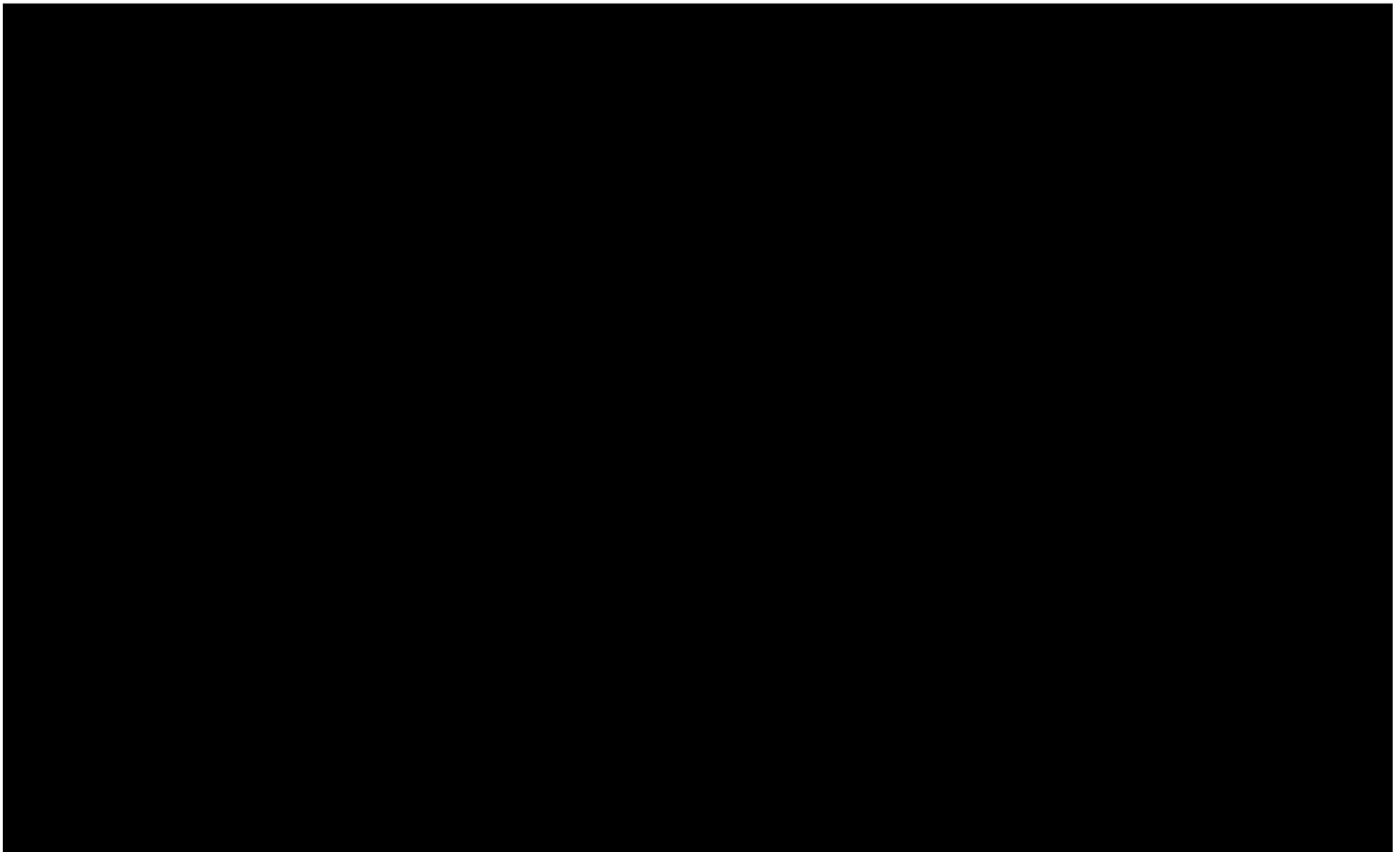


Pre-Lodgement Application Form

Portal Application number:
PAN-104002

Applicant contact details

Title	
First given name	Rick Mamone C/O The Planning
Other given name/s	
Family name	Hub
Application on behalf of a company, business or body corporate	



Development details

Application type	Development Application
Site address #	1
Street address	1226-1232 MAMRE ROAD MOUNT VERNON 2178
Local government area	PENRITH
Lot / Section Number / Plan	45 / - / DP30266
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	E4: Environmental Living
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	1 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
	Bushfire Prone Land	Vegetation Buffer
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

Proposed development

Proposed type of development	Dwelling Subdivision of land
Description of development	Torrens title of one lot into two lots, the retention of the existing dwelling on lot one and the construction of a new dwelling and pool on lot two
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	0
Number of existing floor area	335
Number of existing site area	20,232
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1178236S_04
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	

Number of parking spaces	
Number of loading bays	
Is a new road proposed?	
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	

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Acoustic Report - 1226-1232 Mamre Road, Mount Vernon
Architectural Plans	Architectural Plans - 1226-1232 Mamre Road, Mount Vernon
BASIX certificate	NatHERS and BASIX - 1226-1232 Mamre Road, Mount Vernon
Bushfire report	Bushfire Report - 1226-1232 Mamre Road, Mount Vernon
Cost estimate report	Estimated Cost of Works - 1226-1232 Mamre Road, Mount Vernon
Notification plans	Notification Plans - 1226-1232 Mamre Road, Mount Vernon
Other	Onsite Wastewater Management Report - 1226-1232 Mamre Road, Mount Vernon
Owner's consent	Owners Consent - 1226-1232 Mamre Road, Mount Vernon
Statement of environmental effects	Statement of Environmental Effects - 1226-1232 Mamre Road, Mount Vernon
Survey plan	Survey Plan - 1226-1232 Mamre Road, Mount Vernon
Waste management plan	Waste Management Plan - 1226-1232 Mamre Road, Mount Vernon

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
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 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).	