposals, you may wish to apply for development consent before applying for a construction certificate.*

### Complying Development Certificate (CDC) – Council's Provisions

Application made under s.84A, s.85 & s.85A EP&A Act 1979.

*If applying for a CDC, please check that your proposal meets all the applicable complying development criteria in the relevant Development Control Plan. If your proposal does not meet all the criteria, you may submit your application under the Codes SEPP provisions or as a Development Application.*

### Complying Development Certificate (CDC) – Codes SEPP Provisions

Application made under s.84A, s.85 & s.85A EP&A Act 1979.

*If applying for a CDC, please check that your proposal meets all the applicable complying development criteria in the Codes SEPP. If your proposal does not meet all the criteria, you may submit your application under Council's provisions or as a Development Application.*

## DESCRIPTION OF PROPOSED DEVELOPMENT

Provide the description of the proposed development as identified in the Lake Macquarie Local Environmental Plan 2004 (e.g. dwelling house, dual occupancy - attached, earthworks, home business, commercial premises, entertainment facilities, light industries).

Provide a brief description of the proposed development (e.g. commercial premises - four retail shops; hairdresser, butcher, general store, and gift shop).

RESIDENTIAL DWELLING, RETAINING WALLS, EARTH WORK  
& ASSOCIATED WORKS.

If the proposal includes demolition works, please state which structures are to be demolished.

If the proposal is for staged development or you are applying for deferred commencement, provide details here.

## LAND TO BE DEVELOPED

Please ensure the land to be developed is described accurately and in full.

House no(s)	Street(s)	Suburb	Lot(s)	Section(s)	DP(s)/SP(s)
24	Paddock Close,	ELERMORE VALE	6		1196932.

Have you discussed your development proposal with a council officer(s)?

Yes, name of officer(s)

No

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## APPLICANT DETAILS

Name(s) \_\_\_\_\_  
Company name (if applicable) Tullipan Homes Pty Ltd.  
Company ACN 001 299 672  
Position in company (e.g. director) \_\_\_\_\_  
Postal address \_\_\_\_\_  
House no. PO Box 5148  
Street \_\_\_\_\_  
Suburb CHITTAWAY BAY  
State NSW  
Postcode 2261

*The following information will assist council should an officer need to contact you promptly about your application. This information is not mandatory.*

Daytime phone (02) 4353 8644 Mobile \_\_\_\_\_  
Fax (02) 4353 8655 Email tohy@tullipanhomes.com.au

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## PREFERRED CONTACT METHOD

Mail  eMail (see note below)

I undertake to ensure that I advise Lake Macquarie City Council of any changes to my mailing/email address to ensure that all such correspondence is delivered to me without delay.

Please Note: To ensure that emails are delivered to the correct person, it is advisable that a generic email be provided.

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## OWNER DETAILS

Name(s) Anecito Jr Sagrado Mantilla & Charina Mantilla  
Company name (if applicable) \_\_\_\_\_  
Company ACN \_\_\_\_\_  
Position in company (e.g. director) \_\_\_\_\_  
Postal address \_\_\_\_\_  
House no. 17  
Street Valleyview Cres.  
Suburb GLENDALE  
State NSW  
Postcode 2285

*The following information will assist council should an officer need to contact you promptly about your application. This information is not mandatory.*

Daytime phone \_\_\_\_\_ Mobile 0439 383 622  
Fax \_\_\_\_\_ Email johnmmd@mantilla.net.au

## BUILDER DETAILS

The following information is required for Construction Certificates and Complying Development Certificates. You may provide this information to Council later, if you have not yet appointed a builder. If you are an owner-builder, you will need to obtain an Owner-Builder Permit from the Department of Fair Trading if the value of the building works is over \$5,000, prior to the release of your Construction Certificate or Complying Development Certificate.

Company name or owner builder Tullipan Homes Pty Ltd.  
Licence or permit number 131446C  
Postal address \_\_\_\_\_  
House no. PO Box 5148  
Street \_\_\_\_\_  
Suburb \_\_\_\_\_  
State Chittaway bay  
Postcode NSW  
2261

The following information will assist council should an officer need to contact you promptly about your application. This information is not mandatory.

