

Pre-Lodgement Application Form

Portal Application number:
PAN-111252

Applicant contact details

Title	
First given name	Sam
Other given name/s	
Family name	Lettice
Contact number	0457459852
Email	info@sklplanning.com.au
Address	PO Box 159 Round Corner NSW 2158
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	SKL Planning Pty Ltd
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 multiple owners of the development site and I am 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.

Development details

Application type	Development Application
Site address #	1
Street address	92 RIVER ROAD EMU PLAINS 2750

Local government area	PENRITH	
Lot / Section Number / Plan	12 / - / DP1247788	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R2: Low Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone

Proposed development

Proposed type of development	Dwelling
Description of development	Construction of a two storey dwelling, swimming pool and associated site landscaping.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	119557S_02
Subdivision	
Number of existing lots	
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)?	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	
What is the zone of the land?	
Address	92 RIVER ROAD EMU PLAINS 2750
Zone	R2
What are the objectives of the zone(s) ?	See attached clause 4.6 submission
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	4.3(2)
Numeric value of the standard being varied	8.5
Numeric value of the development against this standard	9.2
Percentage value of the proposed variation	8
What are the objectives of the development standard(s) ?	See attached clause 4.6 submission
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	See attached clause 4.6 submission
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	See attached clause 4.6 submission
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	See attached clause 4.6 submission
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	No

conservation area.	
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	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans - Complete Set
BASIX certificate	BASIX Certificate
Clause 4.6 variation request	Clause 4.6 - Building Height
Cost estimate report	Cost Summary Report
Elevations and sections	Elevations and Sections
Flood risk management report	Flood Impact Assessment
Floor plans	Floor Plans
Landscape plan	Landscape Plan
Notification plans	Notification Plan
Other	BASIX Commitments - Plan Flood Level Enquiry NatHERS Certificate Plan Cover Page Window and Door Schedule Roof Plan
Owner's consent	Development Application Form and Checklist

Schedule of colours, materials and finishes	Materials and Finishes Schedule
Shadow diagrams	Shadow Diagrams and Driveway Longsection
Site plans	Site Plan
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	Stormwater Plans
Survey plan	Survey
Waste management plan	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
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).	