



Pre-Lodgement Application Form

Portal Application number:
PAN-25058

Applicant contact details

Title	Mr
First given name	Ahsan
Other given name/s	
Family name	Qureshi
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Ecofactor Architects
ABN / ACN	
Is the nominated company the applicant for this application?	Yes



Development details

Application type	Development Application
Site address #	1
Street address	22 MEDINAH AVENUE LUDDENHAM 2745
Local government area	PENRITH
Lot / Section Number / Plan	236 / - / DP270417
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning E4: Environmental Living
	Height of Building NA

Planning controls affecting property	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	4000 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Clauses of LEP Apply
	Bushfire Prone Land	Vegetation Buffer

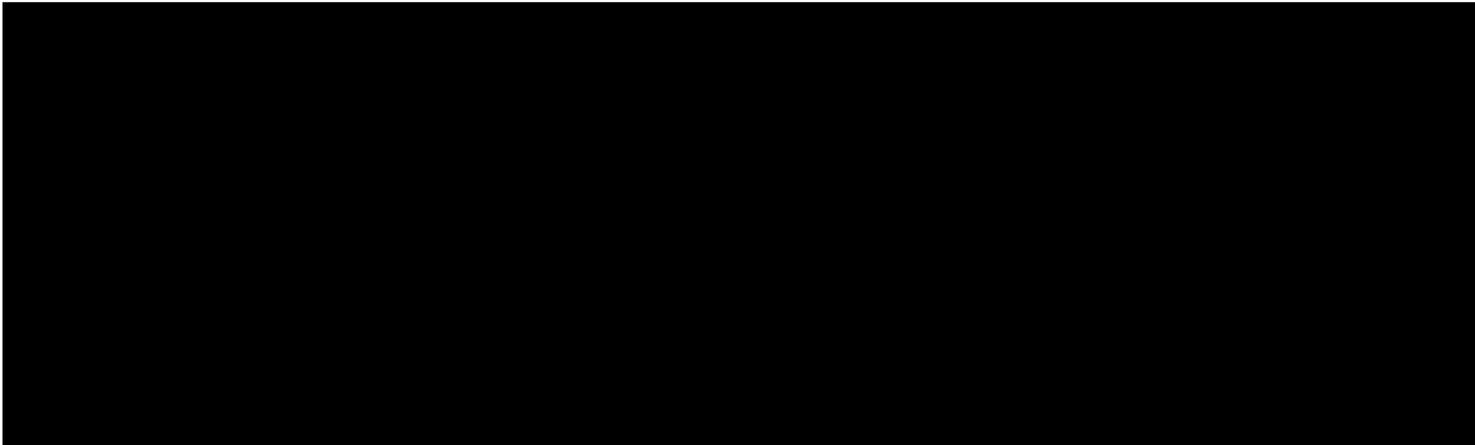
Proposed development

Proposed type of development	Dwelling Pools / decks / fencing Balconies, decks, patios, terraces or verandahs
A pool or spa of 40,000 litres or greater proposed	Yes
Description of development	<ul style="list-style-type: none"> • Construction of two storey detached dwelling; • Installation of an in-ground swimming pool; • Ancillary structures including workshop space, basement storage, gym and outdoor sitting area; and • Associated landscaping and driveway works.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	4,303
Cost of development	
Please provide the estimated cost of the development	\$1,500,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1102523S-03
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)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Is approval under s68 of the Local Government Act 1993 required?	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 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
BASIX certificate	BASIX_22 Medinah Avenue Luddenham_REV C
Bushfire report	Bushfire Report - 22 Medinah Ave, Luddenham NSW - 200730
Cost estimate report	Cost Estimate_22 Medinah Ave, Luddenham
Elevations and sections	A.10 - 22 Medinah Ave, Luddenham - Notification Plan A.09 - 22 Medinah Ave, Luddenham - Elevations & Sections A.08 - 22 Medinah Ave, Luddenham - Elevations
Floor plans	A.04 - 22 Medinah Ave, Luddenham - First Floor Plan A.03 - 22 Medinah Ave, Luddenham - Ground Floor Plan
Landscape plan	Landscape Plan - 22 Medinah Ave, Luddenham NSW - 200730
Notification plans	A.10 - 22 Medinah Ave, Luddenham - Notification Plan
Other	DA Fee Quote A.06 - 22 Medinah Ave, Luddenham - Cut & Fill Plan A.05 - 22 Medinah Ave, Luddenham - Construction Management Plan Twin Creeks Approval - 22 Medinah Ave - DRP Consent Landscape Plan_22 Medinah - DRP Consent Approval Letter - Lot 236 Credit Card Authorisation Form
Owner's consent	Development_Application_Form_Completed
Schedule of colours, materials and finishes	A.01 - 22 Medinah Ave, Luddenham - Cover Page
Shadow diagrams	A.07 - 22 Medinah Ave, Luddenham - Shadow Diagram
Site plans	A.02 - 22 Medinah Ave, Luddenham - Site Plan & Site Analysis
Statement of environmental effects	Statement of Environmental Effects - 22 Medinah Ave, Luddenham
Stormwater drainage plan	Stormwater Plan - 22 Medinah Ave, Luddenham NSW - 200730
Survey plan	Survey - 22 Medinah Ave, Luddenham NSW - 200730
Waste management plan	Waste Management Plan - 22 Medinah Ave.docx

Applicant declarations

I declare that all the information in my development 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 NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

