

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)

<input type="checkbox"/> Designated Development	<input type="checkbox"/> Modification (S96)	DA No	<input type="text"/>
<input type="checkbox"/> Integrated Development	<input checked="" type="checkbox"/> Extension of Consent	DA No	17/0592
<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

☐ 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.

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

OFFICE USE ONLY

Receipt Number

Date

Amount

Application Number(s)

**PENRITH
CITY COUNCIL**

Location of the proposal. All details must be provided.

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

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

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

All correspondence relating to the application will be directed to the applicant. The applicant may be, but is not necessarily, the owner. The applicant's name will appear on the consent.

Council will use this email for correspondence. This field is mandatory, please print clearly.

PROPERTY DETAILS

Lot No/Sec No.

176

DP/SP No.

1203990

Land No. (Office Use)

Street No.

62

Street Name

Bradley Street

Suburb

Glenmore Park

Post Code

2745

Description of current and previous use/s of the site

Currently vacant land

Is this use still operating? ☒ Yes ☐ No

If no, when did the use cease?

DESCRIPTION OF THE PROPOSAL

Community Title Subdivision x 26 Residential Lots & 1 Community Lot & Construction of 22 x Two (2) Storey Terrace Dwellings, Access Road and Visitor Car Parking.

Reason for extension request:

The property market downturn in 2017/2018 severely impacted and slowed property sales thus impacting the feasibility of the development.

Additionally, the Banking Royal Commission resulted in uncertainty in financial markets. As a result project commencement was postponed.

Furthermore, an extension is also being sought as a Section 4.55 modification with design improvements was lodged on 31 July 2019 and is awaiting review and determination by Council.

VALUE OF WORK PROPOSED

Must include materials, labour costs and GST. Subdivision applications are to provide details of costs of construction.

\$6,030,279

Major developments are to provide Capital Investment Value (CIV) where required.

APPLICANT DETAILS

Name / Company Name

Nash Project Management

Street No.

