

PENRITH CITY COUNCIL

Civic Centre, 601 High Street, Penrith 2750 • PO Box 60, Penrith 2751
 Phone 02 4732 7777 • Fax 02 4732 7879 • Email penrcit@penrithcity.nsw.gov.au • DX 8017 Penrith



INTERNAL USE ONLY

| | | | |
|-------------|------------|-----------------|-----------|
| Fees | \$ 2371.12 | Receipt Date | 31/5/13 |
| Receipt No. | 2474588 | Application No. | DA13/0534 |

TYPE OF APPROVAL(S) (note 1)

| | |
|--|--|
| <input checked="" type="checkbox"/> Development consent <input type="checkbox"/> Subdivision <input type="checkbox"/> Designated development <input type="checkbox"/> Integrated development (nominate approval body below) <input type="checkbox"/> Extension of development consent | <input type="checkbox"/> Building construction certificate <input type="checkbox"/> Engineering construction certificate <input type="checkbox"/> Complying development certificate <input type="checkbox"/> Subdivision certificate <input type="checkbox"/> Approval under Section 68 of the Local Govt. Act (nominate approval below) <input type="checkbox"/> Modify a consent and or construction certificate (See Note 1 - Type of Approval/Modification) |
|--|--|

850/87

DESCRIPTION OF PROPOSAL

Single storey Dwelling.

Total cost of proposal including GST \$ 201,890

PROPERTY DESCRIPTION

Address: Cineria street
 KINGSWOOD.

Lot & DP / SP: 20 DP 1166546.

APPLICANT'S DETAILS

Name(s): Casaview Constructions

Address: PO Box 1336

Suburb: Green valley NSW Postcode: 2168

Phone No. 8183 8800 Mobile No. Fax No. 8183 7794

Contact: rose@casaview.com.au Applicant's signature: [Signature]

BUILDERS DETAILS

Name(s): Casaview Constructions

Address: PO Box 1336

Suburb: Green valley NSW Postcode: 2168

Phone No. 8183 8800 Mobile No. Fax No. 8183 7794

Licence No. 55277C

APPLICATION FORM



OWNERS DETAILS (note 2)

| | | | |
|---|---|------------|------|
| Name(s) | Ramon Sumulong Sese & Lani Caranto Sese | | |
| Address | 5163 Jones street | | |
| Suburb | Kingsford NSW | Postcode | 2747 |
| Phone No. | | Fax No. | |
| | | Mobile No. | |
| Signature(s) of all owners to give consent to the lodgement of this application. | See attached letter. | | |

MATERIALS SCHEDULE

| | |
|---|-------------|
| Gross floor area of new and existing buildings | 104.75 Sqm. |
| Wall construction material | BRICK |
| Floor construction material | CONCRETE |
| Roof construction material | CONCRETE |
| Frame construction material | TIMBER. |
| Swimming pool construction materials | N/A |
| How many storeys does the building have | 1 |
| If residential development, how many dwellings are proposed | 1 |

SEPTIC TANK DETAILS

If you require approval under Section 68 of the Local Government Act for a septic tank you are required to supply the following information and provide detailed plans and specifications.

Aerated system Site disposal system Pump out system

| | |
|---|--|
| Number of People & No. of bedrooms | |
| Brand and model of system | |
| Septic tank capacity | |
| Collection well capacity | |
| Disposal area & site area (m ²) | |

PECUNIARY INTEREST

| | |
|---|------|
| Does Penrith City Council employ the applicant or is the application being submitted on behalf of an employee? (yes or no) | No - |
| Does the applicant have any relationship to any staff or Councillor of Penrith City Council or is the application submitted on behalf of someone who has such a relationship? (yes or no) | No - |
| If you have answered yes to either of the above you must disclose this relationship. | |



PREVIOUS SITE USES & CONTAMINATION

Site contamination can come from a wide range of materials and activities. If you think that your site may be contaminated then you should read Council's Contaminated Land Development Control Plan.

