



Pre-Lodgement Application Form

Portal Application number:
PAN-181966

Applicant contact details

Title	Mr
First given name	MAZEN
Other given name/s	
Family name	ABUDUHOU
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	
Company, business or body corporate name	
ABN / ACN	

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
Site address #	1
Street address	54 CANBERRA STREET OXLEY PARK 2760
Local government area	PENRITH
Lot / Section Number / Plan	213/-/DP16937 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010

Planning controls affecting property	Land Zoning R3: Medium Density Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 400 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Wildlife Buffer Zone Map Wind Turbine Buffer Zone Map
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Proposed development

Proposed type of development	Multi-dwelling housing Subdivision of land
Description of development	To demolish the existing dwelling / associated structures and construct a multi dwelling development comprising of 5 units & Strata subdivision
Dwelling count details	
Number of dwellings / units proposed	5
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	277
Number of existing site area	1,078
Cost of development	
Estimated cost of work / development (including GST)	\$760,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1264860M
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	5
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	11
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	Penrith Local Environmental Plan 2010
What is the zone of the land?	
Address	54 CANBERRA STREET OXLEY PARK 2760
Zone	R3
What are the objectives of the zone(s) ?	A formal request has been submitted as "Clause 4.6 Request - No.54 Canberra Street, Oxley Park"
Development Standard Variation details	
Name of the development standard being varied	Other
Clause name	4.1A
Numeric value of the standard being varied	1200
Numeric value of the development against this standard	1077.8
Percentage value of the proposed variation	10
What are the objectives of the development standard(s) ?	
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	
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 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:

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- No.54 Canberra Street, Oxley Park
BASIX certificate	BASIX & NatHERS Cert - No.54 Canberra Street, Oxley Park
Clause 4.6 variation request	Clause 4.6 Request - No.54 Canberra Street, Oxley Park
Cost estimate report	Cost Summary Report - No.54 Canberra Street, Oxley Park
Landscape plan	Landscape Plan- No.54 Canberra Street, Oxley Park
Notification plans	Notification Plan- No.54 Canberra Street, Oxley Park
Owner's consent	Owners Consent - No.54 Canberra Street, Oxley Park
Proposed Subdivision plan	Subdivision Plan - No.54 Canberra Street, Oxley Park
Schedule of colours, materials and finishes	External Colours- No.54 Canberra Street, Oxley Park
Statement of environmental effects	Statement of Environmental Effects - No.54 Canberra Street, Oxley Park
Survey plan	Survey Plan - No.54 Canberra Street, Oxley Park

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).	