

225



# Application for Development and/or Construction

## Type of Application

Please tick the type/s of applications required

**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 Sewerage 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



<b>Office Use Only</b>	Receipt Date	11/6/13	Fees Paid	\$2210.12
	Application Number	DA13/0574	Receipt Number	2475652

## Property Details

Location of the proposal. All details must be provided.

Lot No/Sec No. DP/SP No. Land No (Office Use)  
 2225 1168992 88629

Street No Street Name  
 GREENWOOD PARKWAY

Suburb Post Code  
 JORDAN SPRINGS 2747

Description of Current and Previous Use/s of the Site  
 VACANT LAND

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

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

SINGLE STOREY RESIDENTIAL DWELLING CONSTRUCTION

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

## Value of Work Proposed

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

\$207180

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

## Applicant Details

First Name/s Surname/s  
 — —

Company Name (if applicable)  
 EDGEWATER HOMES

Street No Street Name / PO Box / DX  
 — PO BOX 264

Suburb Post Code  
 ST MARTS 2760

Contact Phone Number Email Address  
 028602 6111 jsaid@henley.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.

Signature/s Date  
 5-6-13

## Owners Details

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

Owner 1  
Surname

First Name

Owner 2  
Surname

First Name

Company Name (if applicable)

*St James Land Limited*

Name of signatory for company

**ARTHUR ILIAS**

Position held by signatory

*Project Director*

Postal Address

Street Number

Street Name

*30*

*Hickson Rd*

Suburb

*Drumby*

Post Code

*2000*

Contact Phone Number

Email Address

*9673 8850*

This must be completed to 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.

## Owners 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 relative to this application.

Owner 1/Company Signatory

Print

**ARTHUR ILIAS**

Signature

*[Handwritten Signature]*

Date

*9/11/11*

Owner 2

Print

Signature

Date

Details of any pecuniary interest to be disclosed here.

## 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

EDGEWATER

225489 C

Postal Address

Street No.

Street Name

PO BOX 264

Suburb

Post Code

ST MARTS

2760

Contact Phone Number

Email Address

02 8602 6111

—

## Materials to be used

Please Nominate

**Floor**

Concrete

Timber

Other

**Frame**

Timber

Steel

Aluminium

Other

**Walls**

Brick Veneer

Double Brick

Concrete

Fibre Cement

Curtain Glass

Steel

Aluminium

Other

**Roof**

Tiles

Fibre Cement

Aluminium

Steel

Other

This is required to be completed for the Australian Bureau of Statistics

Gross Floor Area of Proposal (if applicable)

Existing

+

Proposed

=

Total

## Integrated Development

If the development is Integrated and requires approval under another Act, please nominate which approvals are required.

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

## Pre Lodgement/Urban Design Review Panel

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

Yes  No

Reference No.

All political donations must be disclosed

## Political Donations

It is required to disclose the following reportable donations and gifts (if any) made by any person with a financial interest in the application within the period commencing two (2) years before the application is made and ending when the application is determined:

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

If required, a disclosure is to 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?

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.

## Acceptance of Application

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

Council will not process applications that are incomplete or non-complying with lodgement requirements. These will not be accepted or may be returned to applicants within fourteen (14) days. A guide to application requirements is contained on the next page. Certain applications may require the submission of additional information not listed in the guide.

