

# 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="checkbox"/> Integrated Development | <input type="checkbox"/> Extension of Consent    | DA No |
| <input type="checkbox"/> Advertised Development | <input type="checkbox"/> Review of Determination | DA No |
| <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

.....  
 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)

**OFFICE USE ONLY**

Receipt Date

Fees Paid

Application Number

Receipt Number

**PENRITH CITY COUNCIL**

**PROPERTY DETAILS**

Location of the proposal. Please provide all details.

Lot No./Sec No. **136** DP/SP No. Land No. (Office use)

Street No. Street name **Thornton Drive**

Suburb **Thornton** Post code **2750**

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?

**DESCRIPTION OF THE PROPOSAL**

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

**Construction of a new Double Storey residential terrace dwelling**

**VALUE OF WORK PROPOSED**

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

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.

**\$326,358.00**

**APPLICANT DETAILS**

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

Name/Company name **Zac Homes P/L**

Street No. Street name / PO Box / DX **1/32 Green Avenue**

Suburb **Penrith** Post code **2750**

Contact name **Kelly Zaccazan**

Contact phone number **47242500** Email address **info@zachomes.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 **Kzaccazan** Date **24/11/14**

**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.

Refer to attached letter

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) \_\_\_\_\_

Name of signatory for company \_\_\_\_\_

Position held by signatory \_\_\_\_\_

**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 \_\_\_\_\_ 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

**BUILDER/OWNER BUILDER DETAILS**

Please nominate

Licenced Builder

Owner Builder

First name: [ ] Surname/Company name: Zac Homes PL Licence No.: 47259C

Postal address  
Street No.: 1/232 Street name: Coreen Avenue

Suburb: Penrith Post code: 2750

Contact phone number: 47242500 Email address: info@zachomes.com.au

**MATERIALS TO BE USED**

Please nominate

This must be completed for the Australian Bureau of Statistics

- |  |  |  |   |
|--|--|--|---|
| <b>Floor</b>                                 | <b>Frame</b>                               | <b>Walls</b>                                     | <b>Roof</b>                               |
| <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 m<sup>2</sup> (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.

- |   |  |
|---|--|
| <input type="checkbox"/> Fisheries Management Act                     | <input type="checkbox"/> Heritage Act    |
| <input type="checkbox"/> National Parks and Wildlife Act              | <input type="checkbox"/> Roads Act       |
| <input type="checkbox"/> Protection of the Environment Operations Act | <input type="checkbox"/> Rural Fires Act |
| <input type="checkbox"/> Water Management Act                         | <input type="checkbox"/> 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](http://penrithcity.nsw.gov.au)

### OFFICE USE ONLY

*Additional information required before the application will be accepted*

Satisfactory to lodge?  Yes  No

Responsible Officer

Date

## 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	SUBMISSION REQUIREMENTS															
	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

**PENRITH  
CITY COUNCIL**

5 September 2014

Penrith City Council  
PO BOX 60  
Penrith NSW 2750

**Owner's Consent to Lodge Application – Thornton, Lot 1197 DP No. 1171491**

Landcom (now trading as UrbanGrowth NSW) is the registered owner of the Lot 1197 at Thornton. The subdivision of Lot 1197 is proposed to create future Lot 2390. The lots listed below are to be created from a future subdivision of lot 2390 as per DA14/0934 currently with Penrith council.

I am duly authorised to grant owner's consent on behalf of Landcom and accordingly hereby confirm consent to the lodging development applications and construction certificate applications for the following lots:

Builder	Lots	
ZAC Homes	125	134
	126	135
	127	136
	128	137
	129	138
	130	139
	131	140
	132	141
	133	142

Please don't hesitate to contact me if you have any queries in regards to the above.

Yours sincerely,



**Paul Kingston  
Development Manager**