



**RECEIVED**  
D/MGT  
11 JUN 2014  
**PENRITH CITY COUNCIL**

# 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)

- 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       Subdivision Certificate
- Existing        Strata
- Proposed        Land/Torrens Title
- Road  Yes       Community Title
- No      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)

<b>OFFICE USE ONLY</b>	Receipt Date	Fees Paid
	5.6.14	\$1848.
Application Number	Receipt Number	
DA14/0603	2517269	

**PENRITH CITY COUNCIL**

### PROPERTY DETAILS

Location of the proposal.  
Please provide all details.

Lot No./Sec No.	DP/SP No.	Land No. (Office use)
1	1166546	86049
Street No.	Street name	
20	O'Connell Street	
Suburb	Post code	
Caddens	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?

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

### DESCRIPTION OF THE PROPOSAL

Construction of a dual occupancy development, associated garages and landscaping.

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.

350,000.00

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

Universal Property Group Pty Ltd

Street No.

Street name / PO Box / DX

P O Box 270

Suburb

Post code

Wentworthville

2145

Contact name

Poonam Chauhan

Contact phone number

Email address

9636 2465

poonam@bathla.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



28/05/2014

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)  
Universal Property Group Pty Ltd

Name of signatory for company  
Bhart Bhushan

Position held by signatory  
Director

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

### 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   
Bhart Bhushan *Bhart Bhushan* 28/02/2014

Owner 2  
Print  Signature  Date   
  28/02/2014

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.

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

0

+

135.0

=

135.0

## 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.

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?  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

### OFFICE USE ONLY

Additional information required before the application will be accepted

- Semidetached LEP 2009.  
 ↓  
 torrens subdivision  
 each dwelling on own lot  
 of land.

Satisfactory to lodge?  Yes  No

Responsible Officer

Date

Kate./Aron

~~30.5.14~~ 5/6/14

planning dpt.

Change description to read exhibition name KS. 10.b.14.

## 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