

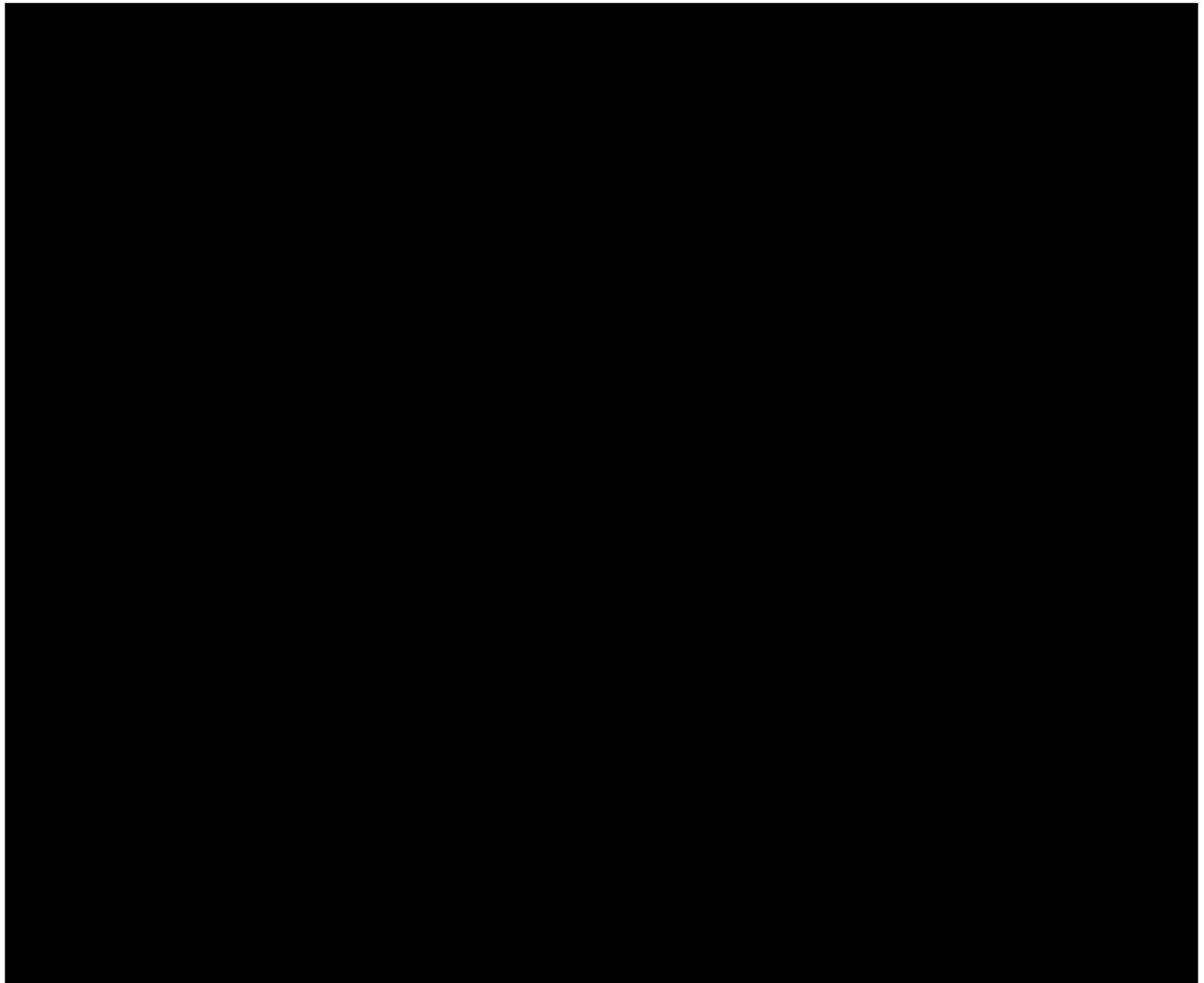


Pre-Lodgement Application Form

Portal Application number:
PAN-130169

Applicant contact details

Title	
First given name	Mojo Homes Pty Limited
Other given name/s	Cathy
Family name	Hopkinson
Application on behalf of a company, business or body corporate	No



Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application	
Site address #	1	
Street address	41 BROWN STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	33 / - / DP28917	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	30 km
	Obstacle Limitation Surface	230.5-230.5

Proposed development

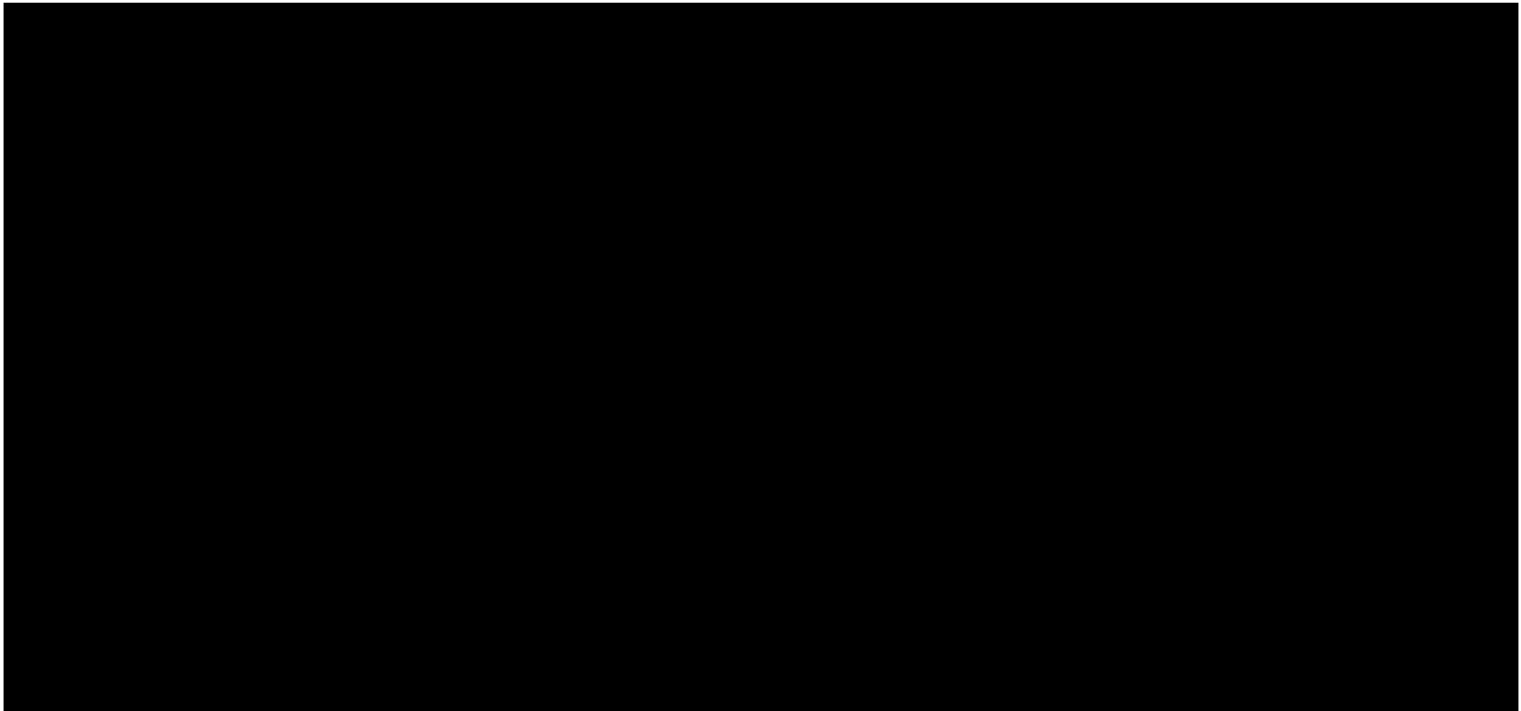
Proposed type of development	Dwelling
Description of development	Construction of a new two (2) storey (5 bedrooms + double garage) residential dwelling on vacant land
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	482
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Do you have one or more BASIX certificates?	Yes

BASIX Certificate Number	1204617S
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	2
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	21/00028
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	



Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	651838- Architectural Plans
BASIX certificate	NatHERS Certificate 190521 BASIX Certificate 190521
Cost estimate report	651838 Cost Summary Report
Elevations and sections	651838- Elevations & Sections
Floor plans	651838- Floor Plans
Geotechnical report	651838 - Soil
Landscape plan	651838 Landscape Plan
Notification plans	651838- Notification Plans
Other	Dealing_H957605 651838 updated title search 651838 - Flood Certificate
Owner's consent	651838- Development Application Complete
Schedule of colours, materials and finishes	651838 Sathasevam - External Palette
Section 10.7 Planning Certificate (formerly Section 149)	651838 - 10.7 cert (is Flood, not BF)
Shadow diagrams	651838- Shadow Diagrams
Site plans	651838- Site Plan 651838- Site Analysis Plan
Statement of environmental effects	651838 SOEE
Stormwater drainage plan	651838- Stormwater Management Plans
Survey plan	651838 AHD Contour
Waste management plan	651838 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).	