Daytime phone (02) 4353 8644 Mobile \_\_\_\_\_  
Fax (02) 4353 8655 Email toby@tullipanhomes.com.au

## ESTIMATED COST OF WORKS

You must provide a genuine estimate of the cost for materials and labour for construction and/or demolition. Council will check your estimate against industry standard cost guides. If you understate the estimate, Council will adjust the figure and you may incur additional application fees. Please refer to Council's Guide to Estimating Cost of Works for further information.

Total estimated cost of works \$ 676 000

Please provide the following information as it applies to your proposal.

### Floor area of development - residential

Ground floor 87.63 m<sup>2</sup>  
First floor 309.86 m<sup>2</sup>  
Outbuildings 152.14 m<sup>2</sup>  
Total 549.63 m<sup>2</sup>

### Floor area of development - commercial

Gross floor area \_\_\_\_\_ m<sup>2</sup>

### Subdivision

Number of additional lots \_\_\_\_\_

# INTEGRATED DEVELOPMENT

Section 91 EP&A Act 1979 - This question only applies to Development Applications (DA).

Integrated development refers to proposals that require development consent (from the council) and approval from one or more State Government bodies. Please refer to Council's Guide to Integrated Development to determine if this question applies to your proposal.

Is your application for integrated development?

No.

Yes. If yes, tick each approval below that applies to your application:

**Fisheries Management Act 1994 – Department of Industry and Investment NSW (Fisheries)**

s.144

s.201

s.205

s.219

**Heritage Act 1977 – Office of Environment and Heritage**

s.58

**Mine Subsidence Compensation Act 1961 – Mines Subsidence Board**

s.15

**Mining Act 1992 – NSW Department of Industry, Investment, Minerals & Petroleum**

s.63 & s.64

**National Parks and Wildlife Act 1974 – Office of Environment and Heritage**

s.90

**Petroleum (Onshore) Act 1991 – NSW Department of Industry, Investment, Minerals & Petroleum**

s.9

**Protection of the Environment Operations Act 1997 – Office of Environment and Heritage**

s.43(a), s.47 & s.55

s.43(b), s.48 & s.55

s.43(d), s.55 & s.122

**Roads Act 1993 – NSW Department of Transport - Roads & Maritime Service**

s.138

**Rural Fires Act 1997 – NSW Rural Fire Service**

s.100B

**Water Management Act 2000 - NSW Office of Water**

s.89, s.90 & s.91

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## SECTION 68 LOCAL GOVERNMENT ACT 1993 APPROVALS

*This question only applies to development applications.*

*Section 68 of the Local Government Act (LGA) 1993 identifies activities that require the approval of the council.*

*Section 78 A (3) of the Environmental Planning and Assessment (EP&A) Act identifies the activities under section 68 of the LGA 1993 that a person may apply for approval, in the same application for development consent.*

### Part A - Structures or places of public entertainment

1. Install a manufactured home, moveable dwelling or associated structure on land

### Part B - Water supply, sewerage and stormwater drainage work

5. Carry out stormwater drainage work

### Part C - Management of waste

1. For fee or reward, transport waste over or under a public place
2. Place waste in a public place
3. Place a waste storage container in a public place
4. Dispose of waste into a sewer of the council
5. Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility

### Part E - Public roads

1. Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway

### Part F - Other activities

1. Operate a public car park
2. Operate a caravan park or camping ground
3. Operate a manufactured home estate
4. Install a domestic oil or solid fuel heating appliance, other than a portable appliance
5. Install or operate amusement devices
10. Carry out an activity prescribed by the regulations under the LGA 1993 or an activity of a class or description prescribed by the regulations

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## LIQUOR ACT 2007

*This question only applies to development applications.*

Is this proposed development on a premise that has a current/proposed liquor licence (as per the Liquor Act 2007)?

Yes

No

# STATISTICAL DATA

The following questions apply to applications for Construction Certificates and Complying Development Certificates. This information is required For providing data to the Australian Bureau of Statistics and assists Council officers with the assessment of your application.

What is the area of land?

1420 m<sup>2</sup>

If a new building is proposed, what is the gross floor area of the building?

397.49. m<sup>2</sup>

If your proposal is for a new residential dwelling:

Will the new building be attached to any existing building?

NO

Will the new building be attached to any other new building?

NO

Does the land contain a dual occupancy?

NO

How many pre-existing units are there?

NIL

How many dwellings are to be demolished?

NIL

How many dwellings are proposed?

ONE

How many storeys will the building consist of?

TWO

## Materials

Mark applicable boxes with a tick.

### Walls

- Aluminium
- Brick, Double
- Brick Veneer
- Concrete, Stone or Slate
- Curtain Glass
- Fibre Cement
- Steel
- Timber
- Other

### Roof

- Aluminium
- Concrete, Stone or Slate
- Fibre Cement
- Steel
- Tiles
- Other

### Floor

- Concrete, Stone or Slate
- Timber
- Other

### Frame

- Aluminium
- Steel
- Timber
- Other

# AUTHORISATIONS

## Property Owner(s)

I/we consent to the applicant identified on this form, to lodge this application with Lake Macquarie City Council (LMCC).

I/we consent to authorised officers of LMCC to access my/our property in order for them to process this application and determine compliance with any consent that the Council may issue. Access to my/our Property may occur in my/our absence (s.118 EP&A Act 1979).

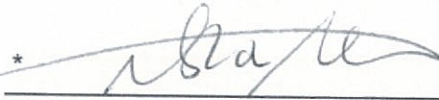
**Appointment of Principal Certifying Authority (PCA) - Applicable for Construction Certificates and Complying Development Certificates. Indicate with a tick which one of the following statements apply:**

- I/we appoint Lake Macquarie City Council (LMCC) as the Principal Certifying Authority (PCA).
- I/we do not appoint LMCC as the PCA. At least two days prior to construction, I/we will provide LMCC with details of the appointed PCA.
- Not applicable. (PCA appointment is only required for Construction Certificates and Complying Development Certificates).

Name(s)  
(please print)

Alecito Jr Sagrado Mantilla / CHARINA MANTILLA

Signature(s)

\* 



All registered property owners of the land must sign. In the case of a Company, the consent of the authorised person must be provided on letterhead.

Date

23.9.2014

23.9.2014

## Applicant(s)

I/we have read the notes and instructions provided on this form, and the accompanying checklist, and have included all the requested information as it applies to this application. I/we have attached the completed checklist to this form.

Name(s)  
(please print)

TUHLIPAW HOMES

Signature(s)



Date

25.9.14

## DISCLOSURE OF POLITICAL DONATIONS OR GIFTS

Have you, or the organisation you represent, made any reportable political donations or gifts (see Note) within the 2 years prior to this application?

Yes (Please complete a *Disclosure Statement of Political Donations or Gifts where Council is the Approval Authority* and include it with this application.)

No

**Please Note:** For further information on Disclosure of Political Donations or Gifts goto [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) and search for Political Donations. To obtain a copy of the Disclosure Statement of Political Donations or Gifts where Council is the Approval Authority contact Council's Customer Service Centre or download it from the website [www.lakemac.com.au](http://www.lakemac.com.au) and search for Political Donations.



SKIP TO CONTENT  
VISIT [WWW.LAKEMAC.COM.AU](http://WWW.LAKEMAC.COM.AU)

# Development Planning



Search  
Planning Instruments  
Development Planning Help

**Step 1:**  
Search for the Property

**Step 2:**  
Select the Property

**Step 3:**  
Confirm the Property

**Step 4:**  
Select the Development Type

**Step 5:**  
Development Information

**Step 6:**  
Results

## Step 5 More Development Information

**24 Paddock Close ELERMORE VALE NSW 2287 (Lot 6 DP 1196932)** [\(View property details\)](#)

2(1) Residential

Selected Use(s): Earthworks, Dwelling house, Retaining wall

Please answer the following questions. This information helps determine the development controls (DCP clause) that apply to your development. If these circumstances apply to your development, you must address these controls in your application.

### DCP 1 - 2.1.1 Ecological Values

Does your development involve, or is it likely to affect in the future:  Yes  No

- the removal of a significant amount of native vegetation, or
- marine, estuarine, or aquatic environments, or
- works within 40m of a wetland vegetation community or a SEPP 14 wetland, riparian or littoral habitat, or
- works within 40m of a water body or waterway?

OR

Does your development involve the removal of a significant area of fauna habitat?

### DCP 1 - 2.1.3 Scenic Values

Will your development have a significant impact on the scenic value of the area?  Yes  No

### DCP 1 - 2.1.4 Tree Preservation and Management

Is your development (or any works as a result of the development) likely to require the removal of native trees taller than 3m or the removal of other significant vegetation?  Yes  No

### DCP 1 - 2.1.11 Erosion Prevention and Sediment Control

Will your development, or any works associated with the development, disturb the ground surface?  Yes  No

### DCP 1 - 2.1.13 Contaminated Land

Could a past use have contaminated the land you are proposing to develop? For example, in the past, was the site used as:  Yes  No

- a service station,
- a spray painting shop,
- a nursery or
- located near Pasmenco?

### DCP 1 - 2.1.17 Demolition and Construction Waste Management

Will your development involve building works greater than 500m<sup>2</sup> or demolition greater than 100m<sup>2</sup>?  Yes  No

**DCP 1 - 2.7.8 Fences**

Does your development include fencing?  Yes  No

**SEPP - BASIX**

Will your development involve:  Yes  No

- new residential development (eg. dwelling, exhibition home, dual occupancy, flats, units, mixed use, small lot housing, multiple dwellings, retirement village)
- dwelling alterations valued at \$50,000 or more, or
- swimming pools with a capacity of 40,000 litres or more, or
- change of use - residential development?

**Building Industry Long Service Levy**

Are your building or subdivision works valued at \$25,000 or more, inclusive of GST?  Yes  No

**Home Warranty Insurance**

Will the work be valued at \$20,000 or more and NOT be undertaken by an owner builder?  Yes  No

**Owner-Builder Education Course**

Will you be the owner-builder and is the residential work valued at \$12, 000 or more?  Yes  No

**Owner-Builder Permit**

Will you be the owner-builder and is the residential work valued at \$5000 or more?  Yes  No

**Geotechnical Report**

Do one or more of the following circumstances apply to your land and/or proposed development?  Yes  No

- The development is for a new dwelling(s), dual occupancies, residential flat buildings and the like (other than pole frame) and will be located within a T1, T1A, T2, T2A, T3 &nbsp;or T3A geotechnical zone.
- The development is for a pole frame dwelling.
- The development is for an industrial or commercial building, or subdivision, and will be located within a T1, T1A, T2, T2A, T3, T3A or T4 geotechnical zone.
- Any development (not listed above) which will be located within a T1, T1A, T2 or T2A geotechnical zone.

**Integrated Development - Polluting Waters Sections 43D, 55 and 122**

Are you proposing an activity that is not a scheduled activity but has the potential to pollute waters?  Yes  No

**Integrated Development - Rivers and Foreshores P3A**

Is your proposal on land that is within 40 metres of a stream, river, lake or lagoon?  Yes  No

AND

Your development will involve the excavation of land, removal of material from the land or will obstruct or detrimentally affect the water flowing in a stream, river, lake or lagoon?