### (Office Use)

*Additional Information required before the application will be accepted*

Satisfactory to Lodge?  Yes  No

Responsible Officer

Date

# Submission Requirements

<p style="text-align: center;"><b>MATRIX OF INFORMATION TO ACCOMPANY APPLICATION</b> (see separate information sheet for meanings of symbols)</p>	Residential Dwellings	Alterations or Additions to Residential Dwellings	Garage, Outbuilding, Awning Carport, etc	Farm Building	Swimming Pool	Dual Occupancy	Multi Unit Housing	Commercial / Industrial Building	Alteration and Additions to Commercial / Industrial	Demolition	Subdivision of Land	Septic Tank (Sewage Management)	Advertising Sign	Home Business	Application Checklist	Control Checklist - supplied VYA
	✓	◇	○	◇	○	○	○	○	○	○	○	○	○	○	○	○
Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor Plan	✓	✓	✓	✓		✓	✓	✓	✓		◇	✓		✓	✓	✓
Elevation Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	○	✓	✓
Section Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	◇	○	✓	✓
Specifications	○	○	○	○	○	○	○	○	○	✓		✓	◇	○	NA	✓
Statement of Environment Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BASIX	✓	◇			◇	✓	✓								✓	✓
Shadow Diagrams	◇	◇				◇	◇	◇	◇						NA	✓
Notification Plan (A4)	✓	✓	✓	✓	✓	✓	✓	◇	◇					✓	✓	✓
Landscaping	◇	◇	◇	✓		✓	✓	✓	◇			✓			✓	✓
Erosion/Sediment Control	✓	✓	◇	◇	◇	✓	✓	✓	◇	✓	◇	◇	◇		✓	✓
Drainage Plan (Stormwater)															✓	✓
Drainage Plan (Effluent)	✓	✓	✓	✓	✓	✓	✓	✓	✓	◇	◇	✓			✓	✓
Waste management	✓	◇		◇	✓	✓	✓	✓	◇	✓				◇	✓	✓
External Colour Schedule	✓	✓		✓		✓	✓	✓	✓						✓	✓

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).

### 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 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.)

*NB Additional types or copies of plans/documents may be required for major developments. Please contact the Development Services Department on 4732 7991 to confirm documentation required.*

**Applications for major developments:** (including advertised and integrated development). An appointment is required for lodgement of these applications. Please contact the Development Services Duty Planner on 4732 7991 to arrange an appointment for the lodging of your application.

## Contact Us

**STREET ADDRESS**  
Penrith City Council  
601 High Street  
PENRITH NSW 2750

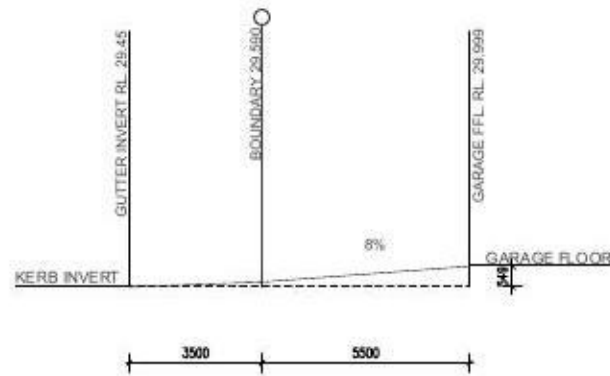
**POSTAL ADDRESS**  
PO Box 60  
PENRITH NSW 2751, or  
DX 8017 PENRITH

