



REDBANK

NORTH RICHMOND

Redbank North Richmond

Design & Landscaping Guidelines

BELMONT EAST





Building Design & Landscape Guidelines

The Redbank Design and Landscape Guidelines form part of the Contract of Sale for your block of land. The Guidelines have been produced to help compliment and enhance your new community at Redbank whilst protecting your investment in your new home.

The Design and Landscape Guidelines apply in addition to and not in lieu of other statutory requirements and approvals. Approval from Hawkesbury City Council or a registered building certifier will be required in addition to any approval given by the Redbank Design Review Panel. To the extent of any inconsistency between these Redbank Design and Landscape Guidelines and any site specific Development Control Plan (DCP), the DCP prevails.

Design Review Panel

The Design Review Panel (DRP) has been established to evaluate all proposed home designs within Redbank. Purchasers or their selected Builders must submit their house designs along with their landscape plans for review and approval by the Redbank Design Review Coordinator prior to lodgment with Hawkesbury City Council for approval.

If you have any questions you can ask at the Redbank Sales and Information Centre or by emailing the Redbank Design Review Coordinator at:
designreview@redbankcommunities.com.au

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House & landscaping rebate approval process



STEP 1

Select your builder

When you've decided on your dream home, let your builder know they will need to get a copy of the Redbank Design & Landscape Guidelines. This will ensure they site your house correctly and meet the design requirements of the development.

They can obtain this through the Redbank website by going to www.redbankrichmond.com.au/redbank/building-redbank.



STEP 2

Design approval

Once your builder has prepared your house and landscape plans they will submit them to the Redbank Design Review Panel (DRP). The DRP will review all the drawings and let your builder know of any changes required.

Once approved, it can then be submitted to your principal certifying authority (PCA), such as Council or a private certifier. With all your approvals in place, building can commence.



STEP 3

Completion & rebate

Upon completion of your home and landscaping you can apply for your rebate to be paid. Just contact the **Redbank customer service team** (designreview@redbankcommunities.com.au) and a representative from Redbank will come and review the landscape works.

Provided your landscaping has been completed within 18 months of completion of your contract and in accordance with the approved landscape plan, they can then arrange for the rebate to be paid.

Three levels of design standards

There are three different types of Homesites at Redbank having three different levels of standards under the Redbank Design and Landscape Guidelines being Level 1, 2 and 3.

These three different levels of standards will contribute to the overall design and landscape character of Redbank.

If your home and landscaping are completed within 18 months of your land settlement and are in compliance with your approved plans and colour scheme you will be entitled to a Design and Landscape Rebate.

You can apply for your rebate by completing the attached form and returning it to the Redbank Sales and Information Centre or by emailing: designreview@redbankcommunities.com.au

Conditions for release of the Design and Landscape Rebate are that:

- No changes (unless endorsed) have occurred to the exterior of the home as approved and stamped by the Redbank Design Review Coordinator.



- You (and your Builder) have been careful during construction to minimise any damage to the street, footpath, verge, services, public landscape or street tree and that any damage has now been rectified at your cost.
- Completion of your home, landscaping, driveways and fencing as approved, is within 18 months of settlement of your property.
- Your home and landscape is being maintained to a reasonable standard.

The Design and Landscape Rebate is different for the different levels of design standard detailed below.

Homesites

Rebate

LEVEL 1 HOMESITES are located on corners at the entry into neighbourhoods or Homesites that share boundary with a park or open space or adjoining Grose Vale Road.

\$12,000

These lots are:

862, 863, 864, 865, 866, 867, 868

LEVEL 2 HOMESITES are typically located along avenues and boulevards that link neighbourhoods. These lots are:

\$8,000

859, 860, 861



Homes at Redbank are intended to be a mix of modern, contemporary and rural character. Front elevation features such as porches, pergolas, verandahs and screens are encouraged

Roof

The roof is to be of concrete tile, terracotta tile or Colorbond metal roofing.

LEVEL 1 & 2 sites must have a minimum 25 degree pitch with 450mm eaves. Where concrete tiles are used, they must be in a shingle pattern.

LEVEL 3 sites must have a minimum 20 degree pitch and 300mm eaves.

Chimney elements

Chimney elements are encouraged on Level 1 Homesites. They can be a working masonry chimney or a metal flue concealed by brick or stonework. Where you do not have a fireplace, an architectural design feature that looks like a chimney is still required. Chimney elements should not exceed the maximum height of the roofline by 1m.

Side gates

Side gates and block-off fences between the side fence post and house are to be slatted timber and painted a dark colour to match the home.



GJ Gardner's Vista 285 Hamptons

Letterbox, entry path & front fences

Letterboxes must be set into a masonry pier and finished in face brick or painted bagged, rendered brickwork or natural stone. Size should be 900mm high and 350mm x 350mm square.

The entry path can be connected to the driveway and the letterbox pier

can be located on the boundary next to the driveway.

Fencing along the front boundary or in front of the primary building setback is not permitted.

A minimum 500mm high hedge should be planted to the front boundary.