# Development Planning



Search  
Planning Instruments  
Development Planning Help

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**Step 2:**  
Select the Property

**Step 3:**  
Confirm the Property

**Step 4:**  
Select the Development Type

**Step 5:**  
Development Information

**Step 6:**  
Results

## Property Details for 24 Paddock Close ELERMORE VALE NSW 2287

<input type="checkbox"/>	<b>Parcels</b>	Lot 6 DP 1196932
<input type="checkbox"/>	<b>Alternate Addresses</b>	There are no Alternate Addresses for this property
<input type="checkbox"/>	<b>Ward</b>	North Ward
<input type="checkbox"/>	<b>Zoning</b>	2(1) - 2(1) Residential
<input type="checkbox"/>	<b>Applications</b>	No applications recorded against this property.
<input type="checkbox"/>	<b>State Environmental Planning Policies</b>	SEPP 1 - Development Standards SEPP 19 - Bushland in Urban Areas SEPP 21 - Caravan Parks SEPP 32 - Urban Consolidation SEPP 33 - Hazardous and Offensive Development SEPP 36 - Manufactured Home Estates SEPP 44 - Koala Habitat Protection SEPP 50 - Canal Estates SEPP 55 - Remediation of Land SEPP 62 - Sustainable Aquaculture SEPP 64 - Advertising and Signage SEPP 65 - Design Quality of Residential Flat Dev SEPP (Affordable Rental Housing) 2009 SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Exempt and Complying Development Codes) 2008 SEPP (Infrastructure) 2007 SEPP (Mining, Petrol Prod, Extractive Ind) 2007 SEPP (Seniors Living) 2004

		SEPP (State and Regional Development) 2011 SEPP (Major Development) 2005 SEPP (Misc Consent Provisions) 2007
<input type="checkbox"/>	<b>Development Control Plans</b>	DCP 1 - Principles of Development DCP 2 - Complying Development
<input type="checkbox"/>	<b>Major Conditions</b>	Bush Fire Prone Land - Entire Parcel - 2011 Restriction To User Geotechnical Zone T3 Within Mine Subsidence District
<input type="checkbox"/>	<b>Minor Conditions</b>	Domestic Waste Collection - Friday Green/Recycle Waste Collection - Friday B <b>Parc</b> <b>CI 34 Trees and Native Vegetation</b> <b>Geotechnical Zone Restrictions</b> <b>Lake Macquarie LEP 2004 Scenic Management Zone 12</b> <b>Site Soil Class M (AS2870-2011)</b>
<input type="checkbox"/>	<b>Map</b>	This map service has been suspended indefinitely due to technical problems.  As part of an upgrade to our mapping system, Council will be replacing the map service with a more compatible solution in mid 2014.  Thank you for your patience.

[close all](#) | [open all](#)



# Counter Acceptance Checklist

- **NOTE:** This is a generic checklist listing all the possible requirements of a Development Application or a Complying Development Certificate. Council staff will advise you which items apply to your proposal.
- Use this checklist to ensure that you include all the requirements with your application and attach it to your Application Form for lodgement.
- Explanations of each item are available in the documents forming 'Your Application Requirements' (on the Results screen at step 6).
- It is impossible to know everything about each site in the City and your particular development proposal. An item may appear on this checklist because it relates to a planning control that you need to consider. If you believe an item is not applicable, please check with Council and note this on the checklist. Council reserves the right to request additional information from the applicant as required during the assessment process. Using the Development Planning service will minimise the requests for further information.
- Council may reject your application if you do not provide all relevant information and plans or if any of this information is unclear or inadequate.

## Property and Development Details

Property(s) selected:

Proposed Use(s):

Applicant's Use

Council's Use

### APPLICATION FORM

- including the signatures of all the registered owners of the land. In the instance of land owned by a company, the application form must be accompanied by owners consent on company letterhead or with company seal.

### PAYMENTS

**Application Fee** - Council will calculate fees payable at the time of lodgement. If you would like an estimate prior to lodgement, please call the Customer Service Centre on 49210333.

**Integrated Development Fees**

Each Integrated Development fee is \$320. Please attach separate cheques payable to the relevant authority.

