

APPLICATION FOR DEVELOPMENT AND/OR CONSTRUCTION

DA 01

~~DA 02~~

.....
 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, eg DA, subdivision, construction certificate. You can select more than one.

DEVELOPMENT APPLICATION

Please also nominate below (if applicable)

- Designated Development Modification (S96) DA No
- Integrated Development Extension of Consent DA No
- Advertised Development Review of Determination DA No
- 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)



PENRITH CITY COUNCIL

OFFICE USE ONLY		Receipt Date	Fees Paid
Application Number	DA14/1181	19/9/14	\$30,473.36
			Receipt Number
			2529956

PROPERTY DETAILS

Location of the proposal. Please provide all details.

Lot No./Sec No. 1196 DP/SP No. 1171491 Land No. (Office use) 86734

Street No. Street name Lord Sheffield Circuit,

Suburb Thornton Post code

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 Site is currently cleared

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 two residential flat buildings with associated underground carparking & landscaping one eight storey, one four storey RFB

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. \$19,683,360.00

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 Thornton North Penrith Pty Ltd | C/URBIS

Street No. Street name / PO Box / DX GPO Box 5278

Suburb Sydney Post code 2001

Contact name Mark Thompson

Contact phone number 8233 7614 Email address

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 3/09/14

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.

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)

Landcom trading as Urban Growth NSW

Name of signatory for company

Please refer to attached letter of authority

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 Licence No.

Postal address
Street No. Street name

Suburb Post code

Contact phone number Email address

This must be completed for the Australian Bureau of Statistics

MATERIALS TO BE USED

Please nominate

Floor	Frame	Walls	Roof
<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Brick veneer	<input 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 m² (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.

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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.

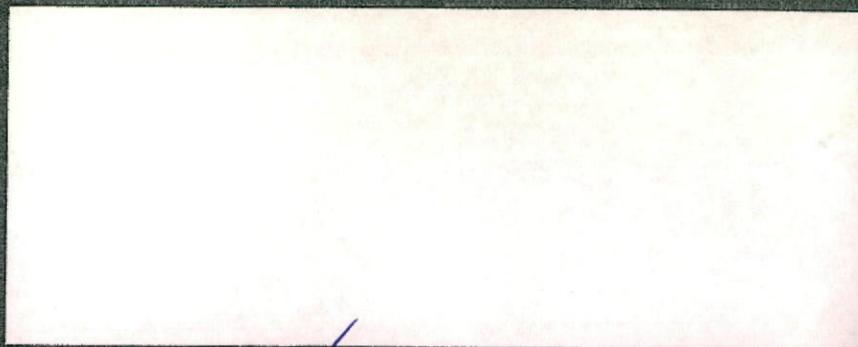
For your reference, a guide to application requirements is contained on the next page. (Please note: certain applications may require the submission of additional information not listed in the guide).

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

[Handwritten Signature]

19/9/14

PENRITH CITY COUNCIL

16 September 2014

Thornton North Penrith Pty Ltd
C/O Mr Chris Mattes
Manager Development
St Hilliers Property

Via email: cmattes@sthilliers.com.au

Dear Chris,

**Proposed Lot 3007, Lord Sheffield Circuit, Penrith
Owner's Consent to Lodge Development Application**

Landcom, trading as UrbanGrowth NSW, is the registered owner of Lot 1196 DP 1171491. Lot 3007 will be created by an approved subdivision of Lot 1196 DP 1171491.

I am duly authorised to grant owner's consent on behalf of UrbanGrowth NSW, and hereby grant consent for Thornton North Penrith Pty Ltd to lodge a development application for the property with Penrith City Council.

Yours sincerely,



Mike Williams
Development Director

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													Applicant Checklist	Council Checklist - supplied Y/N	
	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
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