Building materials

External walls of your home should be constructed from a mix of the materials in colours selected from the Colour Scheme Palettes.

Front Facades and Secondary Street Facades (Corner Homesites) should feature face brickwork, bagged & painted brickwork, painted rendered masonry or natural stone cladding (maximum 80% of the facade).

Windows

All 1, 2 & 3 Homesites – all windows visible from the street must be double hung or awning type and predominately of vertical proportions.

Verandas & porches

LEVEL 1 sites require a covered verandah, balcony or porch a minimum of 1.5m deep including an entry porch that wraps around the corner of the home site or by a minimum of 50% of the width of the primary frontage and 4m on the frontage of the secondary street for corner lots.

LEVEL 2 sites must have a covered verandah balcony or porch a minimum of 1.2m deep that is over 50% the width of the front elevation including an entry porch.

LEVEL 3 sites must have a covered entry porch a minimum of 1.2m deep and 1.2m wide.

Tree replenishment

LEVEL 1 & 2 sites 2 x trees to front yard.

LEVEL 1 & 2 corner lots require 2 x trees along both frontage (total 4 trees).

LEVEL 3 sites require 1 x tree to the front yard.

Retaining walls

Walls within your front setback or forward of the home (visible from the street) must be constructed of sandstone or coloured masonry block or painted masonry to match the dwelling.

An elevated entry can be no greater than 1.2m from the existing ground level at that point.

Retaining walls on the front boundary have a maximum height of 500mm, and walls within your property have a maximum height of 1500mm.

Planting should be used to soften the appearance of retaining walls.

Garage doors

Any garage doors that face the street must be sectional panel or panel lift style doors either simple pattern or plain and not in strong/ bright colours. Roller doors are not permitted.

Driveways & vehicle cross-over

The driveway within your property must be either coloured concrete, unit pavers, stenciled concrete or exposed aggregate.

The vehicle cross-over in the public street must be plain, uncoloured, broom finished concrete.



GJ Gardner's Regatta 244 SL Resort

Other structures and utilities

Satellite dishes

Satellite dishes are permitted providing they comply with the following provisions. Dishes must be located, or screened, so they are not visible from the homesites primary street. Dishes should be located to minimise the visual impact from adjoining homes. Dishes must not be larger than 900mm in diameter.

Services and utilities

Water tanks, air conditioning units, garbage bin storage area, hot water units are to be positioned so they can't be seen from the street.

Granny flats and studios

Only one home can be built on a home site with the exception of granny flats and studios that comply with the NSW Affordable Housing SEPP.

Colour schemes

Paint and render colours

Paint and render colours should suit your brick and roof materials and be in line with or based on the four Render and Paint Colour Schemes. Each of the colour schemes 'Thunderstorm', 'Sea Breeze', 'The Grasslands' and 'Autumn Leaves' include a number of trim, accent and background colours.

Choose one of each for your house. Background and accent colours are to be used for large expanses of the house such as wall materials, cladding or painted masonry.

Strong/ bright colours are restricted to highlights and trim such as columns and beams, windows and door frames, the front door, gutters and downpipes, handrails and pergolas.

Face bricks

Face bricks form the main wall material are to be generally flat-faced, square-edged and not deeply textured. The brick colour is to be generally uniform throughout the brick and provide a consistent wall colour. Pale or white coloured bricks are not permitted. Mid to darker tone bricks are preferred.

Roof Tiles - Colours such as mid-range greys to charcoal are suitable. Bright red terracotta, bright blue, pure black or pure white are not permitted.

Roof tiles

Colours such as mid-range greys to charcoal are suitable. Bright red terracotta, bright blue, pure black or pure white are not permitted.

Driveways and paths



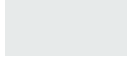
















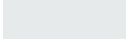
Driveways and paths in the front yard (private land) must be either a broom finished coloured concrete; plain patterned stenciled or stamped concrete, clay pavers or exposed aggregate. Driveways and paths in the public road reserve (verge areas) must be plain concrete with a broom finish.

Retaining walls

Retaining walls in the front or side yard areas that are visible from the street must be masonry and must be either painted masonry to match the house or masonry blocks in charcoal or natural earth colours and tones, or natural stone.

Paint & render colour scheme

















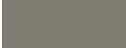



THUNDERSTORM

ROOF	GUTTER / FASCIA / GARAGE DOOR	BUILDING	ACCENT
 Colorbond Night Sky	 Colorbond Night Sky	 Lexicon Half SW1G2	 Surfmist C1
 Colorbond Monument	 Colorbond Monument	 Snow Season SN4B3	 Colorbond Basalt
 Colorbond Basalt	 Colorbond Basalt	 Platinum Class SN4B5	 Colorbond Coaba
 Colorbond Windspray	 Colorbond Windspray	 Steel Copy SN4BB	 Colorbond Classic Cedar
 Colorbond Shale Grey	 Colorbond Shale Grey	 Western Myall SN4G7	
	 Dover White		



















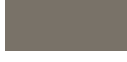
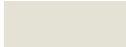


