



Redbank North Richmond

Design & Landscaping Guidelines

YEOMANS





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 \(designreview@redbankcommunities.com.au\)](mailto: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 the original completion date 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. These lots are 688-692, 821, 822, 823, 824, 825, 826, 901-908, 915-923	\$8,000
LEVEL 2 HOMESITES are typically located along avenues and boulevards that link neighbourhoods. These lots are 537, 605 to 612, 619, 620, 623, 628, 634, 645 to 654, 693, 712, 713, 718, 720, 724, 731, 734, 743, 746, 749, 752, 757, 771, 772, 786, 924	\$5,000
LEVEL 3 HOMESITES are the balance of homes in streets and cul-de-sacs. These lots are 515, 516, 518 to 536, 538 to 545, 613 to 618, 621, 622, 624 to 627, 629 to 633, 635-644, 684 to 687, 694 to 711, 714 to 717, 719, 721 to 723, 725 to 730, 732, 733, 735 to 742, 744, 745, 747, 748, 750, 751, 753 to 756, 758 to 770, 773 to 785, 787, 819, 820, 909 to 914, 925 to 938	\$3,000



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.

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.

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).

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 Vista 285 Hamptons

GJ Gardner's Regatta 264 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.

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

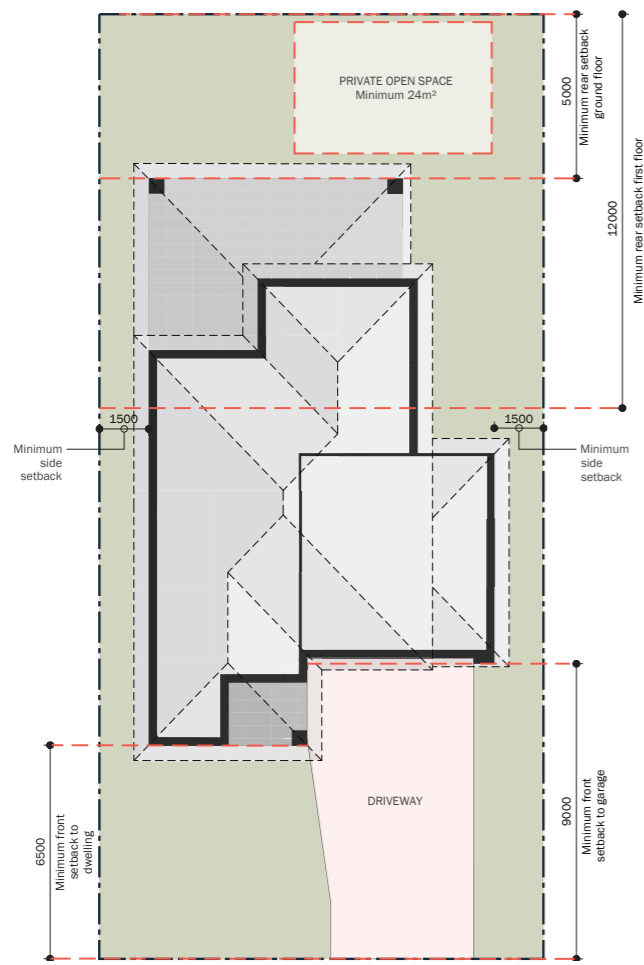
ROOF	GUTTER / FASCIA / GARAGE DOOR	BUILDING	ACCENT
Colorbond Monument	Colorbond Monument	Surfmist C1	Surfmist C1
Colorbond Dune	Colorbond Dune	Beige Interest SN3A2	Colorbond Woodland Grey
Colorbond Wallaby	Colorbond Wallaby	Silo Grain SN3A3	Colorbond Coaba
Colorbond Woodland Grey	Colorbond Woodland Grey	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 900m² < 1500m²