**Section 144 Aquaculture Permit** - payable to NSW Department of Primary Industries (Fisheries)

**Scheduled Development** - payable to the NSW Department of Environment and Conservation

**Scheduled Activity** - payable to the NSW Department of Environment and Conservation

**Polluting Waters - Sections 43D, 55 and 122** - payable to the NSW Department of Environment and Conservation

**Public Roads S138** - payable to the Roads and Traffic Authority

**Rivers & Foreshores P3A** - payable to the NSW Department of Natural Resources

**Bushfire Prone Land S100B** - payable to the NSW Rural Fire Service

Each Integrated Development referral requires a Council Administration fee of \$140. You may total these fees to present as one payment or cheque to Lake Macquarie City Council.

**Section 144 Aquaculture Permit** -

**Scheduled Development** -

**Scheduled Activity** -

**Polluting Waters - Sections 43D, 55 and 122** -

**Public Roads S138** -

**Rivers & Foreshores P3A** -

**Bushfire Prone Land S100B** -

**Mine Subsidence** - only if you have not already had the plans endorsed (stamped) by Mine Subsidence Board.

**Concurrence Fees**

*NA* Each Concurrence fee is \$320. Please attach separate cheques payable to the relevant authority. Each Concurrence referral requires a Council Administration fee of \$140.

**HREP Hunter Regional Environmental Plan 1989** - payable to the NSW Department of Planning

**SEPP Fees**

*NA* Each SEPP fee is \$320. Please attach separate cheques payable to the relevant authority. Each SEPP referral requires a Council Administration fee of \$140.

**SEPP 1 Development Standards** - payable to NSW Department of Planning

**SEPP 14 Coastal Wetlands** - payable to NSW Department of Planning

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## PLANS

**Endorsements**

**Hunter Water Corporation**

**Mines Subsidence Board**

**Cross Section Plans** - 4 copies for development types up to the size of a dwelling, OR 6 copies for development types greater than the size of a dwelling.

**plus:**

1 additional copy for **HREP - Hunter Regional Environmental Plan 1989**

**Development/Site Plans** - 4 copies for development types up to the size of a dwelling, OR 6 copies for development types greater than the size of a dwelling.

**plus:**

1 additional copy for **SEPP 1 - Development Standards**

1 additional copy for **SEPP 14 - Coastal Wetlands**

- 1 additional copy for **SEPP 15 - Rural Landsharing Communities**
- 1 additional copy for **SEPP 30 - Intensive Agriculture**
- 1 additional copy for **SEPP 64 - Advertising and Signage**
- 1 additional copy for **SEPP 71 - Coastal Protection**
- 1 additional copy for **Integrated Development - Section 144 Aquaculture Permit**
- 1 additional copy for **Integrated Development - Scheduled Development**
- 1 additional copy for **Integrated Development - Scheduled Activity**
- 1 additional copy for **Integrated Development - Polluting Waters Sections 43D, 55 and 122**
- 1 additional copy for **Integrated Development - Public Roads S138**
- 1 additional copy for **Concurrence - Roads Act 1993 S125 - Approval to use footway for restaurant purposes**
- 1 additional copy for **Integrated Development - Rivers and Foreshores P3A**
- 1 additional copy for **Integrated Development - Bushfire Prone Land S100B**
- 3 additional copies, only if you have not already had the plans endorsed (stamped) by Mine Subsidence Board, for **2.1.12 - Mine Subsidence**

**Elevation Plans** - 4 copies for development types up to the size of a dwelling, OR  
6 copies for development types greater than the size of a dwelling.

**plus:**

- 1 additional copy for **SEPP 1 - Development Standards**
- 1 additional copy for **SEPP 14 - Coastal Wetlands**
- 1 additional copy for **SEPP 64 - Advertising and Signage**
- 1 additional copy for **HREP - Hunter Regional Environmental Plan 1989**
- 1 additional copy for **SEPP 71 - Coastal Protection**
- 1 additional copy for **Integrated Development - Scheduled Activity**
- 1 additional copy for **Integrated Development - Public Roads S138**
- 1 additional copy for **Integrated Development - Bushfire Prone Land S100B**
- 3 additional copies, only if you have not already had the plans endorsed (stamped) by Mine Subsidence Board, for **2.1.12 - Mine Subsidence**

