

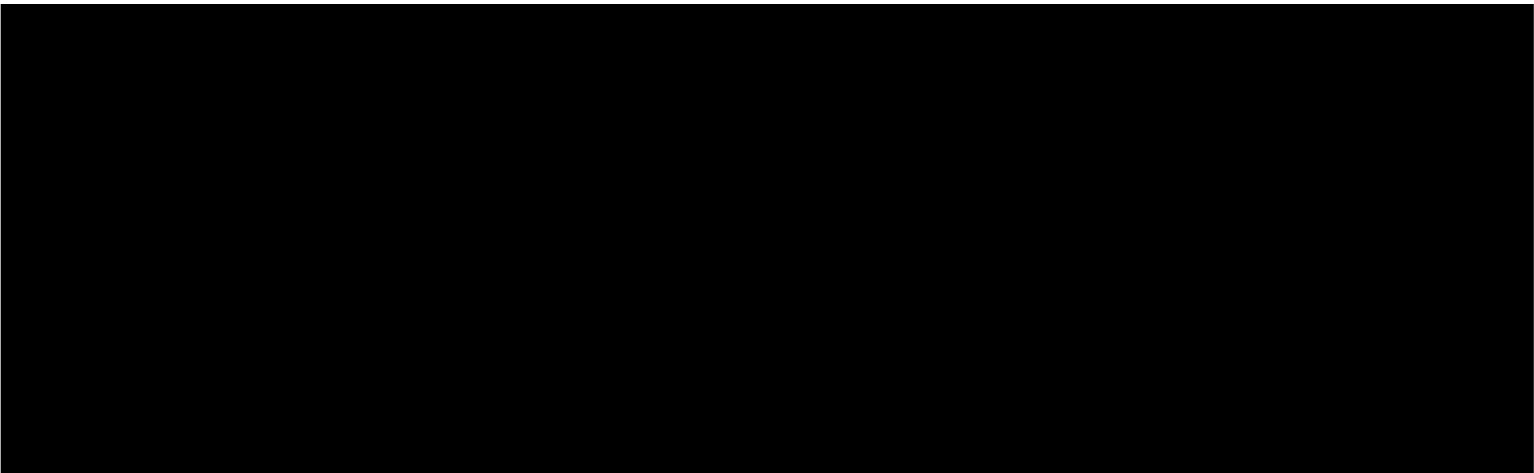


Pre-Lodgement Application Form

Portal Application number:
PAN-63086

Applicant contact details

Title	Mr
First given name	Mark
Other given name/s	
Family name	Attard
[REDACTED]	
Address	7/86 Henry Street Penrith
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	GREATER WESTERN GROUP (NSW) P/L
ABN / ACN	
Is the nominated company the applicant for this application?	Yes



Development details

Application type	Development Application	
Site address #	1	
Street address	103-109 LAYCOCK STREET CRANEBROOK 2749	
Local government area	PENRITH	
Lot / Section Number / Plan	23 / - / DP700376	
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	1 ha
	Heritage	NA