SEA BREEZE

ROOF	GUTTER / FASCIA / GARAGE DOOR	BUILDING	ACCENT
 Colorbond Surfmist	 Colorbond Surfmist	 Lexicon Half SW1G2	 Surfmist C1
 Colorbond Basalt	 Colorbond Basalt	 Lyttelton Half NZ9B3	 Colorbond Basalt
 Colorbond Shale Grey	 Colorbond Shale Grey	 Lyttelton Dbl NZ9B4	 Colorbond Coaba
 Colorbond Windspray	 Colorbond Windspray	 Maraetai Qtr NZ10G8	 Colorbond Classic Cedar
	 Dover white	 Basalt C30	 Natural Oak

THE GRASSLANDS

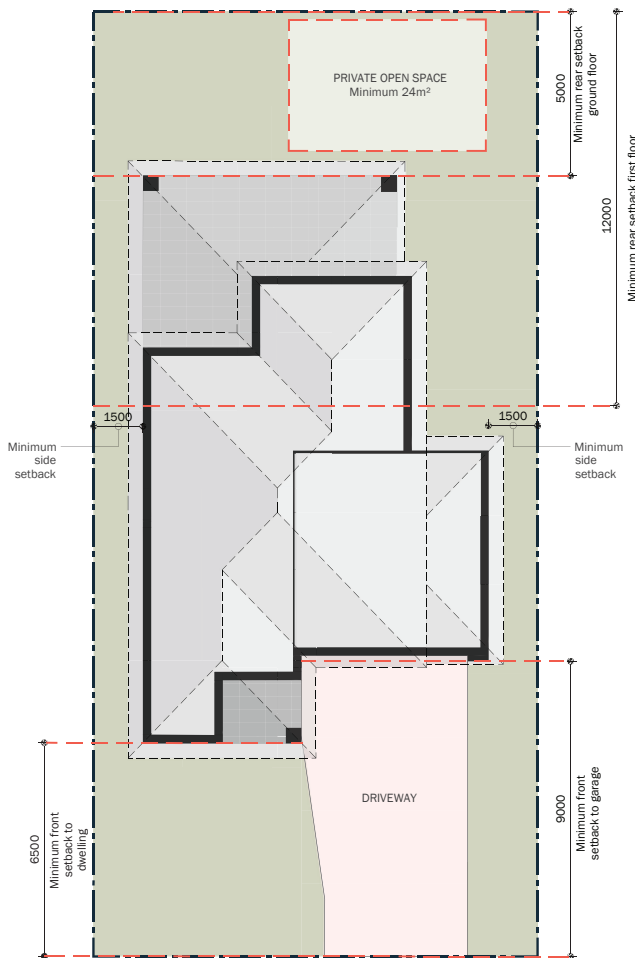
ROOF	GUTTER / FASCIA / GARAGE DOOR	BUILDING	ACCENT
 Colorbond Monument	 Colorbond Monument	 Surfmist C1	 Surfmist C1
 Colorbond Dune	 Colorbond Dune	 Beige Interest SN3A2	 Colorbond Woodland Grey
 Colorbond Wallaby	 Colorbond Wallaby	 Silo Grain SN3A3	 Colorbond Coaba
 Colorbond Woodland Grey	 Colorbond Woodland Grey	 Master Beige SN3F9	 Colorbond Classic Cedar
 Colorbond Gully	 Surfmist C1	 Woodland Grey C23	 Colorbond Monument

AUTUMN LEAVES

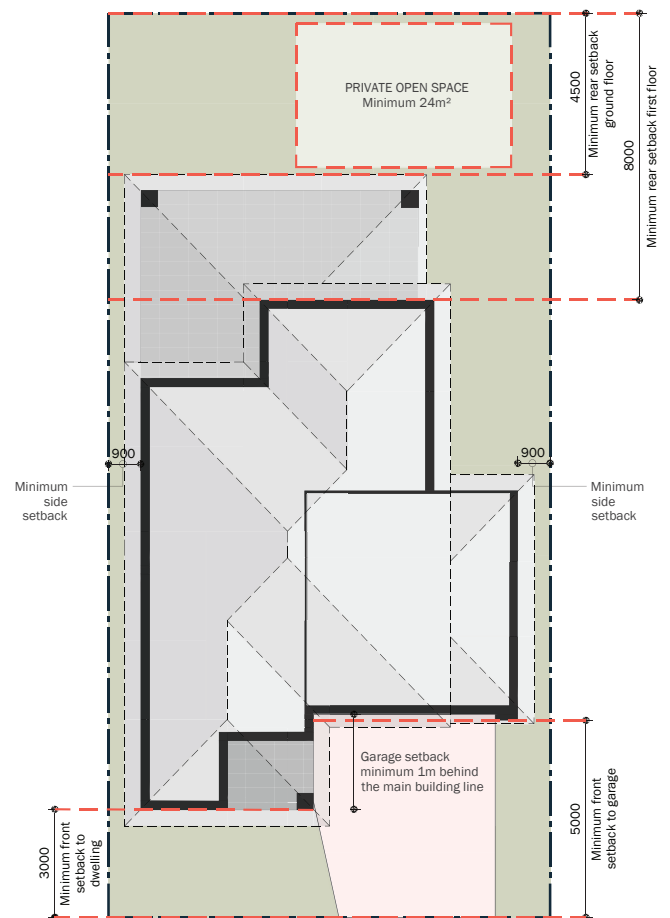
ROOF	GUTTER / FASCIA / GARAGE DOOR	BUILDING	ACCENT
 Colorbond Paperbark	 Colorbond Surfmist	 Mason Bay NZ9D2	 Surfmist C1
 Colorbond Dune	 Colorbond Dune	 Midhirst NZ9D5	 Colorbond Woodland Grey
 Colorbond Wallaby	 Colorbond Wallaby	 Humble Fawn SN3G6	 Colorbond Coaba
 Colorbond Woodland Grey	 Colorbond Woodland Grey	 Master Beige SN3F9	 Colorbond Classic Cedar
 Colorbond Gully	 Colorbond Gully	 Norsewood SN4A8	
 Colorbond Surfmist	 Colorbond Paperbark	 China White SN3H1	