What was the previous use of the subject site?

Vacant land.

NOTES

Note 1 – Type of Approval

- Development Consent** is required for building work, subdivision, use of a premises and demolition. You can lodge a combined application for a development consent and a building construction certificate in certain circumstances.
- Building Construction Certificates** are required to certify that the development is in accordance with the Building Code of Australia. Without this certificate construction work can not commence. Construction certificates can be obtained from Council or a private certifier.
- Subdivision Certificates** are required to allow registration of the plan under the Conveyancing Act 1919.
- Engineering Construction Certificates** are required to certify that the engineering works comply with Council's Engineering Works DCP.
- Designated Development** is a type of development that requires a more significant assessment process including the preparation of an environmental impact statement.
- Extension to Development Consent:** if you wish to extend the life of an existing consent prior to it lapsing.
- Application to Modify a Consent:** If you wish to modify a Development Consent and or Construction Certificate this will apply. Please provide information about the modification in the description of proposal box including the number of the development application or construction certificate that you are proposing to modify. If appropriate please ensure that the plans clearly depict what the modification is by coloring the proposed modification.
- Complying Development Certificate:** is a certificate issued by either Council or a private certifier stating that the development is consistent with Penrith Council Exempt and Complying Local Environmental Plan and Development Control Plan. These replace Development Consent and Building Construction Certificates.
- Integrated Development:** Integrated Development Consent relates to development where consent is required from Council and one or more other approval bodies. If you think that your application may be Integrated Development then you should contact the relevant authority to determine what their application requirements are. These other approvals may include one or more of the following.
 - Fisheries Management Act 1994
 - Heritage Act 1977
 - National Parks and Wildlife Act 1974
 - Pollution Control Act 1970
 - Rivers and Foreshores Improvement Act 1948
 - Roads Act 1993
 - Waste Minimisation and Management Act 1995
 - Water Act 1912
- Other approvals under Section 68 of the LGA:** This includes but is not limited to the following other approvals:
 - Install a sewage management system (septic tank)
 - Structures or places of public entertainment
 - Waste management facilities
 - Swinging a hoist or goods across a public road

Note 2 – Owners Details

This section is to be completed by **all** property owners. If the owner of the property is a company then a director or a secretary of the company must sign the application. If the property is within a strata then the consent of the strata management is also required.

Note 3 – Number of Plans & Supporting Information

Depending on the type of development that you are proposing you will need to provide different quantities of the required information. For example:

- Standard DA – 4 copies
- Advertised development – 6 copies
- Integrated development – check with Council as this varies depending upon the number of additional approval bodies.
- Subdivision – 9 copies



MATRIX OF INFORMATION TO ACCOMPANY APPLICATION (note 3)

| | Residential dwellings | Alteration and additions to residential dwellings | Garage, Outbuilding, Awning, Carport, etc | Farm shed | Swimming pool | Dual occupancy | Multi unit housing | Commercial/Industrial building | Alteration and additions to Commercial/Industrial | Demolition | Subdivision of land | Septic tank | Advertising sign | Home business | Applicant check list | Council check list |
|------------------------------------|-----------------------|---|---|-----------|---------------|----------------|--------------------|--------------------------------|---|------------|---------------------|-------------|------------------|---------------|----------------------|--------------------|
| Site plan | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Floor plan | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | | ◇ | ✓ | | ✓ | | |
| Elevation plan | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | * | | |
| Section plan | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ◇ | * | | |
| Specifications | * | * | * | * | * | * | * | * | * | ✓ | | ✓ | ◇ | * | | |
| Statement of Environmental Effects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ◇ | ✓ | | |
| Energy rating | ✓ | ◇ | | | | ✓ | ✓ | | | | | | | | | |
| Shadow diagrams | ◇ | ◇ | | | | ◇ | ◇ | ◇ | ◇ | | | | | | | |
| Notification plan | ◇ | ◇ | ◇ | ◇ | | ✓ | ✓ | ◇ | ◇ | | | | | ✓ | | |
| Landscaping plan | ◇ | ◇ | ◇ | ✓ | | ✓ | ✓ | ✓ | ◇ | | | ✓ | | | | |
| Erosion/Sediment control | ✓ | ✓ | ◇ | ◇ | ◇ | ✓ | ✓ | ✓ | ◇ | ✓ | ◇ | ◇ | ◇ | | | |
| Drainage plan | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ◇ | ◇ | ✓ | | | | |
| Waste management plan | ✓ | ◇ | | ◇ | ✓ | ✓ | ✓ | ✓ | ◇ | ✓ | | | | ◇ | | |

