

# Pre-Lodgement Application Form

Portal Application number:  
PAN-180928

## Applicant contact details

Title	Mr
First given name	Michael
Other given name/s	
Family name	Hanisch
Contact number	
Email	
Address	Level 10, 70 Pitt Street Sydney NSW 2000
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 Penrith Local Environmental Plan 2010</p> <p>Land Zoning C2: Environmental Conservation IN2: Light Industrial R1: General Residential R4: High Density Residential RE1: Public Recreation</p> <p>Height of Building 10 m 12.5 m 15 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 2000 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition Local Open Space (RE1)</p> <p>Foreshore Building Line NA</p> <p>Local Provisions Wildlife Buffer Zone Map Wind Turbine Buffer Zone Map</p> <p>Obstacle Limitation Surface 230.5-230.5</p>

#### Proposed development

Proposed type of development	Dwelling Earthworks / change in levels
Description of development	Integrated housing comprising the construction of twenty-nine (29) dwellings as well as subdivision to create separate Torrens title allotments for each dwelling. Associated civil works including lot grading and internal road formation are proposed.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	29
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	8,241
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$8,253,541.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1258503M 1258586M_02 1258647M 1258672M 1258705M
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title

Number of proposed lots	29
<b>Proposed operating details</b>	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	Yes
Description of the proposed roadworks	A road (Road 02) is proposed to provide vehicular access to each lot. The carriageway will generally be 9 metres wide, with 6.5 metre sections at the entry and exit. In reflection of this width, it is proposed to make the road one-way.
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
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

<b>Political Donations</b>	
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?	<b>No</b>
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
Acoustic report	Appendix H_Noise Impact Assessment_March
Architectural Plans	Appendix D - Architectural Plans
BASIX certificate	BASIX Certificates
Bushfire report	Appendix E - Bushfire Report
Civil Engineering Plan	Appendix B - Civil Engineering and Infrastructure Report Appendix B - Civil Engineering Plan
Contamination / remediation action plan	Appendix G_Supplementary Site Contamination Statement Appendix G_Asbestos Clearance Statement
Cost estimate report	Analysis of Development Costs
Geotechnical report	Appendix F_Fill Management Protocol
Landscape plan	Appendix D - Landscape Plan
Other	Appendix A - Stamped Approved Plans for DA19 0704_PAN-4745 Appendix A - Approved Subdivision
Proposed Subdivision plan	Appendix C - Subdivision Plan
Statement of environmental effects	GLN_11516_Stage 2C_SEE_Final
Waste management plan	Waste Management Plan

#### 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).	