

Pre-Lodgement Application Form

Portal Application number:
PAN-176447

Applicant contact details

Title	Mr
First given name	Mark
Other given name/s	
Family name	Attard
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	No

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	143 STAFFORD STREET PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	132/-/DP710273 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Obstacle Limitation Surface</p>
Site address #	2
Street address	145 STAFFORD STREET PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	131/-/DP710273 <input checked="" type="checkbox"/>
Primary address?	No
	Land Application LEP

Planning controls affecting property	Land Zoning
	Height of Building
	Floor Space Ratio (n:1)
	Minimum Lot Size
	Heritage
	Land Reservation Acquisition
	Foreshore Building Line
	Local Provisions
	Obstacle Limitation Surface

Proposed development

Proposed type of development	Demolition Multi-dwelling housing
Description of development	Demolition of the existing dwellings on site with construction of 17 townhouses and associated landscaping and hydraulic works
Dwelling count details	
Number of dwellings / units proposed	17
Number of storeys proposed	2
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	2
Number of existing floor area	210
Number of existing site area	3,695
Cost of development	
Estimated cost of work / development (including GST)	\$3,062,840.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1251139M
Subdivision	
Number of existing lots	2
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	37
Number of loading bays	0
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	35 trees to be removed
Number of trees to be impacted by the proposed work	0
Land area to be impacted by the proposed work	2,000
Units	Square metres
Approximate area of canopy REQUESTED to be removed	1,200
Units	Square metres
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Application documents

The following documents support the application.

Document type	Document file name
Arborists report	ARBORIST REPORT_143_Stafford_St_PENRITH
BASIX certificate	BASIX_143_Stafford_St_PENRITH
Cost estimate report	Cost_Summary_143_Stafford_St_PENRITH
Elevations and sections	P_Elevations_U131415_143_Stafford_St_PENRITH P_Elevations_U456_143_Stafford_St_PENRITH P_Elevations_U123_143_Stafford_St_PENRITH P_Elevations_U789_143_Stafford_St_PENRITH P_Elevations_U101112_143_Stafford_St_PENRITH P_Elevations_U1617_143_Stafford_St_PENRITH
Erosion and sediment control plan	P_Erosion_Sediment_143_Stafford_St_PENRITH
Flood risk management report	Flood_Study_143_Stafford_St_PENRITH
Floor plans	P_Bins_143_Stafford_St_PENRITH P_Floor_U101112_143_Stafford_St_PENRITH P_Floor_U131415_143_Stafford_St_PENRITH P_Floor_U789_143_Stafford_St_PENRITH P_Floor_U456_143_Stafford_St_PENRITH P_Floor_U123_143_Stafford_St_PENRITH P_Floor_U1617_143_Stafford_St_PENRITH
Landscape plan	P_Landscape_U123_143_Stafford_St_PENRITH
Other	MUSIC_143_Stafford_St_PENRITH BASIX_Stamped_Plans_143_Stafford_St_PENRITH P_Cover_143_Stafford_St_PENRITH NatHERS_143_Stafford_St_PENRITH
Shadow diagrams	P_Shadows_3_143_Stafford_St_PENRITH P_Shadows_9_143_Stafford_St_PENRITH P_Shadows_12_143_Stafford_St_PENRITH
Site plans	P_Site_143_Stafford_St_PENRITH P_Demolition_143_Stafford_St_PENRITH P_Development_143_Stafford_St_PENRITH
Statement of environmental effects	SEE_143_Stafford_St_PENRITH
Stormwater drainage plan	HYDRAULICS_143_Stafford_St_PENRITH
Survey plan	SURVEY_143_Stafford_St_PENRITH

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate	Yes

consent authority for the purposes of the assessment and determination of this development application.		
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.		Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal		Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.		Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice		Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.		Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).		