

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 tick appropriate below (if applicable)

- | | | | |
|--|--|-------|----------------------|
| <input checked="" type="checkbox"/> Designated Development | <input type="checkbox"/> Modification (506) | DA No | <input type="text"/> |
| <input type="checkbox"/> Integrated Development | <input type="checkbox"/> Extension of Consent | DA No | <input type="text"/> |
| <input type="checkbox"/> Approved 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/Tenure's 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)

- Decentralised Treatment Plant
- On-Site Disposal - septic tank Pump Out
- Infiltration Trench Disposal

Other Approvals (Section 68 Local Government Act 1993)

Office Use Only

Receipt Date

Fees Paid

Application Number

Receipt Number

Property Details

Location of the proposal. All details must be provided.

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

Street No Street Name **SUITE 1**
606 HIGH STREET

Suburb Post Code
PENRITH 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 TENANCY

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

INTERNAL FITOUT CONSISTING OF COUNSELLING ROOMS, CONSULTING ROOMS AND ASSOCIATED OFFICE/STAFF AREAS

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.

\$700,000.

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
KAREN BURNS

Company Name (if applicable)
UNITINGCARE MENTAL HEALTH

C/O

Street No Street Name / PO Box / DX **SUITE 306**
10 CLARKE ST

Suburb Post Code
CROWS NEST 2065

Contact Phone Number Email Address
0418 275 292 gangel@angelmahesh.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
Karen Burns 7/2/13

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
First Name: [] Surname: []
 NOR - SIDE INVESTMENTS PTY LTD

Owner 2
First Name: [] Surname: []

Postal Address
Street Number: 65 Street Name: ALEXANDER ST.,

Suburb: CROWS NEST Post Code: 2065

Contact Phone Number: 0400 216 750 Email Address: []

Company Name (if applicable): NOR - SIDE INVESTMENTS PTY LTD

Name of signatory for company: CARLO COLPANI

Position held by signatory: DIRECTOR

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
Print: C. COLPANI Signature: [Signature] Date: 5/2/13

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

[]

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

Concrete

Timber

Other

Frame

Timber

Steel

Aluminium

Other

Walls

Brick Veneer

Double Brick

Concrete

Fibre Cement

Curtain Glass

Steel

Aluminium

Other

Roof

Tiles

Fibre Cement

Aluminium

Steel

Other

This is required to be completed for the Australian Bureau of Statistics

Gross Floor Area of Proposal (if applicable)

Existing

493.6

+

Proposed

—

=

Total

493.6

Integrated Development

If the development is Integrated and requires approval under another Act, please nominate which approvals are required.

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

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)

Additional Information required before the application will be accepted

Satisfactory to Lodge? Yes No

Responsible Officer

Date

Submission Requirements

MATRIX OF INFORMATION TO ACCOMPANY APPLICATION (See separate information sheet for meanings of symbols)	Development Type													
	Residential (Single)	Residential (Medium Density)	Residential (High Density)	Commercial	Community	Industrial	Manufacturing	Community/Industrial/Residential	Public Works	Infrastructure	Major Infrastructure	Major Infrastructure (Special)	Major Infrastructure (Special)	Major Infrastructure (Special)
Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plan of site	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site location plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Section 88 plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Topographic	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Statement of Environmental Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ESOP	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Section 88 plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Notification of O&M	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Insurance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Passive Fire Protection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Design Plan (Services etc)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy Audit (where)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Acoustic Assessment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Design Colour Scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The matrix identifies the minimum information (plan 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 Compliance Development Certificate.
- ◇ Indicates this information may also be required (refer to the relevant notices or contact Council for further details before lodging your application).

Requirements for submission of applications, plans and documentation

- A minimum of 5 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 7953 to confirm documentation required.

Applications for major developments (including advertised and integrated developments). An appointment is required for lodgement of these applications. Please contact the Development Services Duty Planner on 4732 7953 to arrange an appointment for the lodging of your application.

Contact Us

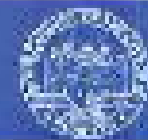
STREET ADDRESS
 Penrith City Council
 601 High Street
 PENRITH NSW 2750

POSTAL ADDRESS
 PO Box 50
 PENRITH NSW 2751, or
 DX 8017 PENRITH

TELEPHONE: (02) 4732 7951
FACSIMILE: (02) 4732 7958
EMAIL: council@penrithcity.nsw.gov.au
WEB: www.penrithcity.nsw.gov.au

PENRITH CITY COUNCIL

City Centre, 201 High Street, Penrith 2750 • PO Box 80, Penrith 2751
Phone 02 4382 7700 • Fax 02 4382 7870 • Email penrith@penrith.nsw.gov.au • 02 8001 Penrith



The headings listed below refer directly to the items listed in the left hand column of the Matrix of Information on page 4 of the Application Form. This information is provided to assist you with the preparation of your Application and its supporting information.

