

Pre-Lodgement Application Form

Portal Application number:
PAN-25242

Applicant contact details

Title	Mr
First given name	Stephen
Other given name/s	
Family name	Vlangos
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	PreTech Pty Limited
ABN / ACN	096 521 023
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them	
Owner #	1	
Title	Mr	
First given name	Michael	
Other given name/s		
Family name	Harriden	
Contact number		
Email		
Address		

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.

Development details

Application type	Development Application	
Site address #	1	
Street address	84 COX AVENUE PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	2 / - / DP38057	
Primary address?	Yes	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m

Planning controls affecting property	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence

Proposed development

Proposed type of development	Multi-dwelling housing
Description of development	Demolition of existing buildings and the construction of 4 x 3 bedroom, brick veneer two storey dwellings
Dwelling count details	
Number of dwellings / units proposed	4
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	120
Number of existing site area	917
Cost of development	
Please provide the estimated cost of the development	\$1,080,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1117758M
Subdivision	
Number of existing lots	1
Is subdivison proposed?	No
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

Registered practitioner details

Architect #	1 (CURRENT)
Title	Mr
First given name	John

Other given name/s	Thomas
Family name	Hepworth
Contact number	0418265948
Email	thearchco@gmail.com
Address	9 EARLE STREET ARNCLIFFE 2205
Company Name	PreTech Pty Limited
Licence number or Permit number	5036

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	Yes
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
Is approval under s68 of the Local Government Act 1993 required?	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

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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	Stephen
Other given name(s)	
Family name	Vlangos
Contact number	0425270782
Email address	admin@pretech.com.au
Billing address	PO Box 301 Penrith NSW 2750

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Rail and Road Noise Reort_84 Cox Avenue Penrith
Architectural Plans	Architectural Plans_84 Cox Avenue Penrith Architectural Plans_84 Cox Avenue Penrith Architectural Plans_84 Cox Avenue Penrith
BASIX certificate	BASIX NatHERS Stamped Plans_84 Cox Avenue Penrith BASIX NatHERS Certificate_84 Cox Avenue Penrith
Cost estimate report	Covering Letter_Cost Estimate_84 Cox Avenue Penrith
Environmental Impact Statement	Statement of Environmental Effects_84 Cox Avenue Penrith
Landscape plan	Landscape Plan_84 Cox Avenue Penrith
Notification plans	Notification Plans_84 Cox Avenue Penrith
Owner's consent	Client Authority to Lodge_84 Cox Avenue
Site plans	Architectural Plans_84 Cox Avenue Penrith
Statement of environmental effects	Statement of Environmental Effects_84 Cox Avenue Penrith
Stormwater drainage plan	Hydraulic Plans_84 Cox Avenue Penrith
Survey plan	Survey Plan_84 Cox Avenue Penrith

Applicant declarations

I declare that all the information in my development 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
If the consent authority is a Council, that Council 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 the Council's Customer Service areas and on the Council's website.	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 NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes