



# Pre-Lodgement Application Form

Portal Application number:  
PAN-49889

## Applicant contact details

Title	Mr
First given name	Jason
Other given name/s	
Family name	Stephenson
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Vianello Holdings Pty Ltd
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

## Owner/s of the development site

Owner/s of the development site	
Owner #	
Title	
First given name	
Other given name/s	
Family name	
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	2183 THE NORTHERN ROAD GLENMORE PARK 2745
Local government area	PENRITH
Lot / Section Number / Plan	4 / - / DP1240361
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning RU2: Rural Landscape
	Height of Building 15 m

Planning controls affecting property	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	40 ha
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
	Scenic Protection Land	Scenic & Landscape Values
	Urban Release Area	Urban Release Area
	Greenfield Housing Code Area	State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Greenfield Housing Code) 2017
	Bushfire Prone Land	Vegetation Category 2

#### Proposed development

Proposed type of development	Subdivision of land Earthworks / change in levels
Description of development	Bulk Earthworks, staged construction of roads and subdivision to create 104 residential lots and 3 superlots for future development
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$5,917,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	107
<b>Proposed operating details</b>	
Number of staff/employees on the site	10
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	Yes
Description of the proposed roadworks	Bulk Earthworks, staged construction of roads and subdivision works as per the attached plans

<b>Concept development</b>	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	It is proposed to undertake bulk earthworks over the whole site up front, then staged construction of Stages 7a, 7b, 8a, 8b & 9 as shown on the subdivision plan attached to the application.
<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 Water Management Act 2000
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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Removal of 2 trees on site as shown on the Engineering plans attached
Number of trees to be impacted by the proposed work	2
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	80
Units	Square meters
<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

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:

Company Name	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

#### Application documents

The following documents support the application.

Document type	Document file name
Bushfire report	Bushfire Report
Contamination / remediation action plan	200427 HV Validation Report
Cost estimate report	Cost of Works
Geotechnical report	10. HV Geotech & Salinity Assessment
Landscape plan	3-17857_Highland_RIPARIAN_REV_1_20.11.20 Green Corridor Planting Plan 1 Landscaping Plans
Other	109784-11-Stormwater Management Strategy Report_B
Owner's consent	HV Letter of Authority to Lodge Doc Signed FINAL
Proposed Subdivision plan	CCLGP-3-009-1 Subdivision Plan Stage 7 - 9_1000A2_Rev D Lot Mix Plan
Site plans	Engineering Plans
Species impact statement	Flora and Fauna Assessment
Statement of environmental effects	201119 CCLGP_SEE Stage 789 Subdivision (Rev B)
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 application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	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).	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 the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes