

Pre-Lodgement Application Form

Portal Application number:
PAN-178386

Applicant contact details

Title	Mr
First given name	Michael
Other given name/s	
Family name	Hanisch
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	53635502082
ACN	635502082
Name	LENLEASE COMMUNITIES (WERRINGTON) PTY LIMITED
Trading name	
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	LENLEASE COMMUNITIES (WERRINGTON) PTY LIMITED
ABN / ACN	635 502 082

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	16 CHAPMAN STREET WERRINGTON 2747
Local government area	PENRITH
Lot / Section Number / Plan	1/-/DP1226122 <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> <p>Bushfire Prone Land</p> <p>Sydney Trains Corridor Protection Zone</p> <p>1.5 m Buffer around Classified Roads</p>

Proposed development

Proposed type of development	Dwelling Subdivision of land
Description of development	Integrated housing of 3 dwellings on each of residue lots 1213, 2000, 2200 and 2210 as well as subdivision to create separate Torrens title allotments for each dwelling. Minor associated civil works are also proposed
Dwelling count details	
Number of dwellings / units proposed	12
Number of storeys proposed	2
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	4,736
Cost of development	
Estimated cost of work / development (including GST)	\$6,155,591.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	<p>1260667S</p> <p>1260635S</p> <p>1260590S</p> <p>1260687S</p> <p>1260704S</p> <p>1260736S</p> <p>1260745S</p> <p>1260750S</p> <p>1261058S</p>

	1261090S 1261112S
Subdivision	
Number of existing lots	4
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	12
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
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?	No
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:

First name	
Other given name(s)	
Family name	
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Appendix H_Noise Impact Assessment_March
Architectural Plans	Consolidated Architectural Plans Residue Lot 2210 DA drawings Residue Lot 2000 DA drawings Residue Lot 2200 DA drawings Residue Lot 1213 DA drawings
BASIX certificate	Appendix I - BASIX
Bushfire report	Appendix E - 16 Chapman Street, Werrington - Bushfire Construction Report
Civil Engineering Plan	Appendix B - Civil Plans Appendix B - Residue lots 1213, 2000, 2200 and 2210 landscape CC package
Contamination / remediation action plan	Appendix G_Supplementary Site Contamination Statement Appendix G_Asbestos Clearance Statement
Cost estimate report	Appendix K - Cost of works
Geotechnical report	Appendix F_Fill Management Protocol
Other	Appendix A - Stamped Approved Plans for DA19 0704_PAN-4745
Proposed Subdivision plan	Appendix C - Subdivision Plan
Statement of environmental effects	GLN11516_Werrington Northern Residue Creation
Waste management plan	Appendix J - Waste Management Plans

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 consent authority for the purposes of the assessment and determination of this development application.	Yes
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).	