

# 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 also nominate below (if applicable)

- |   |  |       |                      |
|---|--|-------|----------------------|
| <input type="checkbox"/> Designated Development | <input type="checkbox"/> Modification (S96)      | 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

24/12/14

Fees Paid

\$5321.00

Application Number

DA14/1614

Receipt Number

2541085



## Property Details

Location of the proposal.  
All details must be provided.

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

PART  
LOT 110

1135581

84072

Street No Street Name

1

LEONAH PDE, LEONAH  
(EMUPLAINS SPORTING & RECREATION CLUB)

Suburb

LEONAH

Post Code

2750

Description of Current and Previous Use/s of the Site

PRIVATE RECREATION

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

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

TORRENS TITLE SUBDIVISION AND  
THE CONSTRUCTION OF A SENIORS  
LIVING HOUSING DEVELOPMENT  
COMPRISING OF EIGHT UNITS AND  
PARKING FOR SIXTEEN VEHICLES.

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.

\$1,200,000

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

Company Name (if applicable)

PRETECH PTY LIMITED

Street No Street Name / PO Box / DX

PO BOX 201

Suburb

PENRITH

NSW

Post Code

2751

Contact Phone Number

47 225100

Email Address

admin@pretech.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

*[Signature]*

Date

23.12.2014



## 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

**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

REFER TO  
ATTACHED  
LETTER

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

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

TO BE APPOINTED

## 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

VACANT

Proposed

1,070.0

=

Total

1,070.0

## 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

☐ National Parks and Wildlife Act

☐ Protection of the Environment Operations Act

☐ Water Management Act

☒ Heritage Act

☐ Roads Act

☐ Rural Fires 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

*Steve Hetherington*

24/12/14



## Submission Requirements

<b>MATRIX OF INFORMATION TO ACCOMPANY APPLICATION</b> (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 V/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)																
Waste management	✓	✧		✧	✓	✓	✓	✓	✧	✓				✧	✓	✓
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



## Annexure "C" – Letter to Council

### Consent to Lodgement of Applications and Deal With Authorities

The General Manager  
Penrith City Council  
Civic Centre  
601 High Street  
Penrith NSW 2000

AND ANY OTHER RELEVANT AUTHORITY

Emu Plains Sporting and Recreation Club Limited ACN 000 701 922 (**Owner**) who is the registered proprietor of the property situated at 1 Leonay Parade, Leonay NSW 2070, being the whole of the land comprised in Folio Identifier Lot 110 of DP 1135581 (**Land**) hereby consent to

Leonay Links Pty Ltd ACN 169 911 666, its representatives and agents:

- (a) lodging any application, including any development application for subdivision and change of use, in respect of or relating to the Land and related appeals;
- (b) lodging any application to vary any approvals, including any development consents, arising from such applications; and
- (c) lodging any other documents or submitting any other correspondence in relation to any application or approval referred to in paragraphs (a) and (b) above.
- (d) negotiating and pursuing a relevant Voluntary Planning Agreement (VPA), or similar, for the relevant development application and consent to such process is hereby irrevocably given.

Dated:

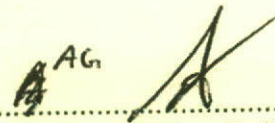
EXECUTED for and on behalf of Emu Plains Sporting and Recreation Club Limited ACN 000 701 922 in accordance with Section 127(1) of the *Corporations Act 2001*:



Signature of Director

STEPHEN HARDY

Name of Director



Signature of Director/Secretary

Andrew Gardner CEO

Name of Director/Secretary

Mr Mark Attard  
Leonay Links Pty Limited  
C/-Suite 2, 86 Henry Street  
PENRITH NSW 2750

December 22, 2014

Penrith City Council  
PO Box 60  
PENRITH NSW 2751

To whom it may concern,

RE: PROPOSED SENIORS LIVING DEVELOPMENT  
PART LOT 110 IN DP1135581, (EMU SPORTS CLUB & LEONAY  
GOLF CLUB) 1 LEONAY PARADE, LEONAY NSW 2750

I, Mr Mark Attard being a director of Leonay Links Pty Limited, being the owner of the above-mentioned property, hereby gives PreTech Pty Ltd authority to lodge a development application to Penrith City Council.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Attard', with a stylized flourish at the end.

Mr Mark Attard  
(Director)