

Pre-Lodgement Application Form

Portal Application number:
PAN-150571

Applicant contact details

Title	
First given name	Renee
Other given name/s	
Family name	McNulty
Contact number	
Email	
Address	Unit 21/9-12 Lambridge Place
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Better Built Homes and Developments Pty Ltd
ABN / ACN	81 146 891 205
Is the nominated company the applicant for this application?	Yes

Developer details

ABN	
ACN	
Name	

Trading name	
Address	
Email Address	

Development details

Application type	Development Application	
Site address #	1	
Street address	72-74 KENILWORTH CRESCENT CRANEBROOK 2749	
Local government area	PENRITH	
Lot / Section Number / Plan	273 / - / DP836561	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R5: Large Lot Residential
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	4000 m²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone Map

Proposed development

Proposed type of development	Dwelling Secondary dwelling
Description of development	Construction of a Single Storey Dwelling with Detached Granny Flat
Dwelling count details	
Number of dwellings / units proposed	1
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	6,227
Cost of development	
Estimated cost of work / development (including GST)	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1241963M
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
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	21/02442
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

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:

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans
BASIX certificate	Combined Natthers Certificate Basix Commitments Plan Basix Certificate
Cost estimate report	Cost Estimate Report
Elevations and sections	Section Plan Granny Flat Floor Plan and Elevations Plan Elevation 3 and Elevation 4 Plan Elevation 1 and Elevation 2 Plan
Erosion and sediment control plan	Erosion and Sediment Control Plan
Floor plans	Ground Floor Plan Granny Flat Floor Plan and Elevations Plan
Landscape plan	Landscape Plan
Notification plans	Neighbour Notification Plan
Other	Site Analysis Plan Roof Plan Plans Cover Page Onsite Wastewater Report
Owner's consent	Ownership Details
Schedule of colours, materials and finishes	External Colour Schedule
Section 10.7 Planning Certificate (formerly Section 149)	Section 10.7 Certificate
Site plans	Locality and Site Plan
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	Stormwater Management Plan
Survey plan	Contour 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
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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).	