Siting requirements

Building setbacks



LOT SIZES $900\text{m}^2 < 1500\text{m}^2$



LOT SIZES 300m^2 to $< 900\text{m}^2$

Building envelope plan

Each lot at Redbank North Richmond has been designed with its own building envelope plan.

The building envelope plan details:

- Your lot type - Level 1, 2 or 3
- The minimum setbacks required from each boundary of your block
- Garage and driveway location
- Easements (if applicable to your lot)

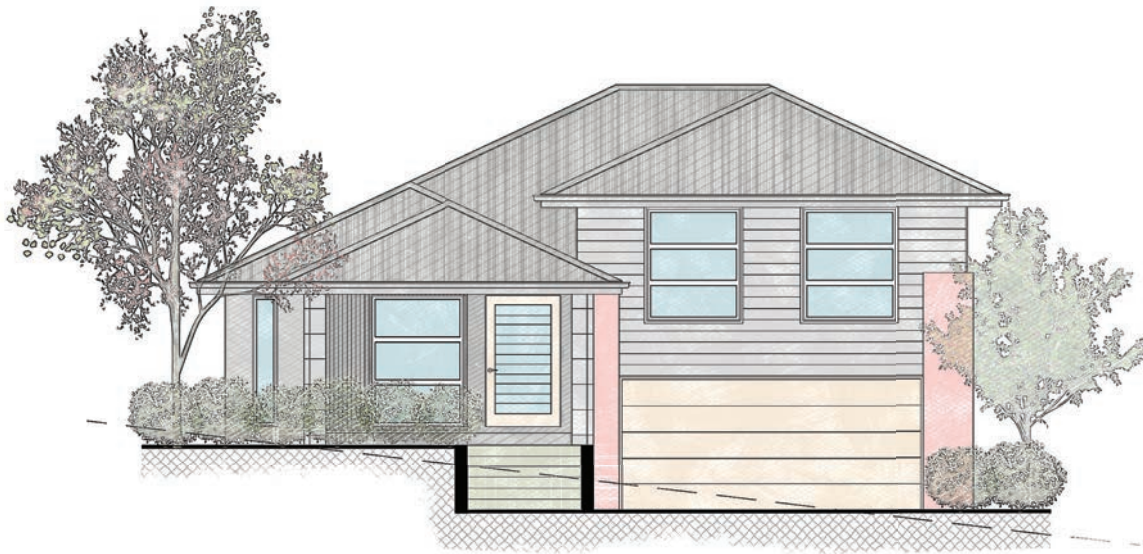
For additional detail on building setbacks refer to the Redbank North Richmond Development Control Plan.



TYPICAL BUILDING ENVELOPE PLAN

- A** Garage setback
- B** Front setback
- C** Side setback
- D** Rear setback

Building on a sloping site



Homes are to be designed to respond to the slope of your block. Split level homes and the use of drop edge beams are encouraged to minimise the use of retaining walls in the private open space areas.

Retaining walls on the front boundary have a maximum height of 500mm, and walls within your property have a maximum height of 1500mm.

Walls should be natural sandstone, rendered and painted masonry block or your garden can be

graded for a natural appearance.

To create usable and efficient private open space areas, retaining walls should not be located in your principal private open space. Well-designed terraces will be accepted.

Plain concrete block, concrete sleepers and timber retaining walls are not permitted.

Planting should be used to soften the appearance of retaining walls.