The table above indicates the minimum information required to be supplied for your particular type of application.

✓ Indicates this information is required

* Indicates this information is required if you are applying for a Construction Certificate or Complying Development Certificate

◇ Indicates this information may be required

Certain applications may require the submission of additional information that has not been listed above.

Council encourages consultation prior to lodging your application. This ensures that many issues may be resolved before an application is lodged and that each application contains all necessary information to enable prompt processing by Council.

APPLICATION ACCEPTANCE - TO BE COMPLETED BY COUNCIL

Additional information required before the application will be accepted

| | | | | |
|-----------------------|----------|---------------------|--|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Satisfactory to lodge | YES / NO | Responsible officer | | Date |

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The headings listed below refer directly to the items listed in the left-hand column of the Matrix of Information on page 4 of the Application Form. This information is provided to assist you with the preparation of your Application and its supporting information.

SITE PLAN (scale of 1:200)

A site plan is an aerial view of the land showing the existing and proposed development. These should include:

- The location of the land, the measurements of the boundaries of the land, and which direction is north.
- The location and uses of buildings, structures, swimming pools and fences that are proposed and already on the land.
- The distances to boundaries and other structures from the proposed development.
- The existing and proposed levels of the land (provide AHD levels on flood affected properties).
- The extent of any cut or fill and details of proposed retaining walls.
- The location of any trees (including street trees), their species names and canopy diameter.
- The location and width of any easement, right of ways and watercourses.
- The location of driveways, laybacks and utility installations (such as light poles) where applicable.
- The landscape area calculation.
- The location and uses of buildings on sites that adjoin the land.

FLOOR PLAN (scale of 1:100)

A floor plan is an aerial view of the internal layout of the development. These should include:

- The layout of the proposed and existing rooms, the room names, areas and dimensions.
- The window and door locations and sizes.
- The wall structure type and thickness.
- The floor levels (provide AHD levels on flood affected properties).
- The location of smoke detectors (where applicable).

ELEVATION PLAN (scale of 1:100)

An elevation plan is an external view of the proposed development. These should include:

- The side on views of each profile of the proposed development.
- The external walls and ridge heights.
- The window and door locations and sizes.
- The external materials and finishes.
- For additions and alterations you must clearly distinguish between the existing and proposed work.
- A 3D coloured perspective may be required for certain developments.

SECTION PLAN (scale of 1:100)

A section plan is a diagram showing a cut through the development at important or typical points. These should include:

- The section names and their location on the floor plan.
- Proposed construction methods for floors, walls and roofs.
- Floor to ceiling heights.

SPECIFICATIONS

A specification is a written statement that details all building materials and methods of construction. This should include:

- The materials to be used, type, size, spacing.
- The construction and installation methods.
- Compliance with or referenced to any relevant Australian Standards and the Building Code of Australia.
- Method of termite control.
- Engineer's details where applicable.

STATEMENT OF ENVIRONMENTAL EFFECTS

A Statement of Environmental Effects is a written document that supports the development application. It demonstrates that, as the applicant, you have considered what impact your development will have on the natural and built environment and how you propose to mitigate any negative effects. All developments will require a Statement of Environmental Effects although the level of detail may vary according to the type of development.

