


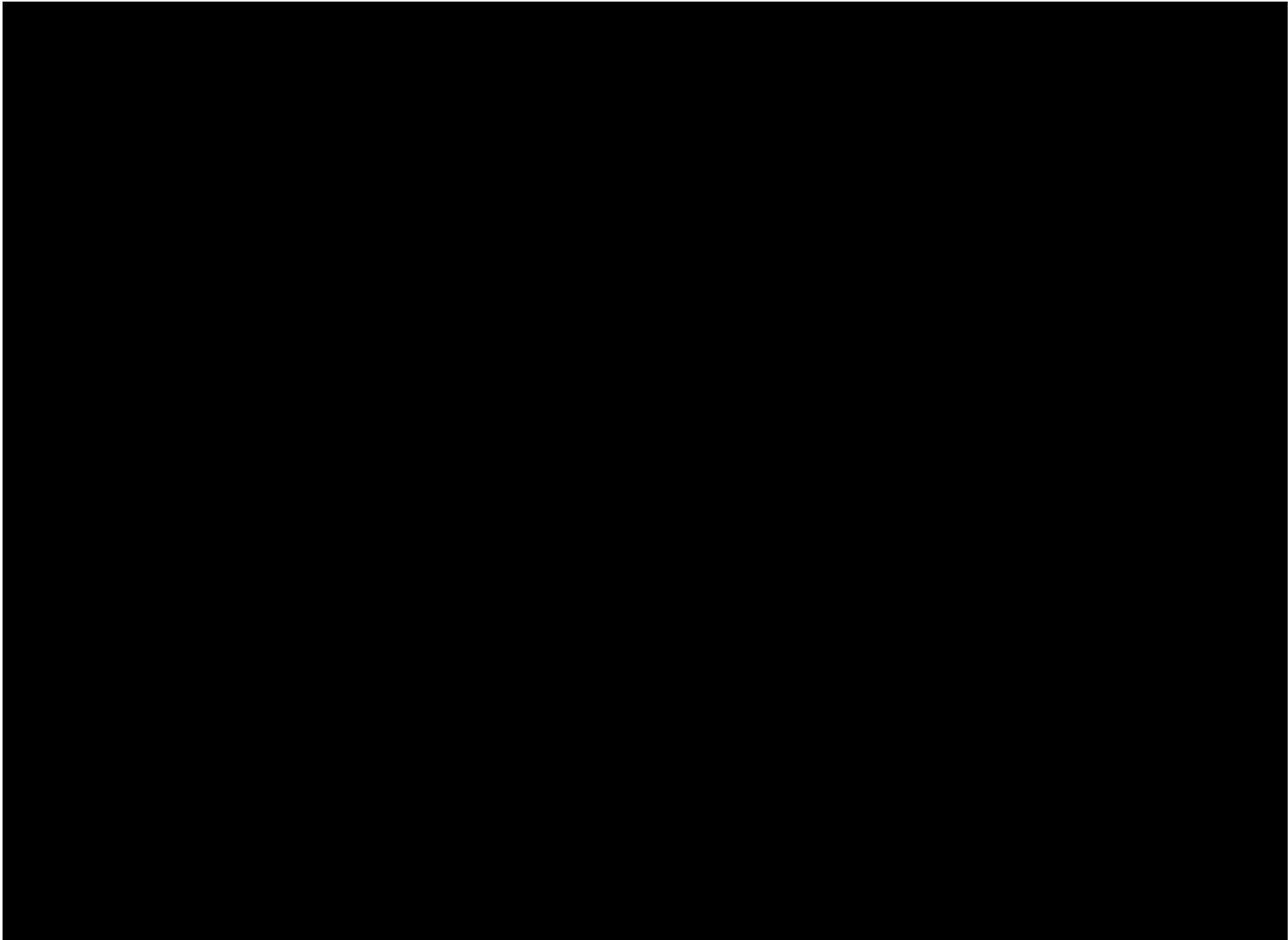


# Pre-Lodgement Application Form

Portal Application number:  
PAN-154163

## Applicant contact details

Title	Mrs
First given name	Vandita
Other given name/s	
Family name	Dixit
	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Fowler Homes
ABN / ACN	89 066 046 366
Is the nominated company the applicant for this application?	Yes



**Developer details**

ABN	89 066 046 366
ACN	066 046 366
Name	FOWLER HOMES PTY. LTD
Trading name	
Address	405 A, Victoria Street, Wetherill Park
Email Address	VANDITA.DIXIT@FOWLERHOMES.COM.AU

**Development details**

Application type	Development Application	
Site address #	1	
Street address	263 Mt Vernon Road, Mt Vernon NSW 2178	
Local government area	PENRITH	
Lot / Section Number / Plan		
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	NA
	Land Zoning	NA
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA

