

# APPLICATION FOR DEVELOPMENT AND/OR CONSTRUCTION

## TYPE OF APPLICATION

Please tick the type/s of applications required, eg DA, subdivision, construction certificate. You can select more than one.

### DEVELOPMENT APPLICATION

Please also nominate below (if applicable)

- Designated Development     Modification (S96)    DA No
- Integrated Development     Extension of Consent    DA No
- Advertised Development     Review of Determination    DA No
- Other

### SUBDIVISION

Number of lots

Existing

Proposed

Road  Yes  
 No

Subdivision Certificate

Strata

Land/Torrens Title

Community Title

Related DA No

Does the Subdivision include works other than a road?     Yes     No

### CONSTRUCTION CERTIFICATE

Related DA No

### COMPLYING DEVELOPMENT CERTIFICATE

Please select the Planning Policy you are applying under

- State Environmental Planning Policy (name and number)
- Penrith Council Local Environmental Plan (Policy name)

### INSTALL A SEWAGE MANAGEMENT SYSTEM

(Section 68 Local Government Act 1993)

- Aerated (brand and model)
- On-site disposal or     Pump-out
- Irrigation     Trench disposal

### OTHER APPROVALS (Section 68 Local Government Act 1993)

.....  
• Planning and/or Building Construction Applications/Certificates under the Environmental Planning and Assessment Act 1979, or Local Government Act 1993

.....  
• Please note, applications for Construction Certificates or Complying Development must be accompanied by a contract for undertaking of certification work.



OFFICE USE ONLY

Receipt Date

19/3/14

Fees Paid

177226.50

Application Number

DA14/0294

Receipt Number

2508297

**PENRITH**  
CITY COUNCIL



Lot 3991 in DP1190132  
Lot 3889 in DP1190132

**PROPERTY DETAILS**

Location of the proposal.  
Please provide all details.

Lot No./Sec No. DP/SP No. Land No. (Office use)  
 Lot 3991 DP1190132 89533 89532  
 89538

Street No. Street name  
 Jordan Springs Boulevard

Suburb Post code  
 Jordan Springs

Provide details of the current use of the site and any previous uses, eg vacant land, farm, dwelling, car park.

Description of current and previous use/s of the site  
 See Statement of Environmental Effects (SEE)

Is this use still operating? If no, when did the use cease?  
 Yes  No

Include all work associated with the application, eg construction of single dwelling, landscaping, garage, demolition.

**DESCRIPTION OF THE PROPOSAL**

Subdivision, townhouse development + mixed use development.  
 See SEE for more details.

Estimated or contract value of the works. Council may request verification through builders quote or by a Quantity Surveyor.

**VALUE OF WORK PROPOSED**

Please include materials, labour costs and GST. Subdivision applications must provide details of costs of construction. Major developments must provide Capital Investment Value (CIV) where required.

\$50.75 million

All correspondence relating to the application will be directed to the applicant. The applicant may be, but is not necessarily, the owner.

**APPLICANT DETAILS**

Name/Company name  
 C.I.D GROUP P/L  
 P.O. Box 413 GLENROY 3046

Street No. Street name / PO Box / DX  
 P.O. Box 413

Suburb Post code  
 GLENROY VIC 3046

Contact name  
 AHMAD SAKR

Contact phone number Email address  
 0412 523087 ahmad.s@cidgroup.com.au

**DECLARATION**

I declare that all particulars supplied are correct and all information required has been supplied. I also certify that all information supplied digitally/electronically is a true copy of all plans and documents submitted with this application and that electronic data is not corrupted and does not contain any viruses.

I am authorised by the copyright owner of any material submitted with this application to provide this material to Council. In doing so I understand and the copyright owner acknowledges that this material may be made publicly available at Council's offices, on Council's website and to third parties on request both during and after the assessment is completed.

Signature/s Date  
 19/3/14



This must be completed to include details of ALL owners. If there are more than two owners please attach a separate authority.

### OWNER'S DETAILS

Owner 1  
 First name  Surname

Owner 2  
 First name  Surname

Postal address  
 Street No.  Street name

Suburb  Post code

Contact phone number  Email address

Company name (if applicable)

Name of signatory for company

Position held by signatory

### OWNER'S CONSENT

As owner/s of the property the subject of this application I/we consent to the application. I/we grant permission for Council Officers to enter the premises for the purpose of assessment of this application and to conduct inspections relating to this application.

Owner 1/Company Signatory

Print	Signature	Date
<input type="text" value="see attached"/>	<input type="text"/>	<input type="text"/>

Owner 2

Print	Signature	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

This must include signatures of ALL owners (see above note). If the property is subject to strata or community title the application must have consent from the Body Corporate.

### PECUNIARY INTEREST

Is the applicant an employee of Penrith City Council, or is the application being submitted on behalf of an employee of Penrith City Council?

Yes  No

Does the applicant have a relationship to any staff or Councillor of Penrith City Council or is the application being submitted on behalf of someone who has such a relationship?

Yes  No

If the answer is yes to any of the above the relationship must be disclosed



## BUILDER/OWNER BUILDER DETAILS

Please nominate

Licenced Builder

Owner Builder

First name

Surname/Company name

Licence No.

Postal address

Street No.

Street name

Suburb

Post code

Contact phone number

Email address

## MATERIALS TO BE USED

Please nominate

Floor

Frame

Walls

Roof

Concrete

Timber

Brick veneer

Tiles

Timber

Steel

Double brick

Fibre cement

Other

Aluminium

Concrete

Aluminium

Other

Fibre cement

Steel

Curtain glass

Other

Steel

Aluminium

Other

Gross floor area of proposal m<sup>2</sup> (if applicable)

Existing

Proposed

Total

+

=

## INTEGRATED DEVELOPMENT

If the application is for Integrated Development please indicate under which Act/s the licences/permits are required.

