

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

### SUBDIVISION

Number of lots

Subdivision Certificate

Existing

6

Strata

Proposed

S4

Land/Torrens Title

Road

Yes  
No

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

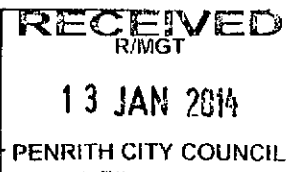
Related DA No

### 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)

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<b>OFFICE USE ONLY</b>	<b>Receipt Date</b>	<b>Receipt Ref</b>
	24.12.13	26302
<b>Application Number</b>	<b>Receipt Number</b>	
13/1503	2499493	

Lot 100 DP 717549 Lot 10 DP 615088  
Lot 1 DP 570484 Lot 11 DP 615085  
Lot 6 DP 173159 Lot 2 DP 541825

### PROPERTY DETAILS

Location of the proposal.  
Please provide all details.

Lot No./Sec No. DP/SP No. Land No. (Office use)  
46073, 41426, 115, 42155, 59932, 59933.

Street No. Street name  
1001 MULGOA

Suburb MULGOA Post code

Description of current and previous use/s of the site  
Existing Rural Property

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.

- Consolidation of allotments within CP
- Subdivision of 54 Torrens title allotments
- Activities & Events in Central Precinct

### 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.

### 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 Angas Securities Limited / SJB Tripp  
23 Barr St

Street No. Street name / PO Box / DX ~~600 Box 2948~~

Suburb ~~Adelaide~~ SA Camperdown Post code ~~5001~~ 2050

Contact name Steve Aspinall / TRISTAN KELL

Contact phone number 0434883070 ~~0824104343~~ Email address steve.aspinall@angassecurities.com.

### 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



23/12/2013

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### 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

Owner 2  
First name

Surname

Surname

Angas Securities Limited

Postal address

Street No.

Street name

Level 14, 26

Flinders Street

Suburb

Adelaide

SA

Post code

5000

Contact phone number

Email address

088410 4343

Company name (if applicable)

Name of signatory for company

Andrew Luckhurst-Smith

Position held by signatory

Executive Chairman.

### 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.

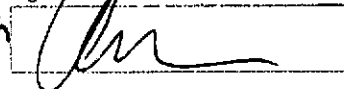
As owner/s of the property the subject of this application I/we consent to the application. I/we grant permission for Council Officers to enter the premises for the purpose of assessment of this application and to conduct inspections relating to this application.

Owner 1/Company Signatory

Print

Andrew Luckhurst-Smith

Signature



Date

23/12/2013

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

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## 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
	+	=

## 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 02 9396 1234 or visit [www.penrith.nsw.gov.au](http://www.penrith.nsw.gov.au)

## OFFICE USE ONLY

~~Additional information required before the application will be accepted~~

8 copies of documentation provide  
CD & USB provided with electronic  
copy of documentation

Satisfactory to lodge?

☒ Yes

☐ No

Responsible Officer

Date

Borg

24.12.2013

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## 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	Development Type													
	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
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  
501 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**



FERNHILL LOT WORKINGS

Created on Thursday, 13 December 2012 11:11 AM  
James



Map Scale: 1:13,100



No.	Address	Lot & DP	Size	MLS	Potential Lots
1.	44a Mayfair Road	Lot 12 DP 610186	4.515000 HECTARES	40 Hectares	1
2.	44a Mayfair Road	Lot 2 DP 211795	7.766000 HECTARES	40 Hectares	1
3.	106-118 Mayfair Road	Lot 1 DP 260373	10.110000 HECTARES	40 Hectares	1
4.	119-131 Mayfair Road	Lot 2 DP 260373	10.110000 HECTARES	40 Hectares	1
5.	132-144 Mayfair Road	Lot 3 DP 260373	10.110000 HECTARES	40 Hectares	1
6.	145-156 Mayfair Road	Lot 4 DP 260373	10.110000 HECTARES	40 Hectares	1
7.	1041-1117 Mulgoa Road	Lot 11 DP 615085	49.520000 HECTARES	20 Hectares	2.5
8.	1041-1117 Mulgoa Road	Lot 10 DP 615085	325.180000 HECTARES	186.75 @ 20 Hectares 138.45 @ 40 Hectares	9.33 (4.7 hectares of which is isolated by Mulgoa Road) 3.46 (zoned E2 – dwellings prohibited)
9.	1041-1117 Mulgoa Road	Lot 2 DP 541825	10.154000 HECTARES	20 Hectares	1
10.	1147-1175 Mulgoa Road	Lot 1 DP 570484	15.610000 HECTARES	20 Hectares	1
11.	1177-1187 Mulgoa Road	Lot 6 DP 173159	10.150000 HECTARES	20 Hectares	1
12.	88-89 Nepean Gorge Drive	Lot 31 DP 237163	66.905000 HECTARES	40 Hectares	1.67 (52.85 hectares zoned E2 – dwellings prohibited)
13.	88-89 Nepean Gorge Drive	Lot 1 DP 549247	111.058000 HECTARES	10 Hectares	11.1
14.	64-65 Henry Cox Drive	Lot 64 DP 247308	10.150000 HECTARES	20 Hectares	1 <i>SOLD</i>
15.	1119-1145 Mulgoa Road	Lot 100 DP 717549	1.739000 HECTARES	20 Hectares	1

**Total Existing Lots - 15**

**Total Entitlement – 39**

**Further Considerations:**

- Lot located 64-65 Henry Cox Drive does not form part of heritage curtilage
- 4.7 hectares (0.25 of a lot) isolated by Mulgoa Road – proposed to be sold
- 3.46 potential lots zoned E2 Environmental Conservation
- 1 consolidated lot for heritage item

*38*

**Potential Entitlement Subject to Environmental Capability of Land - 33**





KordaMentha

28 June 2013

General Manager  
Penrith City Council  
12 Mount Street  
GLENBROOK NSW 2773

Dear Sir / Madam

**Owston Nominees No 2 Pty Ltd (Receivers and Managers Appointed) ("the Company")**  
**ACN 001 769 099**

I confirm Mr Christopher Robert Powell and I were appointed Receivers and Managers of the Company and specifically the property known as Fernhill on 19 November 2010 pursuant to a charge duly registered with the Australian Securities and Investments Commission and Real Property Mortgage AF380603R.

I confirm that I authorise Angas Securities Limited and Simon & Brenda Tripp to lodge a development application for the Fernhill Property.

If you require any further information, please contact either myself or Mr Alex Hawke on (08) 8212 6322.

Yours faithfully

STEPHEN J DUNCAN  
Receiver and Manager

Corporate Recovery Services  
Turnaround & Restructuring Services  
Real Estate Advisory  
Forensics

info@kordamentha.com  
www.kordamentha.com

Liability limited by a scheme  
approved under Professional  
Standards Legislation

**Adelaide**  
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**KordaMentha Offices**

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Brisbane	Singapore
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New Zealand	

**Cooperation with AlixPartners**

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Dallas	New York
Detroit	Paris
Düsseldorf	San Francisco
London	Shanghai
Los Angeles	Tokyo
Milan	Washington, DC



2km

Mulgoa

Subject Properties

2km

