

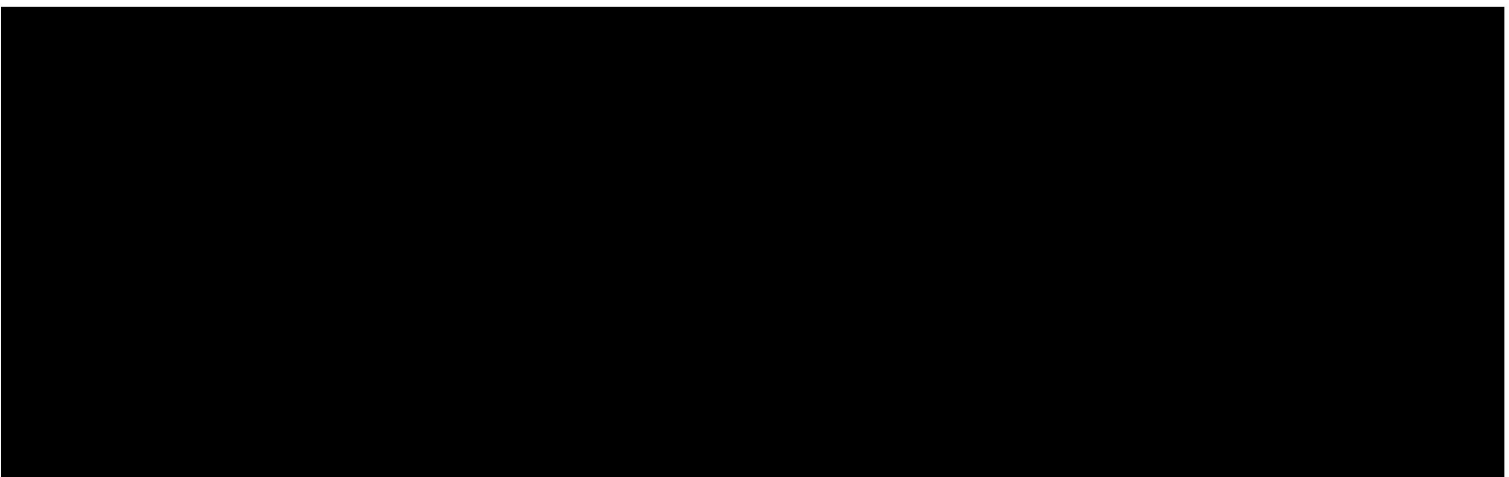


# Pre-Lodgement Application Form

Portal Application number:  
PAN-98234

## Applicant contact details

Title	Mr
First given name	Jonathon
Other given name/s	
Family name	Wood
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Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	O'Connell St Caddens Unit Trust C/- Think Planners
ABN / ACN	
Is the nominated company the applicant for this application?	Yes



## Development details

Application type	Development Application	
Site address #	1	
Street address	46-66 O'CONNELL STREET CADDENS 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	3 / - / DP1103503	
Primary address?	Yes	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m <sup>2</sup>

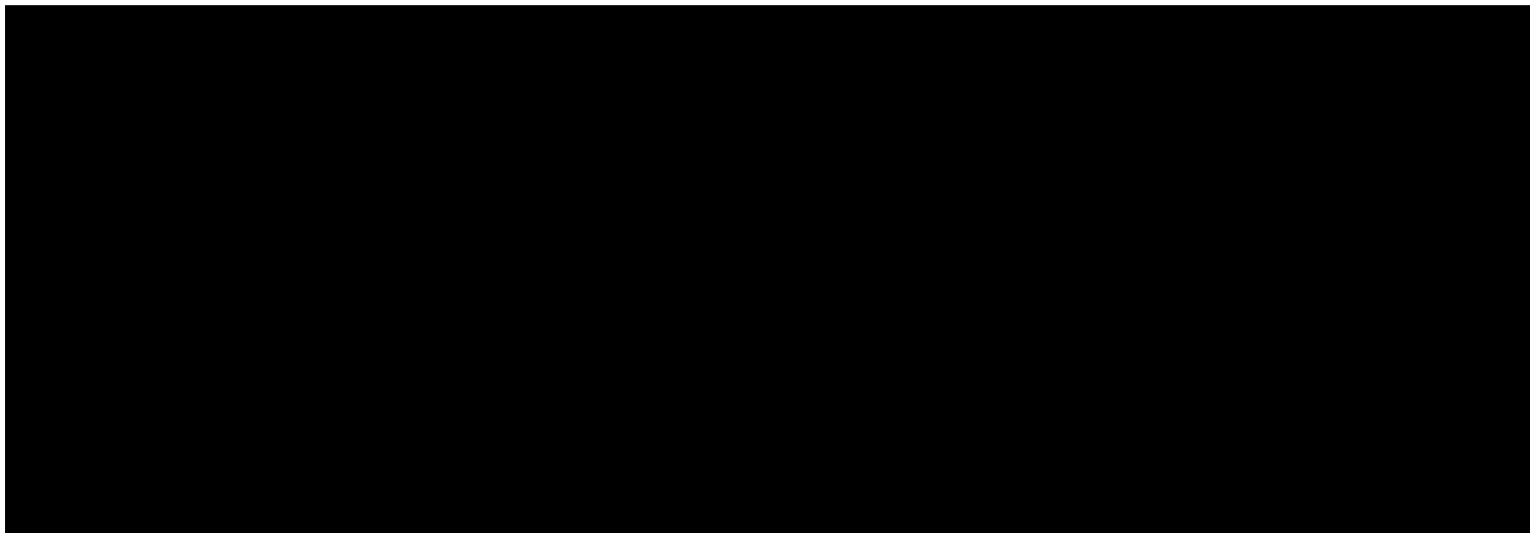
Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
	Bushfire Prone Land	Vegetation Category 2

### Proposed development

Proposed type of development	Subdivision of land
Description of development	Community Titled Staged Subdivision to create 251 residential lots, 2 residue lots, bulk earthworks, civil works including roads and drainage, creation of new park, and associated landscaping works.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	3
Is subdivision proposed?	Yes
Type of subdivision proposed	Community Title
Number of proposed lots	251
<b>Proposed operating details</b>	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	Yes
Description of the proposed roadworks	Construction of new local roads and construction of private roads
<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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
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?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<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	Built Form Masterplan
Biodiversity Assessment Report	BDAR
Bushfire report	Bushfire Report
Contamination / remediation action plan	Original DSI Report Second DSI Report
Cost estimate report	Cost Estimate Report
Floor plans	Building Typologies
Landscape plan	Landscape Plans
Other	WSUD Report - 46-66 O'Connell St Caddens Rev B Vegetation Management Plan
Owner's consent	Owners Consent
Proposed Subdivision plan	Staging Plan Initial Subdivision
Statement of environmental effects	SEE_Subdivison_44-66 O'Connell Street Caddens
Stormwater drainage plan	Civil, Stormwater & Subdivision Plans
Survey plan	Survey Plan
Traffic report	Traffic Report
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
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 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).	