Street Name 1 / PO Box

Suite 3, Level 1

Street Name 2

8 West st

Suburb

North Sydney

Post Code

2060

Contact Name

Ken Douglas-Hill

Contact Phone Number

0424 411 321

Email Address

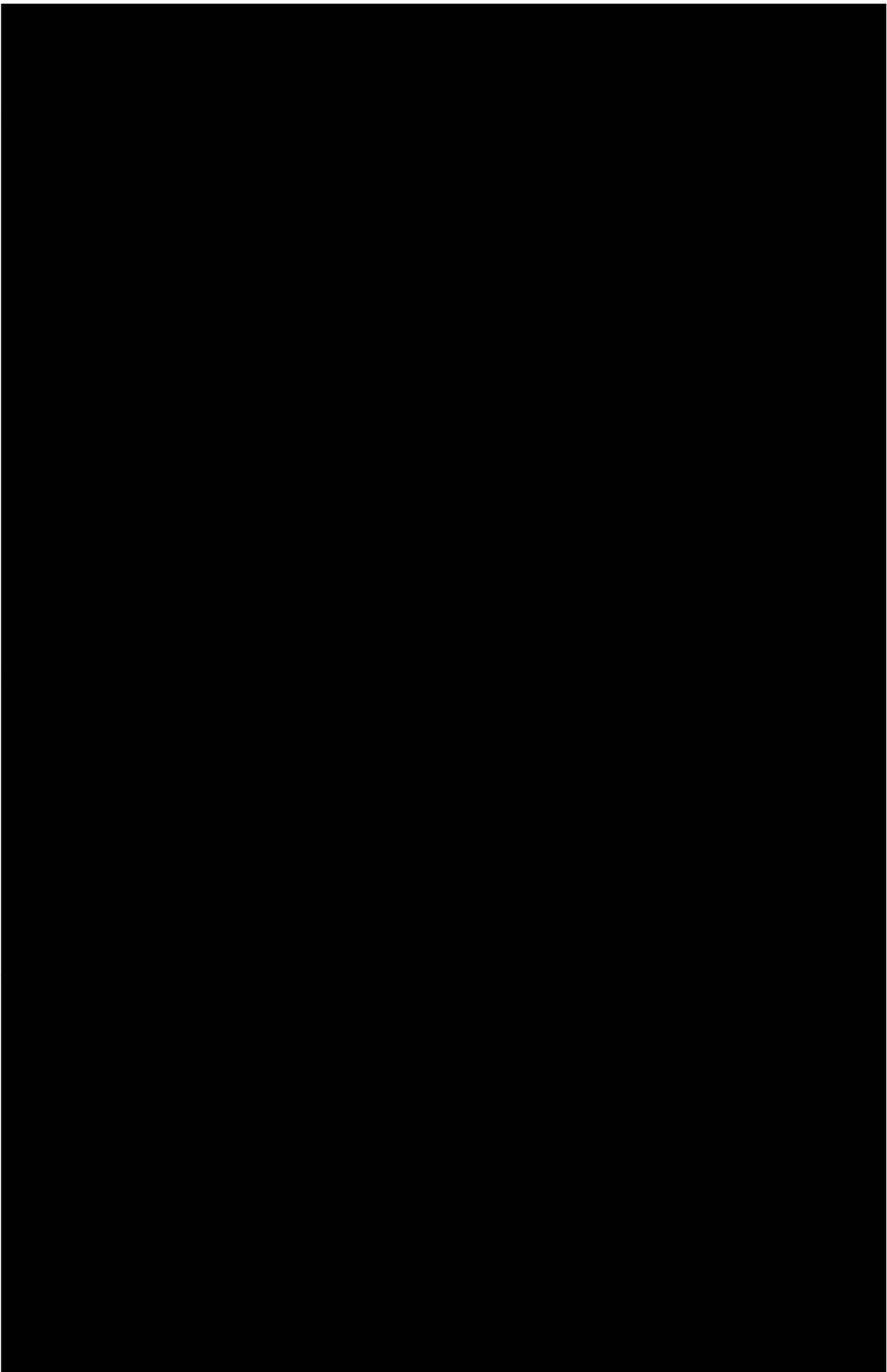
kdouglas-hill@nashmanagement.com.au

**PENRITH
CITY COUNCIL**

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

.....
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.

.....
Details of any pecuniary interest to be disclosed here



BUILDER/OWNER BUILDER DETAILS

Please Nominate

☒ Licenced Builder

☐ Owner Builder

First Name

Surname/Company Name

Licence No.

To be confirmed

Postal Address

Street No.

Street Name

Suburb

Post Code

Contact Phone Number

Email Address

MATERIALS TO BE USED

Please Nominate

Walls

☐ Brick Veneer

☐ Double Brick

☒ Concrete

☒ Fibre Cement

☐ Curtain Glass

☐ Steel

☐ Aluminium

☐ Other

Roof

☐ Tiles

☐ Fibre Cement

☒ Aluminium

☐ Steel

☐ Other

Floor

☒ Concrete

☒ Timber

☐ Other

Frame

☒ Timber

☐ Steel

☐ Aluminium

☐ Other

Gross Floor Area of Proposal (if applicable)

Existing

Proposed

Total

0

+

=

INTEGRATED DEVELOPMENT

☐ Fisheries Management Act

☐ National Parks and Wildlife Act

☐ Water Management Act

☐ Protection of the Environment
Operations Act

☐ Heritage Act

☐ Roads Act

☐ Rural Fires Act

☐ Other

PRE LODGEMENT/URBAN DESIGN REVIEW PANEL

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

☐ Yes

☒ No

Reference No.

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

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

If you answered 'yes' to this question, you are required to include a written summary within your submission about how the advice has been incorporated into your design. This may be included in your statement of environmental effects.

LODGEMENT

Electronic lodgement removes the need for multiple hard copies of plans and documents, and helps us assess your application more efficiently. You need to provide:

- **1 complete set of all plans and documentation in hard copy format** (see rules below), and
- **1 complete set of all plans and documentation in electronic format** (see rules below), on a CD or USB.
- **Applications that require neighbour notification are to supply 6 hard copy A4 notification plans** (see rules below).

