



Pre-Lodgement Application Form

Portal Application number:
PAN-81818

Applicant contact details

Title	Mr
First given name	Daniel
Other given name/s	
Family name	Briffa
Contact number	
Email	
Address	13 Silver Gum Avenue, Glenmore Park
Application on behalf of a company, business or body corporate	No

Development details

Application type	Development Application
Site address #	1
Street address	94-98 NEPEAN AVENUE PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	6 / - / DP38628
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R5: Large Lot Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	2 ha
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Scenic Protection Land	Regional significance
	Bushfire Prone Land	Vegetation Category 2

Proposed development

Proposed type of development	Dwelling Shed
Description of development	Demolition of existing buildings. Construction of single storey dwelling & detached shed.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	
Number of existing site area	14,384
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1181255S
Subdivision	
Number of existing lots	1
Is subdivision 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

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?	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

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:

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans
BASIX certificate	Basix-NatHERS Certificates
Bushfire report	Bushfire Assessment Report
Cost estimate report	Cost Summary Report
Elevations and sections	2081-20Cb - Elevations & Sections
Flood risk management report	Flood Report
Floor plans	2081-20Cb - Floor Plan
Other	Shed Plans
Owner's consent	Owner's Consent
Schedule of colours, materials and finishes	External Finishes Schedule
Site plans	2081-20Cb - Total Site & Roof Plans 2081-20Cb - Partial Site Plan
Statement of environmental effects	Statement of Environmental Effects
Survey plan	Survey
Waste management plan	Waste Management Report

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
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	