Concrete block clad with natural sandstone tile



Bagged and painted block work walls



Face-brick walls



Sandstone sleepers

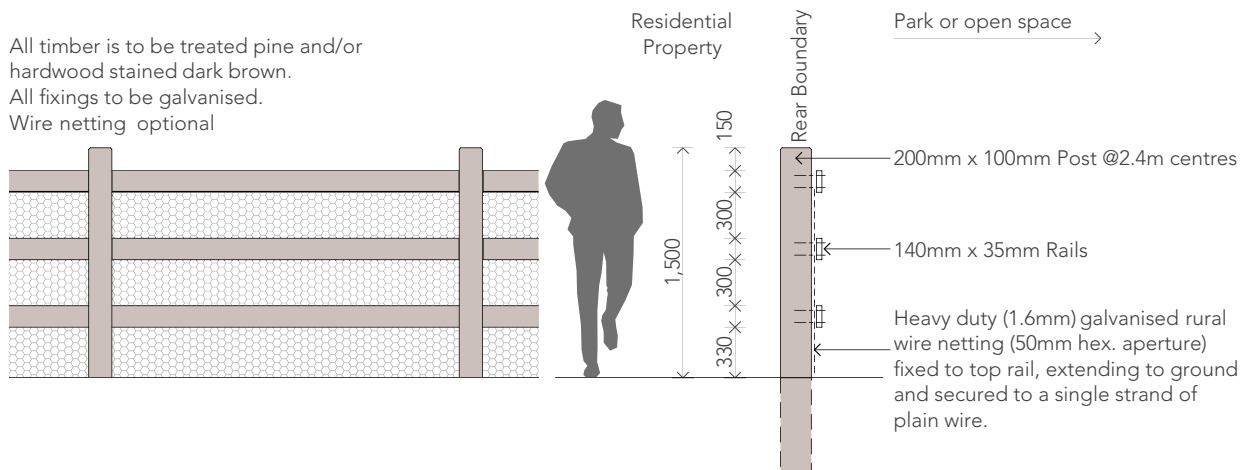


Fencing

Side and rear fencing between homesites

Side and rear fences must be to the following specification:

- Rural post and 3 rail
- 1500mm high
- Post 200mm x 100mm
- Rails 140mm x 35mm
- Treated Pine and/or natural Hardwood
- If treated pine a dark brown colour appearance paint finish shall apply
- Optional galvanised wire netting. Black mesh preferred if used on dark colour post and rail.
- Hedging along fence boundaries is recommended for screening.
- Privacy screens are permitted around outdoor barbeque, entertaining or alfresco areas and inground swimming pools. Screens to be of materials that are in keeping with the main dwelling walls.



Park or open space shared fence

Homesites that share boundaries with parks and open spaces will be Level 1. Fencing on boundaries of homesite that are shared with parks or open space must be 1.8m high and built in accordance with the attached fence detail.

- Rural post and 3 rail
- 1500mm high
- Post 200mm X 100mm
- Rails 140mm X 35mm
- Treated Pine and/or natural Hardwood
- If treated pine a dark brown colour appearance paint finish shall apply.
- Optional galvanised wire netting.

Secondary Street (Corner homesite) fencing

All side fences must be to the following specification:

- Rural post and 3 rail
- 1500mm high
- Post 200mm x 100mm
- Rails 140mm x 35mm
- Treated Pine and/or natural Hardwood
- If treated pine a dark brown colour appearance paint finish shall apply
- Optional galvanised wire netting, black mesh preferred



Landscape planting

The character of Redbank builds upon natural attributes to create a unique country garden community setting

A landscape plan is to be submitted to the Redbank Design Review Coordinator in order to obtain final design endorsement. The plan must be drawn to a scale by a person with Landscape design or horticultural qualifications or similar (such qualifications must be displayed on the plans).

The landscape plan should be at a scale of 1:100 and include the following elements:

- Location of proposed trees, shrubs and ground covers including species, quantity, size and pot sizes.
- Turf and garden bed edges.
- Retaining walls including location, heights and materials.
- Driveway, alignment area and finish.
- Paths and hard paving areas, size and finish.
- Fencing (Corner homesites and Abutting Parks or Open Space)
- Letterbox Pier location, and finish.
- Existing services.
- Identify adjoining open space
- Plans should include a legend, scale bar, north point as well as planting details of the garden area / soil preparation and mulching and turf area / soil underlay preparation and the turf species.

Minimum planting and soft landscaping

- Soft landscape elements include trees, shrubs, ground-covers, mulches and turf. To achieve a successful landscape setting for your home the following minimum planting or soft landscaping is required:

Rear yards and side areas

- Generally for rear yards or private areas that can't be seen from the street or Public Park the minimum required planting is turf. In these locations timber retaining walls are also acceptable. Side setback areas that can't be seen from the street can have gravel or pebbles in lieu of turf.

Level 1 – Corner homesites or homesites fronting parks and open space and Level 2

- 2 x trees in the front yard,
- 2 x trees in the side yard on a corner lot fronting the secondary street,
- 2 x trees fronting a public park.

Boundary Hedge Planting – boundary hedge planting (minimum 500 mm high) to the front boundary as well as the rear boundary if fronting or abutting a park or public open space and to the secondary street frontage on a corner lot.

Garden Beds – some additional planting to the side of the entry path or the front verandah is also required.

The rest of the front yard is to be a minimum of turf or ground cover.

Level 3

Trees - minimum 2 x trees (100 litre pot) in the front yard.

Boundary Hedge Planting – boundary hedge planting (minimum 500 mm high) to the front boundary.

The rest of the front yard is to be a minimum of turf or ground cover.

