

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)

- | | | | |
|---|--|-------|----------------------|
| <input type="checkbox"/> Designated Development | <input type="checkbox"/> Modification (\$96) | DA No | <input type="text"/> |
| <input type="checkbox"/> Integrated Development | <input type="checkbox"/> Extension of Consent | DA No | <input type="text"/> |
| <input type="checkbox"/> Advertised 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/Torrens Title

Community Title

Related DA No

Does the Subdivision include works other than a road? Yes No

Construction Certificate

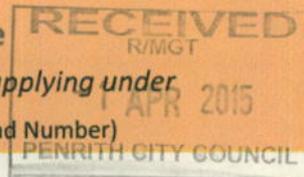
Related DA No

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 or Pump Out

Irrigation Trench Disposal

Other Approvals (Section 68 Local Government Act 1993)

Office Use Only

Receipt Date

24-3-15

Fees Paid

\$12790.00

Application Number

DA15/0267

Receipt Number

2550802

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

Property Details

proposed lots 108-124/2248 DP1189495
Lot No/Sec No. DP/SP No. Land No (Office Use)

~~proposed 108-124/117497~~ 91015

Location of the proposal.
All details must be provided.

Street No Street Name
Thornton Drive

Suburb Post Code
North Peavith 2750

Description of Current and Previous Use/s of the Site
Vacant land

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

Construction of 17 terrace houses each on separate torrens title lots plus 5 studios & the fee lot strata subdivision of lot 108

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. \$6.1m

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

Company Name (if applicable)
Thatcher Homes Pty. Ltd.

Street No Street Name / PO Box / DX
109 Palmer St

Suburb Post Code
Woolloomooloo 2011

Contact Phone Number Email Address
041614112 paul@thatcherhomes.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
R. J. Smith 24/3/15

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 Number Street Name

Suburb

Post Code

Contact Phone Number

Email Address

Company Name (if applicable)

Name of signatory for company

Position held by signatory

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.

Owner's 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

Signature

Date

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

Thatcher Homes/ 215661c

Postal Address

Street No.

Street Name

109

Palmer St

Suburb

Post Code

Woolloomooloo

2011

Contact Phone Number

Email Address

0411614112

paud@thatcherhomes.com.au

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 (if applicable)

Existing

Proposed

Total

0

+

2649.0

=

2649.0m²

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.

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

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

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

DRAFT STRATA PLAN TO COME

Satisfactory to Lodge? Yes No

Responsible Officer

Date

[Signature]

24/3/15

Submission Requirements

MATRIX OF INFORMATION TO ACCOMPANY APPLICATION (see separate information sheet for meanings of symbols)	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 Y/N
	Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Floor Plan	✓	✓	✓	✓		✓	✓	✓	✓		◇	✓		✓		✓
Elevation Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	○		✓
Section Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	◇	○		✓
Specifications	○	○	○	○	○	○	○	○	○	✓		✓	◇	○		✓
Statement of Environment Effects	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
BASIX	✓	◇			◇	✓	✓									✓
Shadow Diagrams	◇	◇				◇	◇	◇	◇							✓
Notification Plan (A4)	✓	✓	✓	✓	✓	✓	✓	◇	◇					✓		✓
Landscaping	◇	◇	◇	✓		✓	✓	✓	◇			✓				✓
Erosion/Sediment Control	✓	✓	◇	◇	◇	✓	✓	✓	◇	✓	◇	◇	◇			✓
Drainage Plan (Stormwater)	✓	✓	✓	✓	✓	✓	✓	✓	✓	◇	◇	✓				✓
Drainage Plan (Effluent)	✓	◇		◇	✓	✓	✓	✓	◇	✓				◇		✓
External Colour Schedule	✓	✓		✓		✓	✓	✓	✓							✓

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).

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

24 March 2015

Penrith City Council
PO BOX 60
Penrith NSW 2750

Owner's Consent to Lodge Application – Thornton, Lot 2248 DP No. 1184495

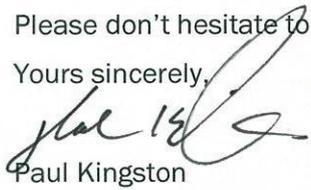
Landcom (now trading as UrbanGrowth NSW) is the registered owner of Lot 2248 at Thornton. The subdivision of Lot 2248 is proposed to create the lots listed below, as per DA14/0919 currently with Penrith City Council.

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
Thatcher Homes	<ul style="list-style-type: none"> - Lot 108 - Lot 109 - Lot 110 - Lot 111 - Lot 112 - Lot 113 - Lot 114 - Lot 115 - Lot 116 - Lot 117 - Lot 118 - Lot 119 - Lot 120 - Lot 121 - Lot 122 - Lot 123 - Lot 124

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

Yours sincerely,



Paul Kingston
Development Manager