

PENRITH CITY COUNCIL

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INTERNAL USE ONLY

Fees	\$ 1917.68	Receipt Date	19/4/13
Receipt No.	24693917	Application No.	DA13/0347

TYPE OF APPROVAL(S) (note 1)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Development consent | <input type="checkbox"/> Building construction certificate |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Engineering construction certificate 88067 |
| <input type="checkbox"/> Designated development | <input type="checkbox"/> Complying development certificate 88067 |
| <input type="checkbox"/> Integrated development
(nominate approval body below) | <input type="checkbox"/> Subdivision certificate |
| <input type="checkbox"/> Extension of development consent | <input type="checkbox"/> Approval under Section 68 of the Local Govt. Act
(nominate approval body below) |
| <input type="checkbox"/> Modify a consent and or construction certificate
(See Note 1 - Type of Approval/Modification) | |

DESCRIPTION OF PROPOSAL

Construction of Single storey residential dwelling.

Total cost of proposal including GST \$ 211,360 =

PROPERTY DESCRIPTION

Address	32 Ghera Street KINGSWOOD (GREY OAKS ESTATE)	RECEIVED D/MGT 22 APR 2013
Lot & DP / SP	19 DP# 1166546	PENRITH CITY COUNCIL

APPLICANTS DETAILS

Name(s)	CASAVIEW CONSTRUCTIONS		
Address	PO Box 1336		
Suburb	Green valley	NSW	Postcode 2168
Phone No.	8783 8800	Mobile No.	Fax No. 8783 7794
Contact	ros@casaview.com.au	Applicant's signature	<i>Rosanna</i>

BUILDERS DETAILS

Name(s)	CASAVIEW CONSTRUCTIONS		
Address	PO Box 1336		
Suburb	Green valley	NSW	Postcode 2168
Phone No.	8783 8800	Mobile No.	Fax No. 8783 7794
Licence No.	552776		

APPLICATION FORM



OWNERS DETAILS (note 2)

Name(s)	Kristian Catanzaro & Carmel Rae Fletcher.		
Address	1 Baringa Road		
Suburb	Mortdale	NSW	Postcode 2223
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	175.58 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

1. **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.
2. **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.
3. **Subdivision Certificates** are required to allow registration of the plan under the Conveyancing Act 1919.
4. **Engineering Construction Certificates** are required to certify that the engineering works comply with Council's Engineering Works DCP.
5. **Designated Development** is a type of development that requires a more significant assessment process including the preparation of an environmental impact statement.
6. **Extension to Development Consent:** if you wish to extend the life of an existing consent prior to it lapsing.
7. **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.
8. **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.
9. **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
10. **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

Yes Only 19/4/13

Satisfactory to lodge	YES / NO	Responsible officer	Date
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