**Floor Plans** - 4 copies for development types up to the size of a dwelling, OR  
6 copies for development types greater than the size of a dwelling

**plus:**

- 1 additional copy for **Integrated Development - Public Roads S138**
- 1 additional copy for **Integrated Development - Bushfire Prone Land S100B**
- 3 additional copies, only if you have not already had the plans endorsed (stamped) by Mine Subsidence Board, for **2.1.12 - Mine Subsidence**

**Landscape Plans** - 4 copies

**Notification Plan** - 6 copies at A4 size for development types up to the size of a dwelling, OR  
10 copies at A3 size for development types greater than the size of a dwelling.

**Shadow Diagrams** - 4 copies for development types up to the size of a dwelling, OR 6 copies for development types greater than the size of a dwelling.

**Site Analysis Plan** - 4 copies for development types up to the size of a dwelling, OR 6 copies for development types greater than the size of a dwelling.

**Stormwater Management Plans** - 4 copies

**Streetscape Plans** - 4 copies

*MA* plus:

1 additional copy for **SEPP 64 - Advertising and Signage**

**Subdivision Plans** - 4 copies

*MA* plus:

1 additional copy for **Integrated Development - Bushfire Prone Land S100B**

**STATEMENT OF ENVIRONMENTAL EFFECTS - 2 copies**

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plus:

1 additional copy for **SEPP 26 - Litoral Rainforests**

1 additional copy for **SEPP 30 - Intensive Agriculture**

1 additional copy for **SEPP 64 - Advertising and Signage**

1 additional copy for **HREP - Hunter Regional Environmental Plan 1989**

1 additional copy for **Integrated Development - Section 144 Aquaculture Permit**

1 additional copy for **Integrated Development - Scheduled Development**

1 additional copy for **Integrated Development - Scheduled Activity**

1 additional copy for **Integrated Development - Polluting Waters Sections 43D, 55 and 122**

1 additional copy for **Integrated Development - Public Roads S138**

1 additional copy for **Concurrence - Roads Act 1993 S125 - Approval to use footway for restaurant purposes**

1 additional copy for **Integrated Development - Rivers and Foreshores P3A**

1 additional copy for **Integrated Development - Bushfire Prone Land S100B**

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## REPORTS

*MA*   **Access Audit Report** - 3 copies

*MA*   **Acid Sulphate Soil Assessment Report** - 3 copies

*MA*   **Acoustic Report** - 3 copies

**Bushfire Risk Assessment Report** - 3 copies

plus:

1 additional copy for **Integrated Development - Bushfire Prone Land S100B**



- Contaminated Land Report** - 3 copies
- Flora/Fauna Report** - 4 copies
- Geologist Report** - 3 copies
- Geotechnical Report** - 2 copies
- Heritage Impact Assessment** - 3 copies
- Social Impact Assessment** - 3 copies
- Traffic Impact Statement** - 3 copies

**plus:**

3 additional copies for **Integrated Development - Public Roads S138**

- Waste Management Report** - 3 copies

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**CONSTRUCTION REQUIREMENTS**

The following requirements apply if you are lodging a Complying Development Certificate, OR a Construction Certificate as part of a Development Application, AND you are appointing Council as your Private Certifying Authority (PCA).

- Building Specifications** - 2 copies
- Owner-Builder Permit**
- Owner-Builder Education Course**
- Home Warranty Insurance**
- Building Industry Long Service Levy**

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**ADDITIONAL REQUIREMENTS**

- SEPP BASIX Certificate**

10.10.14.

per Paul Summergreene

Property Address: 24 Paddock Ct Elerraine Vale.

This checklist is to be completed by the Customer Service Officer to ensure that all documentation is received at the time of lodgement. If you believe an item is not applicable, please check with Council's Duty Building Officer and note this on the checklist.

**APPLICATION FORM**

- Application Form (completed in full and including the signatures of all the registered owners of the land

**Note:** Description of work to include all ancillary structures ie. *New Dwelling, retaining walls, covered deck and detached garage*. Relocatable dwellings are to be described as "dwelling houses".

