

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.

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

☒ DEVELOPMENT APPLICATION

Please also nominate below (if applicable)

- | | | | |
|--|--|-------|----------------------|
| <input type="checkbox"/> Designated Development | <input type="checkbox"/> Modification (S96) | DA No | <input type="text"/> |
| <input checked="" type="checkbox"/> Integrated Development | <input type="checkbox"/> Extension of Consent | DA No | <input type="text"/> |
| <input type="checkbox"/> Advertised Development | <input type="checkbox"/> Review of Determination | DA No | <input type="text"/> |
| <input type="checkbox"/> Other | <input type="text"/> | | |

☒ 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

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

☐ 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

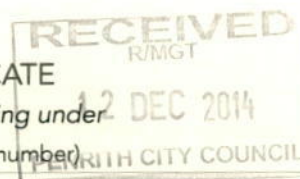
(Section 68 Local Government Act 1993)

☐ Aerated (brand and model)

☐ On-site disposal or ☐ Pump-out

☐ Irrigation ☐ Trench disposal

☐ OTHER APPROVALS (Section 68 Local Government Act 1993)



PENRITH
CITY COUNCIL

OFFICE USE ONLY

Receipt Date

3.12.14

Fees Paid

22153.81

Application Number

DA14/1528

Receipt Number

2538796

PROPERTY DETAILS

Location of the proposal.
Please provide all details.

Lot No./Sec No.	DP/SP No.	Land No. (Office use)
21	1194338	90003
Street No.	Street name	
2-20	Lakeside Parade	
Suburb	Post code	
Jordan Springs NSW	2747	

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

Vacant land.

Is this use still operating?

☒ Yes ☐ No

If no, when did the use cease?

N/A

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

DESCRIPTION OF THE PROPOSAL

Subdivision of existing 1 lot into 51 torrens title lots including associated road construction, drainage works and integrated development

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.

\$10,188,178.00

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

Ancon Development Group Pty Ltd C/- J Wyndham Prince Pty Ltd

Street No.

Street name / PO Box / DX

PO Box 4366

Suburb

Post code

Penrith Westfield NSW

2750

Contact name

Andrew Taylor

Contact phone number

02) 4720 3322

Email address

ataylor@jwprince.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

PENRITH
CITY COUNCIL

03/12/14

OWNER'S 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

First name

Surname

Owner 2

First name

Surname

Postal address

Street No.

Street name

Suburb

NSW

Post code

Contact phone number

02) 9678 9456

Email address

tony@ancon.net.au

Company name (if applicable)

Ancon Development Group Pty Ltd

Name of signatory for company

Tony Commisso

Position held by signatory

Sole Director / Secretary

OWNER'S CONSENT

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.

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

Tony Commisso

Signature

Date

Owner 2

Print

Signature

Date

PECUNIARY INTEREST

Details of any pecuniary interest to be disclosed here.

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

N/A

BUILDER/OWNER BUILDER DETAILS

Please nominate

☒ Licenced Builder

☐ Owner Builder

First name

Surname/Company name

Licence No.

Ancon Development Group

140758C

Postal address

Street No.

Street name

2/5

McCormack Street

Suburb

Post code

Arndell Park NSW

2148

Contact phone number

Email address

02) 9678 9456

jason@ancon.net.au

This must be completed
for the Australian Bureau
of Statistics

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 m² (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

PRE LODGEMENT/URBAN DESIGN REVIEW PANEL

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

☒ Yes ☐ No

Reference No. 30/7/2014

All political donations must be disclosed.

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

☐ Yes ☒ No

☐ Yes ☐ No

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

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).

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

☒ Yes ☐ No

Kate Smith

3.12.2014.

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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
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

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