	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone

Proposed development

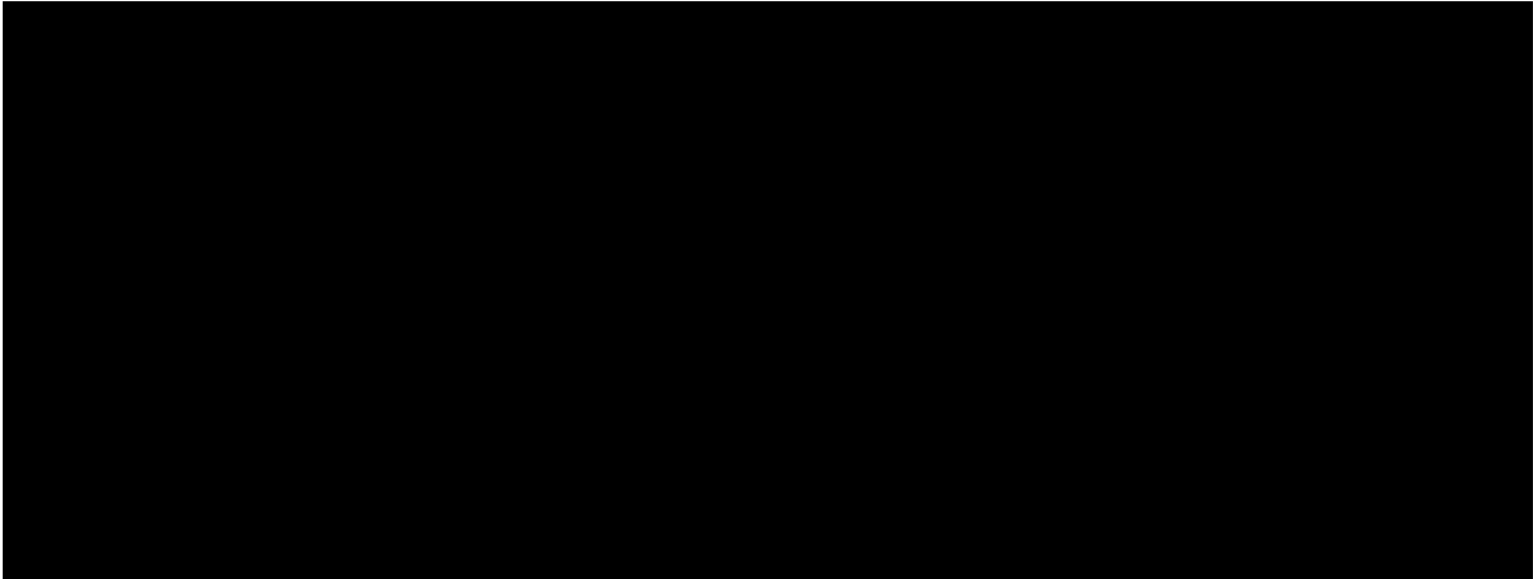
Proposed type of development	Subdivision of land Other
Description of development	Demolition of existing dwelling & cut/fill to existing site & construction of seniors housing development consisting of 16 single storey dwellings & strata subdivision
Provide the proposed hours of operation	
Proposed to 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	16
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	190
Number of existing site area	7,974
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1132706M_02
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	16

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	0
Number of parking spaces	36
Number of loading bays	0
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?	No
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 39 trees and retain 59 trees.
Number of trees to be impacted by the proposed work	39
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	1,000
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	



Application documents

The following documents support the application.

Document type	Document file name
Access report	ACCESS REPORT - 103-109 LAYCOCK STREET CRANEBROOK
Arborists report	ARBORIST REPORT - 103-109 LAYCOCK STREET CRANEBROOK
Architectural Plans	ARCHITECTURAL PLANS - 103-109 LAYCOCK STREET CRANEBROOK
BASIX certificate	BASIX CERTIFICATE - 103-109 LAYCOCK STREET CRANEBROOK
Contamination / remediation action plan	CONTAMINATION REPORT - 103-109 LAYCOCK STREET CRANEBROOK
Cost estimate report	ESTIMATED COST OF WORKS - 103-109 LAYCOCK STREET CRANEBROOK
Landscape plan	LANDSCAPE PLAN - 103-109 LAYCOCK STREET CRANEBROOK
Notification plans	NOTIFICATION PLANS - 103-109 LAYCOCK STREET CRANEBROOK
Other	FLORA & FAUNA REPORT - 103-109 LAYCOCK STREET CRANEBROOK ARCHITECTS DESIGN STATEMENT - 103-109 LAYCOCK STREET CRANEBROOK WATER SENSITIVE URBAN DESIGN REPORT - 103-109 LAYCOCK STREET CRA NATHERS CERTIFICATE - 103-109 LAYCOCK STREET CRANEBROOK APPLICATION FORM - 103-109 LAYCOCK STREET CRANEBROOK SUBDIVISION PLAN - 103-109 LAYCOCK STREET CRANEBROOK
	SCHEDULE OF EXTERNAL FINISHES -103-109 LAYCOCK

Schedule of colours, materials and finishes	STREET CRANE BROOK
Statement of environmental effects	STATEMENT OF ENVIRONMENTAL EFFECTS - 103-109 LAYCOCK STREET CRAN
Stormwater drainage plan	STORMWATER PLAN - 103-109 LAYCOCK STREET CRANE BROOK STORMWATER CHECKLIST - 103-109 LAYCOCK STREET CRANE BROOK
Survey plan	SURVEY - 103-109 LAYCOCK STREET CRANE BROOK
Traffic report	TRAFFIC REPORT - 103-109 LAYCOCK STREET CRANE BROOK
Waste management plan	STAMPED ARCHITECTURAL PLANS - 103-109 LAYCOCK STREET CRANE BROOK WASTE MANAGEMENT PLAN - 103-109 LAYCOCK STREET CRANE BROOK

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 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
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	