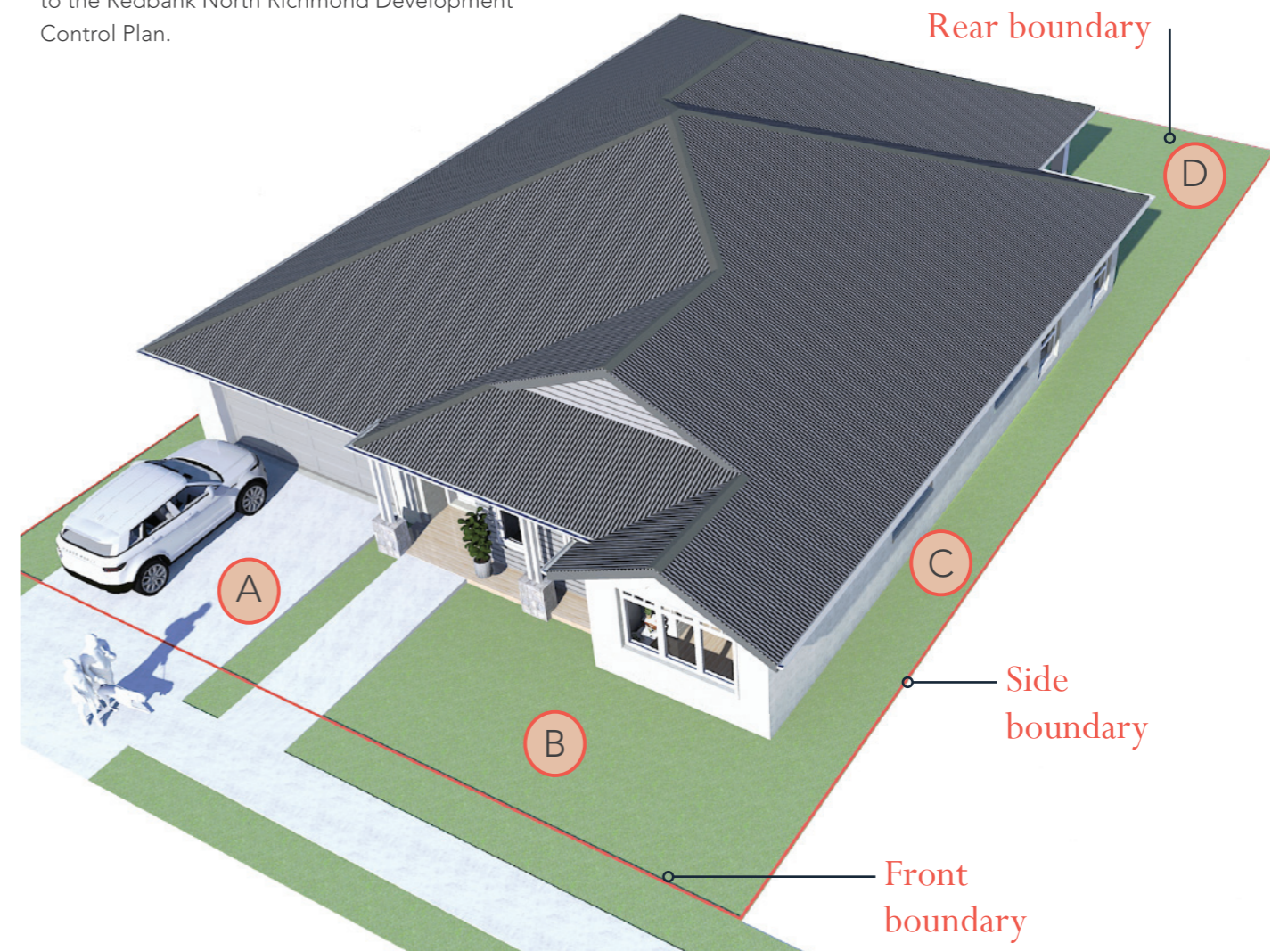
LOT SIZES 300m² to < 900m²

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)