BUILDING DESIGN & LANDSCAPE GUIDELINES



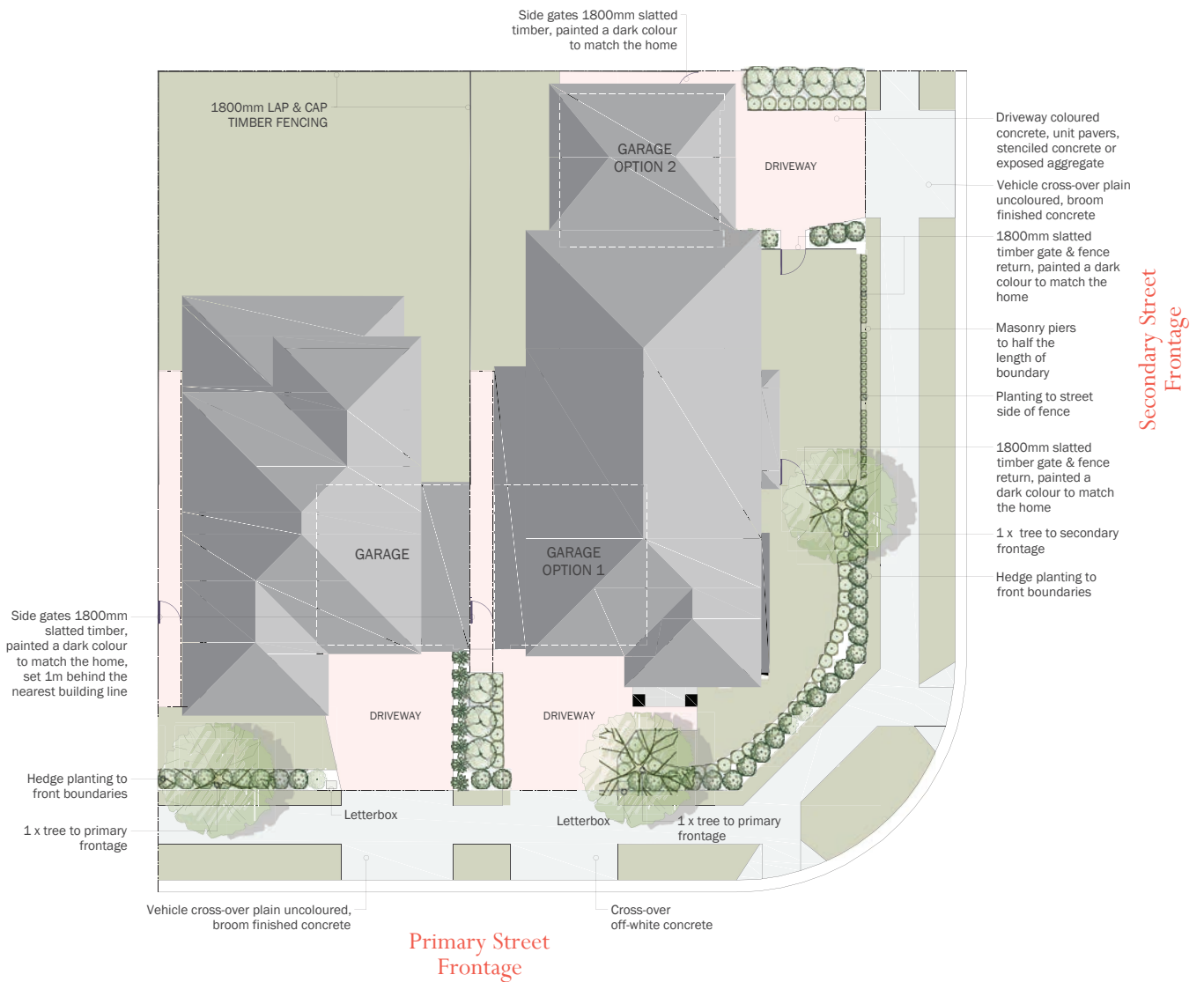
TYPICAL CORNER LOT
Level 1 and Level 2



TYPICAL PARK FRONT LOT
Level 1 and Level 2



TYPICAL STANDARD LOT
Level 3



Garden styles



Formal

Classic seasonal style with focus on layered planting and changing seasonal foliage. A style for garden enthusiasts as it requires a little more time trimming and pruning. Worth every moment to achieve symmetry and beauty.



Contemporary

A style for those that love a mix of traditional but with a touch of edgy modern design. Mix with traditional materials such as stone, timber and gravel with touches of industrial style steel.



Modern minimalist

A minimalist garden can be achieved by selecting a restrained material and plant palette. Limit the number of variations in plant types and keep materials simple. Avoid using patterns, instead select finishes that are smooth with limited variations. Use mass planting to create solid mass of the same plant species.



Australian native

Australian native plants suit any style of garden from formal through to a naturalistic bush theme. Native plants can be teamed with drought-hardy exotics, such as succulents or proteas. And of course they are a great addition to any garden as they provide habitat for birds and other fauna. Consider using natural materials, such as sandstone for garden walls or edging and gravel for paths.



Plant selection

As detailed under the section landscape planting, part of your house approval process requires you to have a landscape plan prepared.

