



Pre-Lodgement Application Form

Portal Application number:
PAN-47859

Applicant contact details

Title	
First given name	Robert
Other given name/s	
Family name	Oxford
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Mountainview Nursing Home Pty Ltd
ABN / ACN	41 058 055 959
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	
Owner #	
Company, business or body corporate name	
ABN / ACN	

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	57 MULGOA ROAD PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	2 / - / DP827455	
Primary address?	Yes	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R4: High Density Residential
	Height of Building	24 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m ²

Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Bushfire Prone Land	Vegetation Buffer
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

Proposed development

Proposed type of development	Other
Description of development	Alterations and additions to an existing Residential Aged Care Facility.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	-
Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	No
Saturday	-
Proposed to operate 24 hours on Sunday	No
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	100
Number of storeys proposed	
Number of pre-existing dwellings on site	99
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Cost of development	
Please provide the estimated cost of the development	\$18,175,260.00
Do you have one or more BASIX certificates?	No
Subdivision	

Number of existing lots	
Is subdivison proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	
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?	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
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	No

application?	
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:

Company Name	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Acoustic Report - 57 Mulgoa Road, Penrith
Arborists report	Tree Management Plan - 57 Mulgoa Road, Penrith
BCA Performance Requirements Compliance Statement	BCA Assessment Report - 57 Mulgoa Road, Penrith
Bushfire report	Bushfire Assessment Report - 57 Mulgoa Road, Penrith
Cost estimate report	Cost Summary - 57 Mulgoa Road, Penrith
Flood risk management report	Overland Flow Flooding Letter - 57 Mulgoa Road, Penrith
Landscape plan	Landscape Plan - 57 Mulgoa Road, Penrith
Other	Section J Report - 57 Mulgoa Road, Penrith Electrical Advice - 57 Mulgoa Road, Penrith Electrical Mechanical Plans - 57 Mulgoa Road, Penrith Pre DA Minutes - 57 Mulgoa Road, Penrith Civil Plans - 57 Mulgoa Road, Penrith Civil Plans Transmittal - 57 Mulgoa Road, Penrith Architectural Plans - 57 Mulgoa Road, Penrith
Owner's consent	Development Application Form - 57 Mulgoa Road, Penrith
Plan of management	Plan of Management (V1) - 57 Mulgoa Road, Penrith Plan of Management (V2) - 57 Mulgoa Road, Penrith
Statement of environmental effects	Statement of Environmental Effects - 57 Mulgoa Road, Penrith
Stormwater drainage plan	Hydraulic Plans - 57 Mulgoa Road, Penrith
Structural engineers report	Structural Assessment - 57 Mulgoa Road, Penrith
Traffic report	Traffic Report - 57 Mulgoa Road, Penrith
Waste management plan	Operational Waste Management Plan - 57 Mulgoa Road, Penrith Demolition & Construction Waste Management Plan - 57 Mulgoa Road

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
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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