**Proposed development**

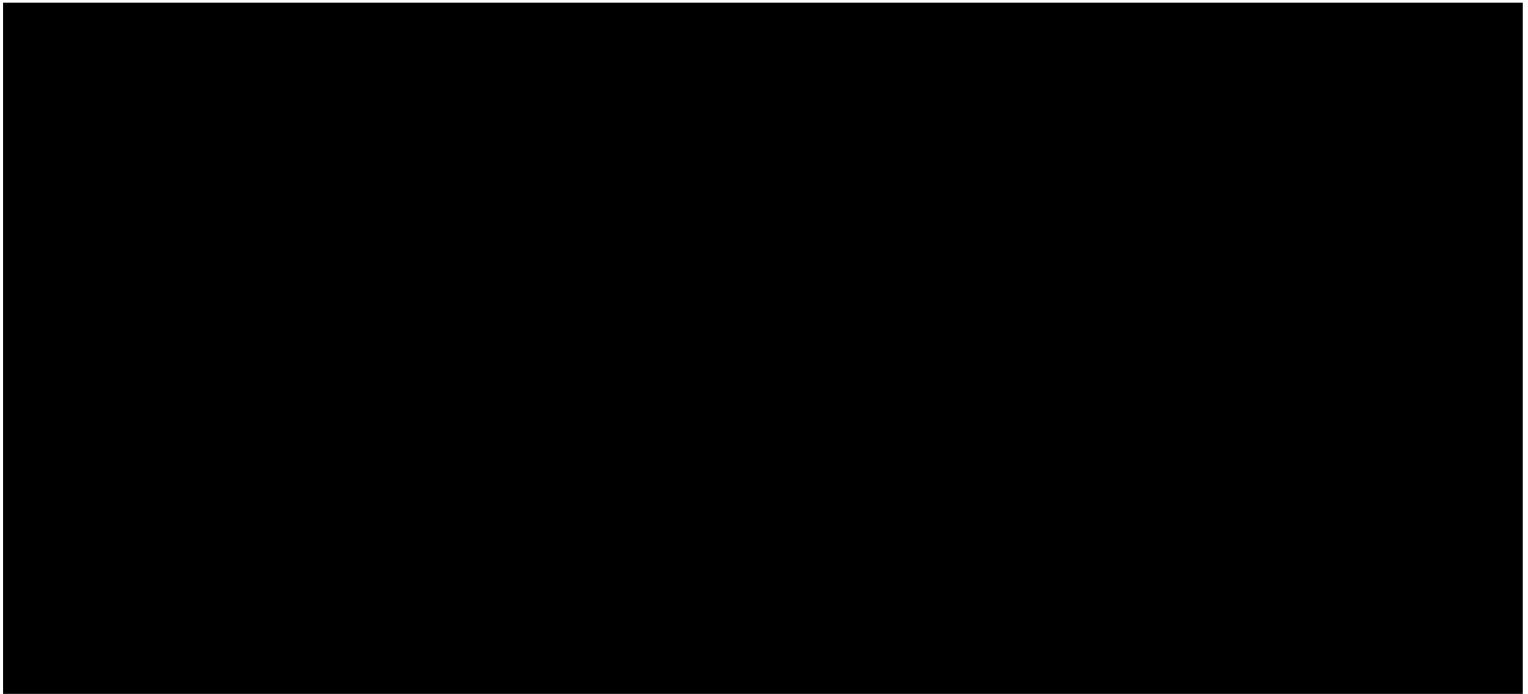
Proposed type of development	Dwelling Demolition Subdivision of land
Description of development	This DA Application proposes Demolition, Torrens Subdivision followed by the development of a single dwelling on Each subdivided lot.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	2
Number of storeys proposed	1
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	

Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1144730s_02
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
<b>Proposed operating details</b>	
Number of staff/employees on the site	3
Number of parking spaces	4
Number of loading bays	2
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
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	19/04774
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 12 trees.
Number of trees to be impacted by the proposed work	12
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	100

Units	Square metres
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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
Architectural Plans	UNIT 1 ARCHITECTURAL PLANS UNIT 2 FLOOR PLANS UNIT 2 ARCHITECTURAL PLANS
BASIX certificate	UNIT 1BASIX Certificate Peter & Gabby 100921 Unit 2 NatHERS Certificate 240821.1 Unit 2 BASIX-NatHERS_Commitment_Form_4745 Unit 2 BASIX Certificate 250821
Biodiversity Assessment Report	BDAR - 29.09.21
Bushfire report	Bushfire Report
Civil Engineering Plan	HYDRAULICS ENGINEERING REPORT PLAN
Clause 4.6 variation request	CLAUSE 4.6 VARIATION

Cost estimate report	Unit 2 planning-circular-calculating-the-genuine-estimated-cost-of-development-2013-03-14 Unit 1 planning-circular-calculating-the-genuine-estimated-cost-of-development-2013-03-14 - Copy
Flood risk management report	Flood Report
Geotechnical report	Borehole and labtest
Other	DEMOLITION PLAN Waste Management Report
Owner's consent	OWNER'S CONSENT
Proposed Subdivision plan	PROPOSED SUB DIVISION PLAN
Salinity Assessment	Salinity labtest
Schedule of colours, materials and finishes	UNIT 1 EXTERNAL COLOUR PLANS UNIT 2 EXTERNAL COLOUR PLANS
Section 10.7 Planning Certificate (formerly Section 149)	10.7 Certificate
Statement of environmental effects	updated Statement of Environmental Effects
Stormwater drainage plan	HYDRAULICS ENGINEERING REPORT PLAN
Waste management plan	Demo Quote & 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).	