

Applicant contact details

Title	Mr
First given name	Tony
Other given name/s	
Family name	Trimboli
Contact number	
Email	
Address	51-61 FELTON STREET HORSLEY PARK 2175
Application on behalf of a company, business or body corporate	No
tion?	

Owner/s of the development site

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
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Site address #	1
Street address	116-123 KERRS ROAD MOUNT VERNON 2178
Local government area	PENRITH
Lot / Section Number / Plan	103/-/DP31924 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Penrith Local Environmental Plan 2010 Land Zoning C4: 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 Wildlife Buffer Zone Map Wind Turbine Buffer Zone Map Obstacle Limitation Surface 220-222.2 222.2-222.2 Scenic Protection Land Scenic & Landscape Values

Proposed development

Proposed type of development	Subdivision of land
Description of development	Proposed land subdivision from 1 lot into 2 lots
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	20,023
Cost of development	
Estimated cost of work / development (including GST)	\$130,000.00
Do you have one or more BASIX certificates?	No
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 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)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	Penrith Local Environmental Plan 2010
What is the zone of the land?	
Address	116-123 KERRS ROAD MOUNT VERNON 2178
Zone	C4
What are the objectives of the zone(s) ?	See Clause 4.6 Variation Request Statement attached
Development Standard Variation details	
Name of the development standard being varied	Lot Size
Clause name	Clause 4.1
Numeric value of the standard being varied	10,000sqm
Numeric value of the development against this standard	9,077sqm rear lot
Percentage value of the proposed variation	9.23
What are the objectives of the development standard(s) ?	See Clause 4.6 Variation Request Statement attached
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	See Clause 4.6 Variation Request Statement attached
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	Yes, please refer to the Clause 4.6 Variation Request Statement attached
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	Yes, please refer to the Clause 4.6 Variation Request Statement attached
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	21/04334
Tree works	

Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 6 trees within and adjacent to the proposed access driveway to proposed Lot 1031
Number of trees to be impacted by the proposed work	6
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	32
Units	Square metres
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	

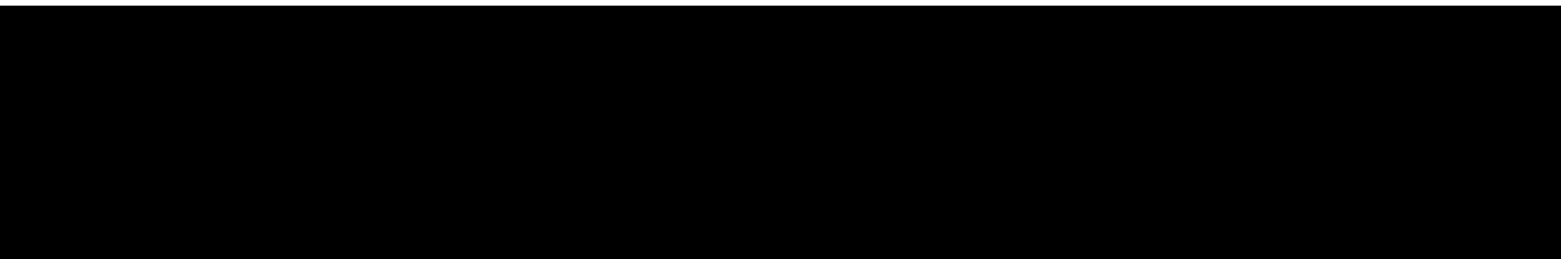
Payer details

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:



Application documents

The following documents support the application.

Document type	Document file name
Clause 4.6 variation request	Clause 4.6 Variation Request Statement - 116-123 Kerrs Road, Mount Vernon
Cost estimate report	Cost Report - 116-123 Kerrs Road, Mount Vernon
Other	Preliminary Site Investigation Report - 116-123 Kerrs Road, Mount Vernon
Owner's consent	Owners Consent - 116-123 Kerrs Road, Mount Vernon

Proposed Subdivision plan	Subdivision over Survey Plan - 116-123 Kerrs Road, Mount Vernon Subdivision Plan - 116-123 Kerrs Road, Mount Vernon
Section 10.7 Planning Certificate (formerly Section 149)	Section 10.7 Planning Certificate - 116-123 Kerrs Road, Mount Vernon
Statement of environmental effects	Statement of Environmental Effects - 116-123 Kerrs Road, Mount Vernon
Stormwater drainage plan	Stormwater Plan - 116-123 Kerrs Road, Mount Vernon
Survey plan	Survey Plan - 116-123 Kerrs 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
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).	