



Pre-Lodgement Application Form

Portal Application number:
PAN-129500

Applicant contact details

Title	Miss
First given name	Danielle
Other given name/s	
Family name	Attuell
Contact number	0247324600
Email	danielle.attuell@gigardner.com.au
Address	8/37 York Road Jamisontown
Application on behalf of a company, business or body corporate	

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them		
Owner #			
Title			
First given name			
Other given name/s			
Family name			
Contact number			
Email			
Address			
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.

Developer details

ABN	74 617 249 706
ACN	617 249 706
Name	BD BUILD PTY LTD
Trading name	
Address	
Email Address	danielle.attuell@gigardner.com.au

Development details

Application type	Modification Application
On what date was the development application to be notified determined	13/07/2021
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	DA21/0255
Description of the proposed modification	To move forward and endorse the amended BE/APZ, it is recommended that G.J Gardener lodge a S4.55 (1) - error modification via the NSW Planning Portal immediately to allow for the application to be referred to the NSW RFS for comment with a proposed APZ of 31m. This will remove any consent conditions relating to Matthew Toghil from the application without the requirement to obtain an amended Bushfire Assessment Report. Please note that this may result in an increased Bushfire Attack Level.
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-91500
Site address #	1
Street address	150 CHURCH LANE CASTLEREAGH 2749
Local government area	PENRITH
Lot / Section Number / Plan	1 / - / DP1231299
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP NA</p> <p>Land Zoning R: Residential</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size NA</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Local Provisions 30 km</p> <p>Bushfire Prone Land Vegetation Category 2</p> <p>1.5 m Buffer around Classified Roads Classified Road Adjacent</p>

Proposed development

Proposed type of development	Dwelling
Description of development	To move forward and endorse the amended BE/APZ, it is recommended that G.J Gardener lodge a S4.55 (1) - error modification via the NSW Planning Portal immediately to allow for the application to be referred to the NSW RFS for comment with a proposed APZ of 31m. This will remove any consent conditions relating to Matthew Toghil from the application without the requirement to obtain an amended Bushfire Assessment Report. Please note that this may result in an increased Bushfire Attack Level.
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	
Number of existing site area	32,880
Cost of development	
Estimated cost of work / development (including GST)	\$627,811.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1184357S
Subdivision	
Number of existing lots	0
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

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:

First name	Danielle
Other given name(s)	
Family name	Attuell
Contact number	0247324600
Email address	danielle.attuell@gjgardner.com.au
Billing address	8/37 York Road Jamisontown

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	au65-220444 (BASIX Certificate_v2.0) 20210416090851158

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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	