



# Application for Development and/or Construction

## Type of Application

Please tick the type/s of applications required

**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

**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)

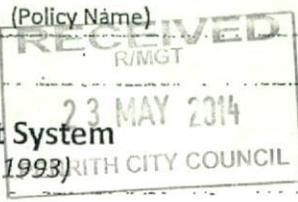
**Install a Sewerage Management System**

(Section 68 Local Government Act 1993)

- Aerated (Brand and Model)
- On Site Disposal
- Irrigation       Trench Disposal       Pump Out

**Other Approvals (Section 68 Local Government Act 1993)**

\$182 over



|                        |                |           |
|------------------------|----------------|-----------|
| <b>Office Use Only</b> | Receipt Date   | Fees Paid |
|                        | 21/5/14        | 4393.24   |
| Application Number     | Receipt Number |           |
| DA 14/0528CC14/0165    | 2514820        |           |

Planning and/or Building Construction Applications/Certificates under the Environmental Planning and Assessment Act 1979, or Local Government Act 1993

## Property Details

Location of the proposal.  
 All details must be provided.

Lot No/Sec No. DP/SP No. Land No (Office Use)  
 2365

Street No. Street Name  
 Empire Circuit

Suburb Post Code  
 Penrith 2750

Description of Current and Previous and Use/s of the Site  
 vacant

Is this use still operating? If no, when did the use cease?  
 Yes  No

Provide details of the current use of the site and any previous uses. Eg vacant land, farm, dwelling, car park.

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

## Description of the Proposal

new double storey dwelling with attached single garage

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.

\$ 285,800

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  
 Katherine Pedras

Company Name (if applicable)  
 Eden Brae Homes

Street No. Street Name  
 PO Box 7210

Suburb Post Code  
 Baukham Hills BC 2153

Contact Phone Number Email Address  
 8860 9222 k.pedras@edenbraehomes.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  
 per 

## 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<br>Surname   | First Name           |
| <input type="text"/> | <input type="text"/> |

|                      |                      |
|----------------------|----------------------|
| Owner 2<br>Surname   | First Name           |
| <input type="text"/> | <input type="text"/> |

Company Name (if applicable)

Name of signatory for company

Position held by signatory

Postal Address  
Street Number Street Name

Suburb Post Code

Contact Phone Number Email Address

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   | Signature                                 | Date                 |
|-----------------------------|---|----------------------|
| Print: <input type="text"/> | <input type="text" value="see attached"/> | <input type="text"/> |

| Owner 2                     | Signature                                 | Date                 |
|-----------------------------|---|----------------------|
| Print: <input type="text"/> | <input type="text" value="see attached"/> | <input type="text"/> |

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

Eden Brae Homes

1203000

Postal Address

Street No.

Street Name

P.O. Box 7210

Suburb

Post Code

Baulkham Hills BC

2153

Contact Phone Number

Email Address

8860 9222

kpedras@edenbraehomes.com.au

## 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

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

Gross Floor Area of Proposal (if applicable)

Existing

Proposed

Total

0

+

=

212.1

## 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.



# Submission Requirements

**MATRIX OF INFORMATION TO ACCOMPANY APPLICATION**  
(see separate information sheet)

|                                  | Residential Dwellings | Alterations or Additions to Residential Dwellings | Garage, Outbuilding, Awning Carport, etc | Farm Building | Swimming Pool | Dual Occupancy | 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 /N |
|----------------------------------|-----------------------|---|--|---------------|---------------|----------------|--------------------|----------------------------------|---|------------|---------------------|---------------------------------|------------------|---------------|---------------------|---------------------------------|
| Site plan                        | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Floor Plan                       | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Elevation Plan                   | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Section Plan                     | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Specifications                   | ✳                     | ✳   | ✳  | ✳             | ✳             | ✳              | ✳                  | ✳                                | ✳   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Statement of Environment Effects | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| BASIX                            | ✓                     | ✳   | ✳  | ✳             | ✳             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Shadow Diagrams                  | ✳                     | ✳   | ✳  | ✳             | ✳             | ✳              | ✳                  | ✳                                | ✳   | ✳          | ✳                   | ✳                               | ✳                | ✳             | ✳                   | ✳                               |
| Notification Plan (A4)           | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Lanscaping                       | ✳                     | ✳   | ✳  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Erosion/Sediment Control         | ✓                     | ✓   | ✳  | ✳             | ✳             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Drainage Plan (Stormwater)       | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Drainage Plan (Effluent)         | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| Waste management                 | ✓                     | ✳   | ✳  | ✳             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |
| External Colour Schedule         | ✓                     | ✓   | ✓  | ✓             | ✓             | ✓              | ✓                  | ✓                                | ✓   | ✓          | ✓                   | ✓                               | ✓                | ✓             | ✓                   | ✓                               |

**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 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 7991 to confirm documentation required.*

**Applications for major developments:** (including advertised and integrated development). An appointment is required for lodgement of these applications. Please contact the Development Services Duty Planner on 4732 7991 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 60  
PENRITH NSW 2751, or  
DX 8017 PENRITH

**TELEPHONE:** (02) 4732 7991  
**FACSIMILIE:** (02) 4732 7958  
**EMAIL:** council@penrithcity.nsw.gov.au  
**WEB:** www.penrithcity.nsw.gov.au