

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

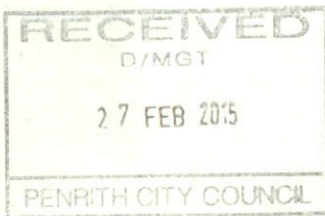
Strata

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	24/2/15	Fees Paid	\$77,690.17
	Application Number	DA15/0163	Receipt Number	2317121

PROPERTY DETAILS

Location of the proposal.
Please provide all details.

Lot No./Sec No. DP/SP No. Land No. (Office use)
3989&3991 1190132 89538 + 89533

Street No. Street name
 Jordan Springs Boulevard

Suburb Post code
Jordan Springs 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? If no, when did the use cease?
 Yes No

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

DESCRIPTION OF THE PROPOSAL
Redevelopment to include construction of 1 x mixed building containing ground level commercial premises and shop top housing and 4 x apartment buildings containing a total of 201 apartments supported by basement level parking, landscaping, open space, road network and associated site preparation works including tree removal and land forming works.

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.
\$55,472,476.00

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
Synergy Development Group

Street No. Street name / PO Box / DX
14 Enterprise Circuit PO Box 314
Suburb Post code
Presetons Casula 2170

Contact name
Amen Zoabi

Contact phone number Email address
9426 6900 azoabi@binah.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
 _____

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
Ahmad

Surname
Sakr

Owner 2
First name

Surname

Postal address

Street No.

Street name

40

Drummond Street

Suburb

Greenvale

Post code

3059

Contact phone number

03 9333 5227

Email address

ahmad.s@cidgroup.com.au

Company name (if applicable)

CID Group Pty Ltd

Name of signatory for company

Ahmad Sakr

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

AHMAD SAKR

Signature



Date

24/2/15

Owner 2

Print

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

.....
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

Satisfactory to lodge? Yes No

Responsible Officer

Date



24-2-15

**PENRITH
CITY COUNCIL**

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.**

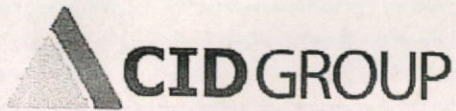
CONTACT US

Penrith City Council
601 High Street
PENRITH NSW 2750

PO Box 60
PENRITH NSW 2751, or

(02) 4732 7991
(02) 4732 7958
council@penrithcity.nsw.gov.au
www.penrithcity.nsw.gov.au

**PENRITH
CITY COUNCIL**



24/02/2015

Dear Sir or Madam,

I Ahmad Sakr is the sole director of CID Group Pty Ltd, authorise Amen Zoabi of Synergy Developments to lodge the DA Stage 1 of the development on property corner of Jordan Springs Boulevard and Lakeside Parade, Jordan Springs.

If you require any further information please do not hesitate to make contact with my office on 9333 5227.

Regards,

A handwritten signature in black ink, appearing to be "Ahmad Sakr".

Ahmad Sakr
Encl.