



Pre-Lodgement Application Form

Portal Application number:
PAN-172779

Applicant contact details

Title	Ms
First given name	Sally
Other given name/s	
Family name	Li
Contact number	0247242545
Email	sally.li@zachomes.com.au
Address	6/119 Coreen Ave, Penrith NSW 2750
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

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 #	[Redacted]	
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		
Owner #		
Title		
First given name		
Other given name/s		
Family name		
Contact number		
Email		
Address		
Owner #		
Title		

First given name	Razielle
Other given name/s	Ann
Family name	Marin
Contact number	0428400034
Email	raziellemarin@live.com
Address	118 BOLWARRA DRIVE MARSDEN PARK 2765

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	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	17 PANORAMA ROAD PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	131/-/DP216783 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Bushfire Prone Land</p>

Proposed development

Proposed type of development	Dual occupancy
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Description of development	Demolition the existing building and new construction of double storey duplex (Strata Title)
Dwelling count details	
Number of dwellings / units proposed	2
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	
Number of existing site area	670
Cost of development	
Estimated cost of work / development (including GST)	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1252520M
Subdivision	
Number of existing lots	
Is subdivision proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	2
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?	
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:

Company Name	Zac Homes Pty Ltd
ABN	47 060 679 576
ACN	
Trading Name	
Email address	sally.li@zachomes.com.au
Billing address	6/119 Coreen Ave, Penrith NSW 2750

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	221015 (DA Plans - Issue C - Dated 26.11.2021) 20211126112432272
BASIX certificate	221015 (NatHERS Certificate - 221015 (Unit 1)) 20211026075052715 221015 (NatHERS Certificate - 221015 (Unit 2)) 20211026075052715 221015 (BASIX Certificate - 221015) 20211026075052714

Bushfire report	9025694 - Bushfire Report
Cost estimate report	221015_Cost Summary report
Other	221015 (221015 - WB Approval) 20211018171351934
Owner's consent	221015_Owner consent
Section 10.7 Planning Certificate (formerly Section 149)	221015 (CERT NO 149(2) 3042441) 20210811133722951
Statement of environmental effects	221015 (Statement of Environmental Effects - Dated 27.10.2021) 20211027093753916
Stormwater drainage plan	221015_27491 - SW Issue A 221015_27491 - Stormwater Design Cert
Waste management plan	221015- 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 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 confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	