**PLANS**

- Must be clear and legible  
 Are to be drawn to scale. The scale/s is to be nominated on the plan.  
 Title block on each page. To include property identification (Lot, Section, DP) and to contain the name of the architect/draftperson, plan number and date, amendment number and date (if applicable).  
 Hunter Water Stamped

**CROSS-SECTIONAL ELEVATION DRAWINGS**

- Internal structure of the proposal  
 Floor and ceilings heights  
 Footing details

**SITE PLAN**

- Street name  
 North point shown  
 Property dimensions shown  
 Any changes that will be made to the level of the land (i.e. extent of cut and fill) including relative levels (RL's) and datum point.  
 Existing ground levels and proposed finished ground level.  
 All proposed building or works shown  
 Location of proposed new buildings, alterations or works show setback distances from boundaries and adjoining buildings within the same allotment  
 Outline of existing building and structures  
 Open space dimensions and areas (SEPP Affordable Housing) including floor plans of existing dwelling to determine Section 94 Contributions.  
 Retaining walls and fences (existing and proposed)  
 Driveways (existing and proposed) including width at kerb and gutter, and front property boundary. (note on plans)  
 Surface treatments and landscaped areas  
 Proposed methods of stormwater management  
 Show any proposed demolitions  
 Show easements or areas of restriction (eg. Asset Protection Zones, APZ's, Building Envelopes, 88B Instruments)  
 Show Waste Water Treatment Devices including disposal area, if unsewered area  
 All BASIX requirements are shown on plans  
 Existing vegetation and trees on the land and within 3 metres of any common boundary  
 All trees that are proposed to be removed showing the location, species and height  
 Builder's waste storage areas

**ELEVATION DRAWINGS**

- Building envelope (2 or more storeys only)  
 Elevations for all sides

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- Building facade, windows and roof profile and pitch
- Natural and finished ground levels.
- Finished floor levels.
- Retaining walls and fences.
- Height of the proposed building/s showing maximum ridge height measured vertically to natural ground surfaces.
- Building materials and finishes proposed for walls and roof.

**FLOOR PLANS**

- Show all proposed and existing floor plan layouts
- Window and door locations
- Finished floor levels (Australian Height Datum (AHD) required for Low Lying Land and Sea Level Rise)
- Room dimensions
- Nomination of room use, including the use of existing rooms
- Calculation of existing and proposed floor areas
- Fire safety provisions such as smoke alarms

**Note:** Internal floor plan layouts should be shown separately and not included in Statements/reports.

**NOTIFICATION / SITE DRAWING**

- Should be provided on A4 or A3 size sheets
- Are to consist of a site plan and elevations

**Note:** Notification plans must not include the internal floor layout.

**SHADOW DIAGRAMS**

- Shadow diagram supplied

**Note:** If the development is of a minor nature, and will not result in any significant overshadowing of adjacent premises – a shadow diagram is not required i.e. single storey development, garage. If unsure please check with Council's Duty Building Officer.

**SITE ANALYSIS PLAN** (required for dwellings and additions greater than 50% of existing floor area)

- Area of the land and boundary dimensions
- Existing vegetation and trees on the land and within 3 metres of any common boundary
- All trees that are proposed to be removed showing the location, species and height
- Location and uses of existing buildings on the land
- Location of existing roads, kerbs, driveways, fences, services (power, water, stormwater and sewer), easements and restrictions
- Existing levels of the land in relation to buildings and roads
- Location of watercourses and drainage lines
- RL's and contours (Australian Height Datum (AHD) required for Low Lying Land and Sea Level Rise)
- Position of buildings on adjoining properties to the subject land
- Views and prevailing breezes

**DRIVEWAY LONG SECTIONAL ELEVATION DRAWING**

- Driveway Long Sectional Elevation Drawing supplied

**Note:** where new/additional driveways are proposed

**REPORTS**

- Bushfire Report
- Waste Management Plan

**SIGNATURE**

**Customer Service Officer:**

**Duty Planner (if Consulted):**

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