

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="checkbox"/> Integrated Development | <input type="checkbox"/> Extension of Consent | DA No |
| <input type="checkbox"/> Advertised Development | <input type="checkbox"/> Review of Determination | DA No |
| <input type="checkbox"/> 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)

OFFICE USE ONLY	Receipt Date	Fees Paid
	Application Number	Receipt Number

PROPERTY DETAILS

Location of the proposal. Please provide all details.

Lot No./Sec No. **133** DP/SP No. Land No. (Office use)

Street No. Street name **Thornton Drive**

Suburb **Thornton** Post code **2750**

Description of current and previous use/s of the site
vacant land

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

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

DESCRIPTION OF THE PROPOSAL

Construction of a new Double Storey residential terrace dwelling

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.

\$370,856.00

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 **Zac Homes P/L**

Street No. Street name / PO Box / DX **1/232 Coreen Avenue**

Suburb **Penrith** Post code **2750**

Contact name **Kelly Zaccarzan**

Contact phone number **47242500** Email address **info@zachomes.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 **Kzaccarzan** Date **24/11/14**

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

Refer to attached letter

Owner 1		Surname	
First name			
Owner 2		Surname	
First name			
Postal address			
Street No.	Street name		
Suburb		Post code	
Contact phone number	Email address		
Company name (if applicable)			
Name of signatory for company			
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
	<input type="text"/>	<input type="text"/>
Owner 2		
Print	Signature	Date
	<input type="text"/>	<input type="text"/>

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.

Zac Homes PL 472590

Postal address

Street No.

Street name

1/232

Coreen Avenue

Suburb

Post code

Penrith

2750

Contact phone number

Email address

47 242500

info@zachomes.com.au

This must be completed for the Australian Bureau of Statistics

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

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.

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 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

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

PHONE: (02) 4732 7991
FAX: (02) 4732 7958
EMAIL: council@penrithcity.nsw.gov.au
WEB: www.penrithcity.nsw.gov.au

**PENRITH
CITY COUNCIL**

5 September 2014

Penrith City Council
PO BOX 60
Penrith NSW 2750

Owner's Consent to Lodge Application – Thornton, Lot 1197 DP No. 1171491

Landcom (now trading as UrbanGrowth NSW) is the registered owner of the Lot 1197 at Thornton. The subdivision of Lot 1197 is proposed to create future Lot 2390. The lots listed below are to be created from a future subdivision of lot 2390 as per DA14/0934 currently with Penrith council.

I am duly authorised to grant owner's consent on behalf of Landcom and accordingly hereby confirm consent to the lodging development applications and construction certificate applications for the following lots:

Builder	Lots	
ZAC Homes	125	134
	126	135
	127	136
	128	137
	129	138
	130	139
	131	140
	132	141
	133	142

Please don't hesitate to contact me if you have any queries in regards to the above.

Yours sincerely,



**Paul Kingston
Development Manager**