A Statement of Environmental Effects should include, but is not limited to, the following:

Site Suitability -

- Flooding
- Mine subsidence
- Drainage
- Soil erosion
- Landslip
- Bushfire or any other risk

Access and Traffic -

- Driveway access, maneuverability and pedestrian safety.
- Suitability of the existing road network.
- Number of vehicle movements entering and exiting the site, including delivery trucks.
- Number and location of parking spaces.



STATEMENT OF ENVIRONMENTAL EFFECTS (continued)

Streetscape and Design –

- Discuss how the design of the development has taken into consideration the existing streetscape.
- Details of the proposed external finishes, including material type and colour.

Services –

- Discuss the availability of utility services such as power, water, sewer and telephone services.
- Method of sewerage effluent and stormwater disposal.

Privacy, Views and Overshadowing –

- Explanation of shadow diagrams and how they satisfy Council's requirements for solar access.
- How the proposal will impact on neighbouring properties and any measures proposed to reduce the impact.
- How the proposal affects the views of the neighbouring properties and any measures to reduce the impact.

Social and Economic Effects –

- Discuss whether the development will have a positive or negative social impact on the locality. Proposed measures to address any negative impacts are to be provided.
- Discuss what economic impact the development will have on the locality.

Flora and Fauna –

- Discuss whether the development will have a positive or negative social impact on the locality. Proposed measures to address any negative impacts are to be provided.
- In relation to the Threatened Species Conservation Act, discuss the impact that the development will have any threatened or endangered species.

Planning Policies and Controls –

- Address how the development satisfies the relevant planning controls applying to the site and justify any areas of non-compliance.

ENERGY RATING

Council's Residential Development Control Plan 2000 requires that all residential development achieve a minimum 3.5 star energy rating. You will be required to employ a suitably qualified consultant to prepare a NatHERS energy rating certificate to accompany your application or (with the exception of dual occupancy, multi unit housing and complying development) complete the scorecard form Council's Residential Development Control Plan 2000 Volume 1.

In addition, Council's Residential Development Control Plan 2000 requires that hot water heating systems provided with residential development also achieves a minimum 3.5 star energy rating. Details of the proposed hot water system rating are to be included on the certificate or scorecard.

SHADOW DIAGRAMS

Shadow diagrams are to be provided with all two storeys or greater development. Shadow diagrams are to demonstrate shadow impacts from the development at the winter solstice (21st June). The plans are to demonstrate shadows at 9.00am, 12.00noon and 3.00pm. These should show the location of building footprints on adjoining properties where affected by any shadow.

NOTIFICATION PLAN

Council has a Notification Policy which requires that certain development proposals be notified to neighbouring property owners and residents. Where this is required, the development application will need to include an A4 size copy of the site and elevation plans. (Larger developments should also include an A3 size plan as well as the A4 size).

LANDSCAPING INFORMATION

Landscaping information will be required to accompany the development application. The level of detail may vary according to the type of proposal. You are advised to consult with Council's Building Approvals and Environment Protection Department to ascertain the requirements for your particular proposal.

EROSION SEDIMENT CONTROL DETAILS

Where appropriate, details of the proposed method of soil erosion and sediment control are to be provided with the development application. You should consult Council's Soil Erosion and Sediment Control Development Control Plan prior to preparing the details.

DRAINAGE PLAN

Detailed stormwater management plans are to accompany the development application where the development results in additional stormwater run-off. These plans are to include details of pipe sizes and location, size and location of pits, on-site detention areas (where required) and stormwater calculations. If an easement is being created through an adjoining property, then provide evidence of agreement from the owners of that property.

WASTE MANAGEMENT PLAN

A waste management plan is to be provided with the development application in accordance with the requirements of Council's Development Control Plan for Control and Minimisation of Waste.

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