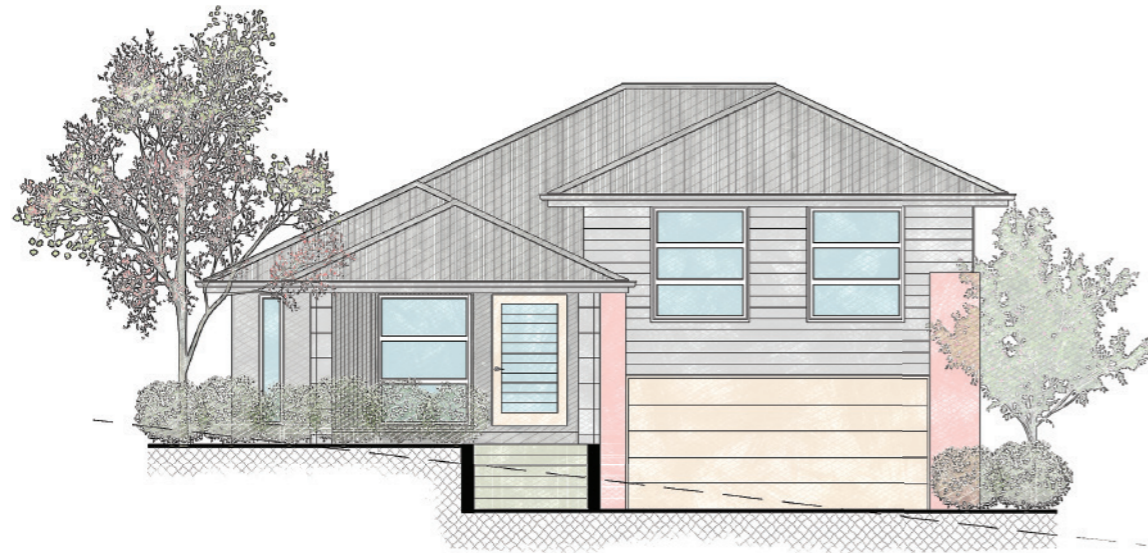
For additional detail on building setbacks refer to the Redbank North Richmond Development Control Plan.



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.

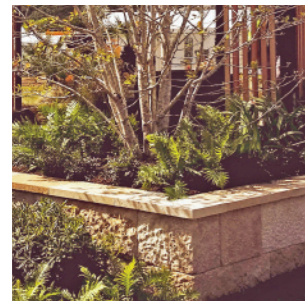
Walls should be natural sandstone, rendered and painted masonry block or your garden can be

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

Fencing on common boundaries between Homesites must comply with these provisions:

- Fencing on rear boundaries is limited to 1.8m in height.
- Fencing on side boundaries is limited to 1.8m in height from 1m behind the front building façade closest to the side boundary.
- Fencing along the side and rear common home site boundaries is to be constructed of lapped and capped timber or masonry materials where a fence height limit of 1.8m is permitted.
- 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.

Corner homesite fencing

Fencing on boundaries of corner Homesites are to comply with the following provisions:

- Fencing along the secondary street frontage on the road reserve must be 1.8m in height.
- Should not exceed more than 50% of the length of the home on the secondary street frontage.
- Fences on road boundaries must be face brick, bagged or rendered and painted masonry piers with infill panels of painted lapped and capped timber or brushwood, or slatted timber.

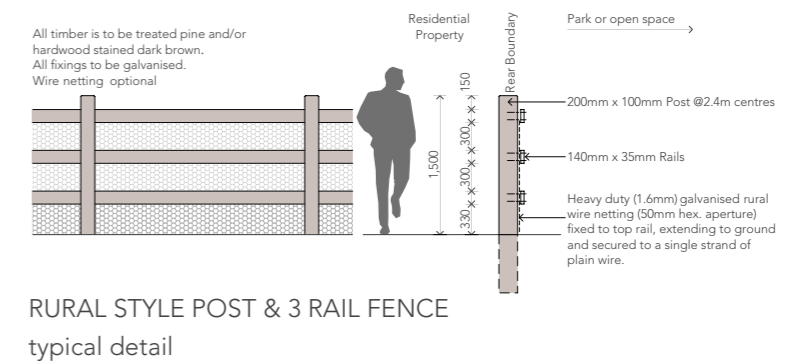
- Side gates and return block off fences to the house are to be slatted timber and painted a dark colour to match the home
- Where 1.8m corner home site fencing abutting a road reserve is constructed on top of a retaining wall, the total height of the front fence and retaining wall (measured from ground level on the verge side) is not to exceed 1.8m in height.
- Fencing is permitted to a height of 1.8m above a retaining wall provided the fence is set back a minimum of 500mm from the front of the retaining wall.
- Fencing on common home site boundaries for corner Homesites is limited to a height of 1.8m.