SITE PLAN (scale of 1:200)

A site plan is an aerial view of the land showing the existing and proposed development. These should include:

- 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 drainage or boundaries and their encumbrances from the proposed development
- The existing and proposed levels of the land (provide A/D levels on flood affected properties)
- The extent of any cut or fill and grades of proposed retaining walls
- The location of any lots including street, easel, foot paths, drains and easements
- The location and width of any easements, right of ways and watercourses
- The location of overhead, hydraulic and utility installations (such as light poles) (where applicable)
- The boundary area of Council
- The location and uses of buildings on sites that adjoin the land

FLOOR PLAN (scale of 1:100)

A floor plan is an aerial view of the internal layout of the development. These should include:

- The layout of the proposed and existing rooms, the measurements, areas and dimensions
- The window and door locations and sizes
- The wall structure type and thickness
- The floor levels (provide A/D levels on flood affected properties)
- The location of stairs (where applicable)

ELEVATION PLAN (scale of 1:100)

An elevation plan is an external view of the proposed development. These should include:

- The elevation view of each profile of the proposed development
- The external walls and roof heights
- The window and door locations and sizes
- The external finishes and frames
- For additions and alterations you must clearly distinguish between the existing and proposed work
- A 3D coloured perspective may be required for certain developments

SECTION PLAN (scale of 1:100)

A section plan is a diagram showing a cut through the development at an aspect or typical points. These should include:

- The section names and their location on the floor plan
- Proposed construction methods for floors, walls and roofs
- Floor to ceiling heights

SPECIFICATIONS

A specifications is a written statement that details all building materials and methods of construction. This should include:

- The materials to be used, type, size, spacing
- The construction and insulation methods
- Compliance with or reference to any relevant Australian Standards and the Building Code of Australia
- Method of pest control
- Engineer's details where applicable

STATEMENT OF ENVIRONMENTAL EFFECTS

A Statement of Environmental Effects is a written document that supports the Development application. It demonstrates that as the applicant you have considered what impact your development will have on the natural and built environment and how you propose to mitigate any negative effects. All developments will require a Statement of Environmental Effects although the level of detail may vary according to the type of development.

A Statement of Environmental Effects should include, but is not limited to, the following:

Site Suitability –

- Flooding
- Drainage
- Land Use
- Air Quality
- Soil erosion
- Bushfire or any other risk

Access and Traffic –

- Driveway access, manoeuvrability and potential vehicle
- Suitability of the existing road network
- Number of vehicles (over time) entering and leaving the site, including delivery trucks
- Number and location of parking spaces



STATEMENT OF ENVIRONMENTAL EFFECTS (continued)

Site layout and design –

- Discuss how the design of the development has taken into consideration the existing site layout.
- Details of the proposed external finishes, including material type and colour.

Services –

- Discuss the availability of utility services such as power, water, sewer, and telephone services.
- Method of sewerage if future and stormwater abatement.

Viewing, Views and Over-shading –

- Explanation of shadow diagrams and how they satisfy Council's requirements for water views.
- How the proposal will impact on neighbouring properties and any measures proposed to reduce the impact.
- How the proposal affects the views of the neighbouring properties and any measures to reduce the impact.

Social and Economic Effects –

- Discuss what the development will have a positive or negative social impact on the locality. Proposed measures to address any negative impacts are to be provided.
- Discuss what economic impacts the development will have on the locality.

flora and fauna –

- Discuss what the development will have a positive or negative social impact on the locality. Proposed measures to address any negative impacts are to be provided.
- In relation to the Biodiversity Conservation Act, discuss the impact that the development will have any threatened or endangered species.

Planning, Planning and Controls –

- Address how the development satisfies the relevant Planning controls applying to the site and justify any areas of non-compliance.

ENERGY RATING

Council's Residential Development Control Plan 2000 requires that all residential development achieve a minimum 3.5 star energy rating. You will be required to employ a suitable certified nominator to prepare a NABERS energy rating certificate to accompany your application or with the receipt of final occupancy, utility and building and complying development control by the approved form Council's Residential Development Control Plan 2000 Volume 1.

In addition, Council's Residential Development Control Plan 2000 requires that hot water heating systems provided with residential development also achieve a minimum 3.5 star energy rating. Details of the proposed hot water system rating are to be included on the certificate or scorecard.

SHADOW DIAGRAMS

Shadow diagrams are to be provided with all two-storey or greater development. Shadow diagrams are to demonstrate shadow impacts from the development at the winter solstice (21st June). The plans are to demonstrate shadows at 9:00am, 12:00noon and 3:00pm. These should show the location of building footprints on adjoining properties where affected by any shadow.

NOTIFICATION PLAN

Council's Notification Policy 2014 requires that certain development proposals be notified to adjoining property owners and residents. When this is required, the development application will need to include an A4 size copy of the site and elevation plans. Larger developments must also include an A3 site plan as well as the A4 site.

LANDSCAPING INFORMATION

Landscaping information will be required to accompany the development application. The level of detail may vary according to the type of proposal. You are advised to consult with Council's Building Approvals and Environment Protection Department to ascertain the requirements for your particular proposal.

EROSION SEDIMENT CONTROL DETAILS

When appropriate, details of the proposed method of soil erosion and sediment control are to be provided with the development application. You should consult Council's Soil Protection and Declared Control Development Control Plan prior to preparing the details.

DRAINAGE PLAN

Detailed stormwater management plans are to accompany the development application where the development details an additional stormwater outfall. These plans are to include details of pipe sizes and locations, site site location of pits, on-site detention areas (where required) and stormwater calculations. If an easement is being created through an adjoining property, then provide evidence of agreement from the owners of that property.

WASTE MANAGEMENT PLAN

A waste management plan is to be provided with the development application in accordance with the requirements of Council's Development Control Plan for Control and Minimization of Waste.