

Application for Development and/or Construction

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

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) |
| <input type="checkbox"/> Integrated Development | <input type="checkbox"/> Extension of Consent |
| <input type="checkbox"/> Advertised Development | <input type="checkbox"/> Review of Determination |
| <input type="checkbox"/> 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

Irrigation

Trench Disposal

Pump Out

Other Approvals (Section 68 Local Government Act 1993)

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D/MGT
16 NOV 2012
PENRITH CITY COUNCIL

DA No: _____
DA No: _____
DA No: _____

Office Use Only	Receipt Date	Fees Paid
	16-11-12	2332.40
Application Number	Receipt Number	
DA 12/1199	2454441	

Property Details

Location of the proposal.
All details must be provided.

Lot No/Sec No. DP/SP No. Land No (Office Use)
1170

Street No Street Name
Bartlett Place

Suburb Post Code
Penrith 2750

Description of Current and Previous and Use/s of the Site
vacant

Is this use still operating? If no, when did the use cease?
 Yes No

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.

Description of the Proposal

Lot 1170 in unregistered plan of subdivision by Craig & Rhodes Ref: 72-10.1.1, being part Lot 1 DP532379

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.

\$ 259,314.00

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

Applicant Details

First Name/s Surname/s

Company Name (if applicable)
Eden Brae Homes

Street No Street Name
PO Box 7210

Suburb Post Code
Baulkham Hills BC 2153

Contact Phone Number Email Address
8860 9222 jenkins@edenbraehomes.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
per [Signature] 18.10.12

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)
LANDCOM

Name of signatory for company
Matthew White

Position held by signatory
Development Director

Postal Address
 Street Number: **330** Street Name: **Church Street**

Suburb: **Parramatta** Post Code: **2150**

Contact Phone Number: **9841 8600** Email Address:

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	Signature	Date
Matthew White	[Signature]	25/10/12

Owner 2	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: Eden Brae Homes Licence No: 120300C

Postal Address
Street No.: PO Box Street Name: 7210

Suburb: Baulkham Hills BC Post Code: 2153

Contact Phone Number: 8860 9222 Email Address: ljenkins@edenbraehomes.com.au

Materials to be used

Please Nominate

Floor	Frame	Walls	Roof
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input checked="" type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Tiles
<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Double Brick	<input type="checkbox"/> Fibre Cement
<input type="checkbox"/> Other	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Concrete	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other	<input type="checkbox"/> Fibre Cement	<input type="checkbox"/> Steel
		<input type="checkbox"/> Curtain Glass	<input type="checkbox"/> Other
		<input type="checkbox"/> Steel	
		<input type="checkbox"/> Aluminium	
		<input type="checkbox"/> Other	

Gross Floor Area of Proposal (if applicable)

Existing: 0 + Proposed: 219.4 = Total: 219.4

Integrated Development

If the Application is for Integrated Development Please indicate under which Act/s the Licences/Permits are required.

- Fisheries Management Act
- National Parks and Wildlife Act
- Protection of the Environment Operations Act
- Water Management 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.

Political Donations

All political donations must be disclosed

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)

Satisfactory to Lodge? Yes No

Additional Information required before the application will be accepted

Responsible Officer

[Signature]

Date

16/11/12

Submission Requirements

MATRIX OF INFORMATION TO ACCOMPANY APPLICATION
(see separate information sheet)

	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 1/1/11
Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elevation Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Section Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specifications	✳	✳	✳	✳	✳	✳	✳	✳	✳	✓	✓	✓	✓	✳	✓	✓
Statement of Environment Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BASIX	✓	✳	✓	✓	✳	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shadow Diagrams	✳	✳	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Notification Plan (A4)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lanscaping	✳	✳	✳	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Erosion/Sediment Control	✓	✓	✳	✳	✳	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drainage Plan (Stormwater)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drainage Plan (Effluent)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waste management	✓	✳	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Colour Schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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
FACSIMILIE: (02) 4732 7958
EMAIL: council@penrithcity.nsw.gov.au
WEB: www.penrithcity.nsw.gov.au

Penrith City Council DA Lodgement Checklist (Ph: 4732 7777)**9.2**

Client Name/s:	0016307 EBH / Landcom
Site Address:	Lot 1170 Bartlett Pl, Penrith

NEW DWELLING

- Development Application Form
- 9 Full Sets of Drawings A3 size
- 6 Shadow Diagrams (Double storey only)
- 9 Statement of Environmental Effects
- 1 Sets of Plans for Notification (No floor plans included) A4
- Cheque for Lodgment Fees
- 9 Waste Management Plans
- 9 Basix and Nathers Report
- 9 Basix & Nathers stamped Plans
- 6 External Colour Selections
- 6 Developer Approved Plans (if applicable)
- 9 Landscape Plans (if applicable)
- Copy of all Documents on Disk
- Copy of Owners Consent

CHEQUE VOUCHER

Company:	Eden Brae Homes
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Payee:	Penrith City Council	Vendor Number:	SIMONE
Address:	Civic Centre, 601 High Street Penrith NSW 2750 Phone: 02 4732 7777 Fax: 02 4732 7879	RETURN TO: Emma Smith FOR HAND DELIVERY	