To help you find the style of garden you are looking to achieve, we've put together a list of plants and garden styles you might like to consider. Doing a little homework can also help you to convey to your landscape designer what your level of interest in gardening is, and what types of plants you like.



Botanical name	Common name	Mature size
ACCENT PLANTS		
<i>Agave attenuata</i>	Soft-leaved Agave	1m
<i>Alcantarea imperialis rubra</i>	Giant Bromeliad	0.12m
<i>Asplenium australasicum</i>	Birds Nest Fern	0.5m
<i>Beschorneria yuccoides</i>	Mexican Lily	1m
<i>Cycas revoluta</i>	Cycad	1m
<i>Doryanthes excelsa</i>	Gynea Lily	2m
<i>Philodendron 'Congo'</i>	Philodendron	1m
<i>Sansevieria trifasciata</i>	Mother-in-Laws Tongue	1m
<i>Strelitzia reginae</i>	Bird of Paradise	1.5m
<i>Xanthorrhoea sp.</i>	Grass Tree	1.5m
<i>Zamia furfuracea</i>	Cardboard Palm	1m
SCREENING HEDGES		
<i>Acmena smithii 'Forest Flame'</i>	Forest Flame Lillypilly	2m
<i>Callistemon 'Great Balls of Fire'</i>	Bottlebrush	1.75m
<i>Camellia sasanqua 'Setsugeka'</i>	White Camellia	4m
<i>Camellia sasanqua 'Yuletide'</i>	Red Camellia	1.5m
<i>Metrosideros 'Tahiti'</i>	NZ Christmas Bush	2m
<i>Michelia figo 'Coco'</i>	Port Wine Magnolia	3m
<i>Murraya paniculata</i>	Orange Jessamine	3m
<i>Photinia glabra 'Rubens'</i>	Dwarf Photinia	3m
<i>Prostanthera sieberi 'Minty'</i>	Purple Mint Bush	2m
<i>Syzygium australe 'Resilience'</i>	Lillypilly	3m
<i>Syzygium australe 'Pinnacle'</i>	Narrow Lillypilly	6m
<i>Viburnum odoratissimum</i>	Sweet Viburnum	2.5m
SMALL HEDGES / SHRUBS		
<i>Acmena smithii 'Allyn Magic'</i>	Allyn Magic Lillypilly	1m
<i>Adenanthos sercieus 'Baby Woolly Bush'</i>	Dwarf Woolly Bush	1.5m
<i>Buxus microphylla var. japonica</i>	Japanese Box	1m
<i>Gardenia augusta 'Florida'</i>	Florida Gardenia	0.8m
<i>Grevillea 'Superb'</i>	Superb Grevillea	1m
<i>Lavandula dentata</i>	French Lavender	1m
<i>Nandina domestica 'Blush'</i>	Dwarf Sacred Bamboo	0.6m
<i>Nandina domestica 'Flirt'</i>	Dwarf Sacred Bamboo	0.4m
<i>Philotheca 'Winter Rouge'</i>	Philotheca	0.8M
<i>Raphiolepis 'Snow Maiden'</i>	Raphiolepis	1m
<i>Westringia 'Wynyabbie Gem'</i>	Dwarf Native Rosemary	1.5m

Botanical name	Common name	Mature size
BORDER / BEDDING PLANTS		
<i>Agapanthus roseus</i> 'Strawberry Ice'	Agapanthus	0.80m
<i>Arthropodium cirratum</i>	NZ Rock Lilly	0.5m
<i>Clivia miniata</i>	Clivia	0.5m
<i>Convolvulus cneorum</i>	Convolvulus	0.6m
<i>Dianella</i> species	Flax Lily	0.4m
<i>Dietes grandiflora</i>	Wild Iris	1m
<i>Liriope</i> species	Liriope	0.45m - 0.7m
<i>Lomandra</i> 'Crackerjack'	Fine-leafed Lomandra	0.5m
<i>Ophiopogon japonicus</i> 'Nana'	Dwarf Mondo Grass	0.1m
<i>Ophiopogon</i> 'Stripey White'	Stripey White Mondo Grass	0.4m
<i>Philodendron</i> 'Xanadu'	Philodendron	0.5m
<i>Tulbaghia violacea</i> 'Varigated Society Garlic'	Varigated Society Garlic	0.3m
<i>Zephyranthes candida</i>	Autumn Crocus	0.3m
GROUND COVERS		
<i>Ajuga reptans</i> 'Caitlins Giant'	Bugle Weed	0.3m
<i>Arctotis</i> species	African Daisy	.25m
<i>Brachyscome multifida</i>	Cut Leaf Daisy	0.3m
<i>Carpobrotus glaucescens</i>	Pig face	0.2m
<i>Convolvulus mauritanicus</i>	Convolvulus	0.6m
<i>Dichondra</i> 'Silver Falls'	Silver Falls	0.3m
<i>Grevillea</i> 'Mt Tamboritha'	Prostrate Woolly Grevillea	0.4m
<i>Hibbertia scandens</i>	Golden Guinea Flower	0.4m
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2m
<i>Senecio</i> 'Chalksticks'	Blue Chalk Sticks	0.3m
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3m
<i>Viola hederacea</i>	Native Violet	0.1m
TREES		
<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Maple	7m
<i>Acer platanoides</i> 'Globosum'	Mop Top Maple	5m
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy	5m
<i>Cupaniopsis anacardiodes</i>	Tuckeroo	10m
<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry Ash	9m
<i>Hibiscus tiliaceus</i> 'rubra'	Red Cottonwood	8m
<i>Hymenosporum flavum</i>	Native Frangipani	10m
<i>Lagerstroemia</i> species	Crepe Myrtle	4m
<i>Magnolia grandiflora</i> 'Teddy Bear'	Magnolia	5m
<i>Malus ioensis</i> 'Plena'	Bechtel Crab Apple	6m
<i>Michelia</i> x <i>alba</i>	White Champaca	8m
<i>Plumeria acutifolia</i>	White Frangipani	6m
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Ornamental Pear	7m
<i>Sapium sebiferum</i>	Chinese Tallowood	5m
<i>Tibouchina lepidota</i> 'Alstonville'	Tibouchina	4m
<i>Tristanopsis laurina</i> 'Luscious'	Luscious Water Gum	12m
<i>Waterhousia floribunda</i> 'Amaroo'	Weeping Lillypilly	8m