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 1.5m 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.

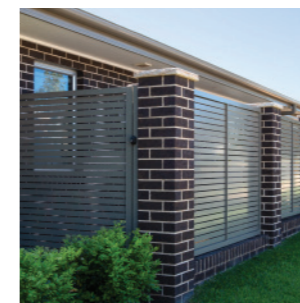
Park or open space shared fence



Corner lot fencing



Rendered and painted masonry piers with solid fence in-fill.



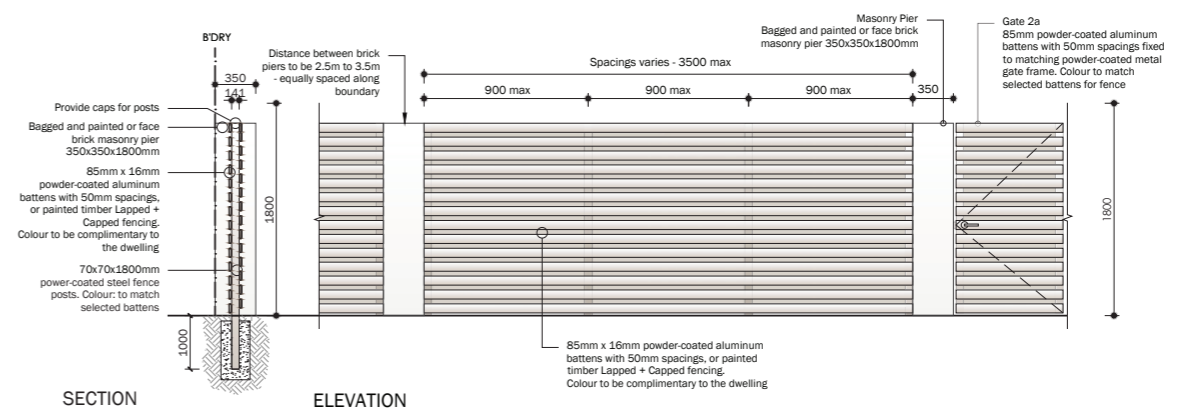
Face-brick with stone capping and metal batten fence in-fill



Face-brick with capping, with painted lapped and capped timber in-fill



Post and rail fencing, stained dark brown



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 1 x tree (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.



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.



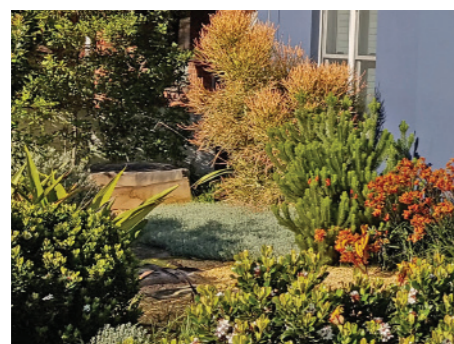
Contemporary

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

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

Phone: 1300 BUY RED (1300 289 733) RedbankRichmond.com.au

Documentation Checklist




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 • 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: • Water Proofing • Glazing • Windows/Shower Screen Installation • Tapware/Fixtures installed Certificate • Termite Treatment Certificate	1		YES	NO

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Redbank precinct plan





A map of the North Richmond area showing the Hawkesbury River and surrounding roads. The map includes labels for Bells Line of Rd, Terrace Rd, North Richmond, Kurrajong Rd, Grose Vale Rd, Richmond, Castlereagh Rd, Richmond Airbase, and an arrow pointing 'TO WINDSOR'. A red area on the map indicates the Redbank location.

Sales Display Open 7 days 10am - 5pm
98 Grose Vale Road, North Richmond
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