Details:	DA fees		
	Job Address:	Lot 1170 Bartlett Place, PENRITH	
	Client:	EDEN BRAE HOMES	
	Job No:	16307	
	Sq Meters:	_____	Price: \$ 259,314.00
	Break Up:	single storey dwelling	
		DA Application	\$ 1,183.40 GST Included
		Environmental Compliance Levy	\$ 57.00
		Notification - Neighbours	\$ -
		Infrastructure Inspection & Admin	\$ 185.00
	Road Opening Permit Fee (\$191)		
	Vehicle crossover (\$130)		
	LSL	\$ 907.00	

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 13 NOV 2012

G/L code:	Job Number & Code:	16307/006	Amount:	\$2,332.40
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Requisitioned By:	Lynn Jenkins
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Approved By:	
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Date:	7.11.12
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North Penrith - Integrated Housing Development Application Checklist

LOT 1170 BARLETT PLACE, PENRITH

	Provided	Copies
Architectural Drawings (scale):	<input checked="" type="checkbox"/>	
Site Analysis <i>This must include:</i> <ul style="list-style-type: none"> • Site Boundaries and dimensions. • Contours or Australian Height Datum ground levels. • Existing services/ easements. • Any geotechnical hazards or restricted development areas. • Location of existing buildings/structures. • Location of existing trees (including girth and spread of canopy) and significant vegetation/topographical features. • Street features 	<input checked="" type="checkbox"/>	9
Site plan (1:200) <i>A site plan is an aerial view of the land showing the existing and proposed development. These should include:</i> <ul style="list-style-type: none"> • The location of the land, the measurements of the boundaries of the land, and which direction is north. • The location and uses of buildings, structures, swimming pools and fences that are proposed and already on the land. • The distances to boundaries and other structures from the proposed development. • The existing and proposed levels of the land (provide AHD levels on flood affected properties). • The extent of any cut or fill and details of proposed retaining walls. • The location of any trees (including street trees), their species names and canopy diameter. • The location and width of any easement, right of ways and watercourses. • The location of driveways, laybacks and utility installations (such as light poles) where applicable. • The landscape area calculation. • The location and uses of buildings on sites that adjoin the land. 	<input checked="" type="checkbox"/>	9
Floor plans (1:100) <i>A floor plan is an aerial view of the internal layout of the development. These should include:</i> <ul style="list-style-type: none"> • The layout of the proposed and existing rooms, the room names, areas and dimensions. • The window and door locations and sizes. • The wall structure type and thickness. • The floor levels (provide AHD levels on flood affected properties). 	<input checked="" type="checkbox"/>	9
Elevation plans (1:100) <i>An elevation plan is an external view of the proposed development. These should include:</i> <ul style="list-style-type: none"> • The side on views of each profile of the proposed development. • The external walls and ridge heights. • The window and door locations and sizes. • The external materials and finishes. • For additions and alterations you must clearly distinguish between the existing and proposed work. 	<input checked="" type="checkbox"/>	9
Section plans (1:100) <i>Showing a cut through of the development at important or typical points. These should include:</i> <ul style="list-style-type: none"> • The section names and their location on the floor plan. • Proposed construction methods for floors, walls and roofs. • Floor to ceiling heights. 	<input checked="" type="checkbox"/>	9
Notification plan <i>A4 copy of the site plan and an elevation plan.</i>	<input checked="" type="checkbox"/>	1

<p>Statement of Environmental Effects</p> <p><i>This must include:</i></p> <ul style="list-style-type: none"> • Site suitability • Access and traffic • Streetscape and design • Services • Privacy, views and overshadowing • Social and economic effects • Flora and fauna • Planning policies and controls 	<input checked="" type="checkbox"/>	9
<p>Landscape plan</p> <p><i>This must include:</i></p> <ul style="list-style-type: none"> • All existing trees, landscape features and prominent structures. • A schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements. • Details indicating a minimum of 300mm of good quality topsoil to all garden beds. • Details indicating a minimum of 150mm of good quality topsoil to all park areas. • All garden bed areas to be clearly defined by brick, concrete or timber edging with its top edge finishing flush with the surface of adjacent grass areas. 	<input checked="" type="checkbox"/>	9
<p>Erosion/Sediment Control Plan</p> <p><i>This plan should detail the sediment and erosion controls to be installed on site, including: site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles, dust control.</i></p>	<input checked="" type="checkbox"/>	9
<p>Drainage plan</p> <p><i>This plan should include:</i></p> <ul style="list-style-type: none"> • Pipe sizes and location • Size and location of pits • On-site detention areas • Stormwater calculations 	<input checked="" type="checkbox"/>	9
<p>Waste management plan</p> <p><i>The Plan must be in accordance with the requirements of Council's Development Control Plan for Control and Minimisation of Waste. It should also include:</i></p> <ul style="list-style-type: none"> • Location of waste storage area (garbage and recycling) • Location of collection area • Construction of storage room • Number of bins (garbage and recycling) • Hours of collection 	<input checked="" type="checkbox"/>	9
<p>BASIX Certificate</p> <p><i>List the schedule of commitments for the application.</i></p>	<input checked="" type="checkbox"/>	9
<p>Land owners consent</p> <p><i>A signature from the landowner consenting to the proposed development.</i></p>	<input checked="" type="checkbox"/>	1
<p>Signed DA Form</p> <p><i>The complete DA form along with all of the deliverables found in this table.</i></p>	<input checked="" type="checkbox"/>	1
<p>CD of DA</p> <p><i>A CD the complete DA package (i.e. all the items listed on this checklist). Note: a copy of the DA form and land owners consent do not need to be provided on the CD.</i></p>	<input checked="" type="checkbox"/>	1