Documentation Checklist



Description	Copies	Applicant (Please tick)	Authorising Officer (Select one)	
Design Review Panel				
Architectural Plans (to scale) • Site Plan • Floor Plan • Elevations & Sections • Landscape Plan	1		YES	NO
Colours & Materials Schedule	1		YES	NO
Development Application				
Application Form and Completed Checklist	1		YES	NO
Owners Consent letter from Developer	1		YES	NO
Cost Estimate (to include both the cost of materials and the market value of labour)	1		YES	NO
Payment of Fees (Hawkesbury City Council's customer service to provide fee quote prior to lodgement)	1		YES	NO
Architectural Plans (stamped & endorsed by Design Review Panel) • Site Plan • Floor Plan • Elevations & Sections • Landscape Plan	4		YES	NO
Colours & Materials Schedule (stamped & endorsed by Design Review Panel)	4		YES	NO
Statement of Environmental Effects	4		YES	NO
Basix Certificate	4		YES	NO
Waste Management Plan	4		YES	NO
Stormwater Drainage Concept Plan	4		YES	NO
BAL Assessment Report	4		YES	NO
Heritage Impact Statement (If required by Hawkesbury City Council)	4		YES	NO
Digital Copy of the Application (PDF copy)	1		YES	NO

Description	Copies	Applicant (Please tick)	Authorising Officer (Select one)	
Driveway Layback				
Application Form	1		YES	NO
Payment of Fees	1		YES	NO
Copy of Public Liability Policy from nominated concrete contractor	1		YES	NO
Construction Certificate				
Primary Certifying Authority or Hawkesbury City Council Application Form	1		YES	NO
Primary Certifying Authority or Hawkesbury City Council Contract Agreement	1		YES	NO
Payment of Fees	1		YES	NO
DA Consent	1		YES	NO
Hawkesbury City Council Stamped Plans & Supporting Documents <ul style="list-style-type: none"> • Site Plan • Floor Plan • Elevations & Sections • Landscape Plan • Statement of Environmental Effects • Basix Certificate • Waste Management Plan • Stormwater Drainage Concept Plan • BAL Assessment Report (specifications) 	1		YES	NO
Structural Engineers Details	1		YES	NO
Building Specifications	1		YES	NO
Long Service Levy Receipt	1		YES	NO
HOW Insurance Certificate or Owner Builder Permit	1		YES	NO
Sydney Water Stamped Site Plan	1		YES	NO
Occupation Certificate				
Primary Certifying Authority or Hawkesbury City Council Application Form	1		YES	NO
Compliance Certificates: <ul style="list-style-type: none"> • Water Proofing • Glazing • Windows/Shower Screen Installation • Tapware/Fixtures installed Certificate • Termite Treatment Certificate 	1		YES	NO

Redbank precinct plan





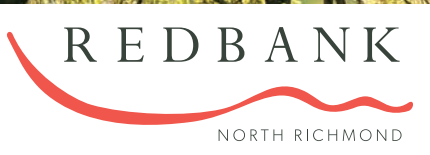
ney
Business Park

Marsden Park
Business Park

Penrith →

A map of the North Richmond area. A red shaded region is labeled 'REDBANK'. Roads shown include Bells Line of Rd, Terrace Rd, Kurrajong Rd, Grose Vale Rd, Castlereagh Rd, and Richmond Airbase. The Hawkesbury River is also depicted. A road sign for '40' is visible near Bells Line of Rd, and another for '14' is near Castlereagh Rd. An arrow points 'TO WINDSOR' from Richmond.

Sales Display Open 7 days 10am - 5pm
 98 Grose Vale Road, North Richmond
 Phone: 1300 BUY RED (1300 289 733)
RedbankRichmond.com.au



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