Fisheries Management Act

Heritage Act

National Parks and Wildlife Act

Roads Act

Protection of the Environment Operations Act

Rural Fires Act

Water Management Act

Other

+ referral to NPWS

## PRE LODGEMENT/URBAN DESIGN REVIEW PANEL

Have you attended a Prelodgement/UDRP meeting regarding this application?

Yes  No

Reference No.

This must be completed for the Australian Bureau of Statistics



All political donations must be disclosed.

### POLITICAL DONATIONS

The applicant must disclose all reportable donations and gifts made by any person with a financial interest in the application (from 2 years prior to this application up to the time it is determined), including:

- all reportable donations made to any Councillor of Penrith City Council, and
- all gifts made to any Councillor or employee of Penrith City Council.

Any disclosure required must be made in a statement accompanying the relevant application by the person who makes the application. If a further donation or gift is made after the lodgement of the application a further statement is required to be provided within seven days after the donation or gift is made.

Is a disclosure statement required?  Yes  No

If yes, has it been attached to the application? *N/A*  Yes  No

### PRIVACY NOTICE

All information contained in your application including plans and supporting documents may be available for public access or disclosure under the Government Information (Public Access) Act 2009 (GIPA) and other legislation.

The form must be completed correctly and all required information and copies of plans/ documents provided before the application can be accepted.

### ACCEPTANCE OF APPLICATION

Council can only process applications that are complete and comply with lodgement requirements. Applications not accepted will be returned to applicants within fourteen (14) days.

For your reference, a guide to application requirements is contained on the next page. (Please note: certain applications may require the submission of additional information not listed in the guide).

**NEED HELP?** Call our Development Services team on 4732 7991 or see [penrithcity.nsw.gov.au](http://penrithcity.nsw.gov.au)

### OFFICE USE ONLY

*Additional information required before the application will be accepted*

*N/A*

*5x discs for external referrals / Records submitted*

*Disc only to records*

Satisfactory to lodge?  Yes  No

Responsible Officer

Date

*[Signature]*

*19/03/2014*



## SUBMISSION REQUIREMENTS

The matrix identifies the minimum information (plans and supporting documents) required for the most common types of developments.

✓ Indicates this information must be provided.

\* Indicates this additional information must be provided if applying for a Construction Certificate or Complying Development Certificate.

✦ Indicates this information may also be required (refer to the relevant policies or contact Council for further details before lodging your application).

MATRIX OF INFORMATION TO ACCOMPANY APPLICATION	Residential Dwellings	Alterations or Additions to Residential Dwellings	Garage, Outbuilding, Awning Carport, etc	Farm Building	Swimming Pool	Dual Occupancy / Secondary Dwelling	Multi Unit Housing	Commercial / Industrial Building	Alteration and Additions to Commercial / Industrial	Demolition	Subdivision of Land	Septic Tank (Sewage Management)	Advertising Sign	Home Business	Applicant Checklist	Council Checklist - supplied Y/N
	Site Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Floor Plan	✓	✓	✓	✓		✓	✓	✓	✓		✦	✓		✓		
Elevation Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	*		
Section Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✦	*		
Specifications	*	*	*	*	*	*	*	*	*	✓		✓	✦	*		
Statement of Environmental Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
BASIX	✓	✦			✦	✓	✓									
Shadow Diagrams	✦	✦				✦	✦	✦	✦							
Notification Plan (A4)	✓	✓	✓	✓	✓	✓	✓	✦	✦					✓		
Landscaping	✦	✦	✦	✓		✓	✓	✓	✦			✓				
Erosion / Sediment Control	✓	✓	✦	✦	✦	✓	✓	✓	✦	✓	✦	✦	✦			
Drainage Plan (Stormwater) Drainage Plan (Effluent)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✦	✦	✓				
Waste Management Plan	✓	✦		✦	✓	✓	✓	✓	✦	✓				✦		
External Colour Schedule	✓	✓		✓		✓	✓	✓	✓							
Survey / Contour Plans	✓			✦		✓	✓	✓			✓					

### REQUIREMENTS FOR SUBMISSION OF APPLICATIONS, PLANS AND DOCUMENTATION:

- A minimum of 6 complete sets of all plans and documentation.
- Please fold all plans to A4 size. Rolled plans will not be accepted (originals of subdivision certificates may be rolled).
- Notification plans are to be A4 size and are to be kept separate from other plans.
- Notification plans should not include any floor plans that may affect your right to privacy.
- An electronic copy of all plans and documentation is also to be provided in PDF format. One file is to be submitted for each document or plan. File names are to include; document name, plan type, description, and number (including version and date). Exemptions from this requirement may apply to proposals of a minor nature. Digital files must be virus free.

(Where applications for minor development do not provide an electronic copy a scanning fee may apply.)

### MAJOR DEVELOPMENTS

- **Additional types or copies of plans/documents may be required for major developments. Please contact the Development Services Team on 4732 7991 to confirm documentation required.**
- **For applications, including advertised and integrated development, an appointment is required for lodgement. Please contact the Development Services Duty Planner on 4732 7991 to arrange an appointment to lodge your application.**

### CONTACT US

Penrith City Council  
601 High Street  
PENRITH NSW 2750

PO Box 60  
PENRITH NSW 2751, or

**PHONE:** (02) 4732 7991  
**FAX:** (02) 4732 7958  
**EMAIL:** council@penrithcity.nsw.gov.au  
**WEB:** www.penrithcity.nsw.gov.au