

# 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 (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)

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

Please note,  
applications for  
Construction Certificates  
or Complying  
Development must  
be accompanied by a  
contract for undertaking  
of certification work.

#### OFFICE USE ONLY

Receipt Number

Date

Amount

Application Number(s)

Location of the proposal. All details must be provided.

## PROPERTY DETAILS

Lot No/Sec No.

300

DP/SP No.

1243401

Land No. (Office Use)

Street No.

89-91/634

Street Name

Union Road/ High Street

Suburb

Penrith

Post Code

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

The site has been vacant for over a year. Previously the site was used for a retail tenancy & a car park

Is this use still operating? ☐ Yes ☒ No

If no, when did the use cease?

21/01/18

## DESCRIPTION OF THE PROPOSAL

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

Excavation and construction and operation of a mixed use development, comprising of:

- One storey basement parking;
- Five storey podium comprising of ground level commercial premises, vehicular access, loading dock and four levels of upper level parking;
- Two residential buildings (with a total storeys including podium of 14 & 38 levels) comprising 356 apartments;
- Augmentation of services and landscape works;
- Public domain works to be dedicated to Council.

## VALUE OF WORK PROPOSED

Estimated or contract value of the works. Council may request verification through builders quote or by a Quantity Surveyor.

Must include materials, labour costs and GST. Subdivision applications are to provide details of costs of construction.

\$114,146,844

Major developments are to provide Capital Investment Value (CIV) where required.

## APPLICANT DETAILS

All correspondence relating to the application will be directed to the applicant. The applicant may be, but is not necessarily, the owner. The applicant's name will appear on the consent.

Name / Company Name

Toga Penrith Developments Pty Limited

Street No.

Lvl 5/45

Street Name 1 / PO Box

Jones Street

Street Name 2

Suburb

Ultimo

Post Code

2007

Contact Name

Ashleigh Ryan

Council will use this email for correspondence. This field is mandatory, please print clearly.

Contact Phone Number

0402 344 023

Email Address

aryan@urbis.com.au

This must be completed to include details of ALL owners. If there are more than two owners please attach a separate authority.

## OWNER'S DETAILS

### Owner 1

First Name

Allan

Surname

Vidor

### Owner 2

First Name

Surname

### Postal Address

Street No.

Lvl 5/45

Street Name / PO Box

Jones Street

Suburb

Ultimo

Post Code

2007

Contact Phone Number

+61 2 9356 1001

Email Address

avidor@toga.com.au

Company Name (if applicable)

Toga Penrith Developments Pty Ltd

Name of signatory for company

Allan Vidor

Position held by signatory

Managing Director Toga Group

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

ALLAN VIDOR, DIRECTOR

Signature



Date

4/3/20

### Owner 2

Print

KATE HEMPILL, SECRETARY

Signature



Date

4/3/20

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

### Walls

☒ Brick Veneer

☐ Double Brick

☐ Concrete

☐ Fibre Cement

☐ Curtain Glass

☐ Steel

☐ Aluminium

☐ Other

### Roof

☐ Tiles

☐ Fibre Cement

☐ Aluminium

☐ Steel

☒ Other

### Floor

☐ Concrete

☐ Timber

☒ Other

### Frame

☐ Timber

☐ Steel

☐ Aluminium

☒ Other

### Gross Floor Area of Proposal (if applicable)

Existing

+

Proposed

=

Total

## INTEGRATED DEVELOPMENT

☐ Fisheries Management Act

☐ National Parks and Wildlife Act

☐ Water Management Act

☐ Protection of the Environment  
Operations 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. PL20/0005

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.

If you answered 'yes'  
to this question, you  
are required to include  
a written summary  
within your submission  
about how the advice  
has been incorporated  
into your design. This  
may be included in  
your statement of  
environmental effects.

## LODGEMENT

Electronic lodgement removes the need for multiple hard copies of plans and documents, and helps us assess your application more efficiently. You need to provide:

- **1 complete set of all plans and documentation in hard copy format** (see rules below), and
- **1 complete set of all plans and documentation in electronic format** (see rules below), on a CD or USB.
- **Applications that require neighbour notification are to supply 6 hard copy A4 notification plans** (see rules below).

Upon release of the determination, we will send all documentation and plans in an electronic format to the email address you provided in your application.

If you require hard copy documents and plans with your determination, a printing and postage fee will apply. We will contact you prior to release of the determination to confirm the fee (see applicant's declaration on page 6 to nominate this option).

### RULES FOR ELECTRONIC COPIES

All DAs should be accompanied by an electronic copy of all plans and supporting documents. Where an electronic copy is not provided, a scanning fee will apply. Any CD/USB provided becomes Council's property.

#### Electronic documents must be:

- ✓ virus free
- ✓ submitted in PDF format
- ✓ Electronic modelling data, eg. MUSIC files and flood models must be submitted in their true file type (eg. sqz) and

#### Electronic documents must not be:

- ✗ protected by security settings or passwords, or
- ✗ stored within folder structures

#### Electronic plans

All different plan and report types require individual PDF files. For example building work or architectural plans (eg site, plan, floor plan, sections and elevations) are to be in one file and named as architectural plans. Other plan types are also to be in one file and individually named for example stormwater plans or engineering plans

Reports or assessments are also to be saved and named separately. For example the statement of environmental effects, traffic, contamination or geotechnical report.

File names must include the name of the file/document first, followed by the address of the property.

### RULES FOR HARD COPIES

- ✓ All DAs should be accompanied by an electronic copy of all plans and supporting documents (see above)
- ✓ all plans are folded to A4 size
- ✓ only originals of subdivision certificates are rolled
- ✓ notification plans:
  - are A4 size
  - are kept separate from other plans, and
  - do not include any floor plans that affect your right to privacy

### MAJOR APPLICATIONS

- Additional CDs /USBs will be required for major and integrated developments
- An appointment is required to lodge an advertised or integrated development (please contact Council on the below number to make an appointment)
- Certain applications may require the submission of additional information not listed in the guide

**Please contact the Development and Environmental Health team on 4732 7991 to confirm documentation required.**

❖ Indicates this information may also be required (refer to the relevant policies or contact Council for further details before lodging your application).



All political donations must be disclosed.

## POLITICAL DONATIONS

All 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), must be disclosed 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 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 must 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 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.

## OFFICE USE ONLY

*Additional Information required before the application will be accepted*

This is an electronic Development Application

☐ Yes ☐ No

Value of work acceptable

☐ Yes ☐ No

Declaration signed and matrix checklist completed

☐ Yes ☐ No

Satisfactory to Lodge?

☐ Yes ☐ No

Responsible Officer

Date

## 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](mailto:council@penrithcity.nsw.gov.au)

**WEB:** [www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