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

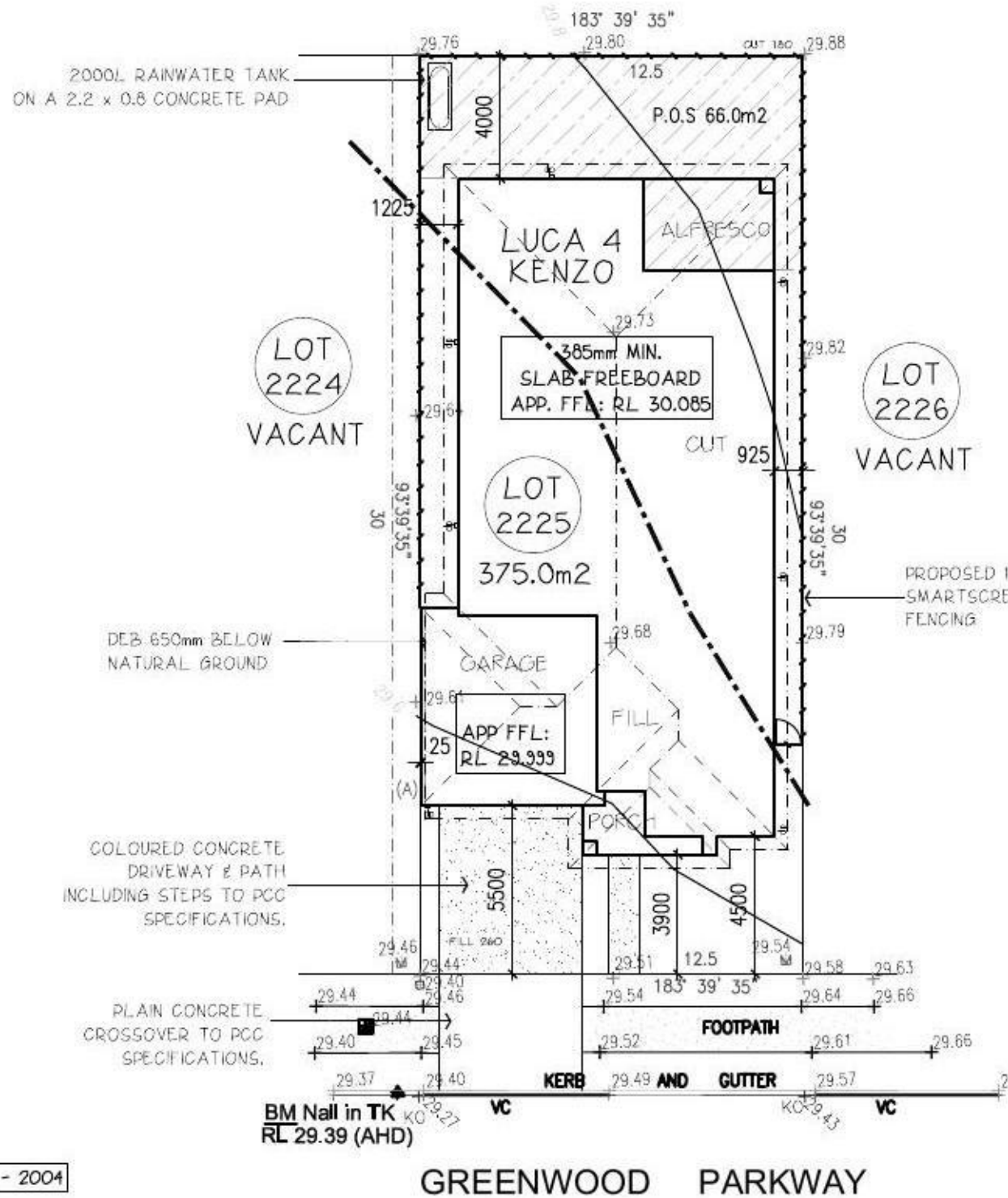


- CONTOUR INTERVALS 0.2 METRES
- ELECTRICITY LIGHT POLE
  - WATER METER
  - HYDRANT
  - COMMUNICATIONS PIT
  - ELECTRICAL TURRET
  - KERB
  - FOOTPATH
  - VEHICLE CROSSING VC
  - KERB OUTLET KO

(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9' WIDE



NOTE: DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS 2890.1 - 2004



### CUT & FILL BUILDING AREA TO RL 29.7 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

#### CUT - LINE

NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED AND MAY CAUSE CHANGES TO THE SITING/HOUSE.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY REVEAL THE REQUIREMENT FOR ADDITIONAL WORKS AND THE SITING MAY CHANGE.

NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE MASONRY CONSTRUCTION



#### SITE COVERAGE ANALYSIS

Area	Area (sqm)	%
Roof Area	256.0	66.7 %
Ground Floor	174.7	
Garage	36.2	
Porch	6.4	
Alfresco	12.9	
Building	230.2	59.9 %
Hard Surface	35.0	9.1 %
Permeable	118.6	31.0 %
Total Area	383.8	100.0 %

DATE	REVISION	DRAWN
31.5.13	REV A CONTRACT PLANS	JS

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SITE PLAN		HAND	LH	SIT	1	Luca 4	Kenzo
DRAWN	JS	D.P	1168992	For	EDGEWATER HOMES		
CHECKED	(CHKBY)	JOB No.	200097	At	LOT 2225 GREENWOOD PARKWAY JORDAN SPRINGS		
SCALE	1:200	Date:	31/05/2013				



**EDGEWATER HOMES**  
 PO Box 550 Moorebank NSW 1875  
 Ph: 9623 7526 Fax: 9673 5560