Upon release of the determination, we will send all documentation and plans in an electronic format to the email address you provided in your application.

If you require hard copy documents and plans with your determination, a printing and postage fee will apply. We will contact you prior to release of the determination to confirm the fee (see applicant's declaration on page 6 to nominate this option).

RULES FOR ELECTRONIC COPIES

All DAs should be accompanied by an electronic copy of all plans and supporting documents. Where an electronic copy is not provided, a scanning fee will apply. Any CD/USB provided becomes Council's property.

Electronic documents must be:

- ✓ virus free
- ✓ submitted in PDF format
- ✓ Electronic modelling data, eg. MUSIC files and flood models must be submitted in their true file type (eg. sqz) and

Electronic documents must not be:

- ✗ protected by security settings or passwords, or
- ✗ stored within folder structures

Electronic plans

All different plan and report types require individual PDF files. For example building work or architectural plans (eg site, plan, floor plan, sections and elevations) are to be in one file and named as architectural plans. Other plan types are also to be in one file and individually named for example stormwater plans or engineering plans

Reports or assessments are also to be saved and named separately. For example the statement of environmental effects, traffic, contamination or geotechnical report.

File names must include the name of the file/document first, followed by the address of the property.

RULES FOR HARD COPIES

- ✓ All DAs should be accompanied by an electronic copy of all plans and supporting documents (see above)
- ✓ all plans are folded to A4 size
- ✓ only originals of subdivision certificates are rolled
- ✓ notification plans:
 - are A4 size
 - are kept separate from other plans, and
 - do not include any floor plans that affect your right to privacy

MAJOR APPLICATIONS

- Additional CDs /USBs will be required for major and integrated developments
- An appointment is required to lodge an advertised or integrated development (please contact Council on the below number to make an appointment)
- Certain applications may require the submission of additional information not listed in the guide

Please contact the Development and Environmental Health team on 4732 7991 to confirm documentation required.

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	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 Environment Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
BASIX	✓	✦			✦	✓	✓									
Shadow Diagrams	✦	✦				✦	✦	✦	✦							
Notification Plan (A4)	✓	✓	✓	✓	✓	✓	✓	✦	✦					✓		
Landscaping	✦	✦	✦	✓		✓	✓	✓	✦			✓				
Erosion/Sediment Control	✓	✓	✦	✦	✦	✓	✓	✓	✦	✓	✦	✦	✦			
Drainage Plan to AHD (Stormwater)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✦	✦	✓				
Drainage Plan (Effluent)																
Waste management	✓	✦		✦	✓	✓	✓	✓	✦	✓				✦		
External Colour Schedule	✓	✓		✓		✓	✓	✓	✓							
Building Sustainability Rating Certificate	✓	✓				✓	✓	✦	✦		✦					
Site and Soil Assessment Report	✦	✦	✦		✦						✦	✦		✦		

Are all electronic files supplied in PDF format? ☒ Yes ☐ No

If no, what other file types are included? (eg. sqz)

APPLICANT'S DECLARATION

Checklist must be completed prior to declaration.

- ☒ I declare that all particulars supplied are correct and all information required, as outlined in the above matrix, have been supplied. I also certify that all information supplied electronically is a true copy of all plans and documents submitted with this application and that electronic data is not corrupt 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 Councils offices, on Councils website and to third parties on request both during and after the assessment is completed.
- ☒ I require determination documents in hard copy. I understand that a printing and postage fee applies and that I will be contacted prior to release of the documents to confirm this fee.

Signature/s



Date

11/12/19

All political donations must be disclosed.

POLITICAL DONATIONS

All 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), must be disclosed 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 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 must 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

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.

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

OFFICE USE ONLY

Additional Information required before the application will be accepted

This is an electronic Development Application

☐ Yes ☐ No

Value of work acceptable

☐ Yes ☐ No

Declaration signed and matrix checklist completed

☐ Yes ☐ No

Satisfactory to Lodge?

☐ Yes ☐ No

Responsible Officer

Date

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

**PENRITH
CITY COUNCIL**

