



Pre-Lodgement Application Form

Portal Application number:
PAN-155593

Applicant contact details

Title	Mr
First given name	Daniel
Other given name/s	
Family name	Kalergis
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	True North Design & Drafting Pty Ltd
ABN / ACN	95 629 872 420
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	
Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	
Owner #	
Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	

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	

Trading name	
Address	
Email Address	

Development details

Application type	Development Application																							
Site address #	1																							
Street address	36A BONNER ROAD AGNES BANKS 2753																							
Local government area	PENRITH																							
Lot / Section Number / Plan	12/-/DP1237547 <input checked="" type="checkbox"/>																							
Primary address?	Yes																							
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>Penrith Local Environmental Plan 2010</td> </tr> <tr> <td>Land Zoning</td> <td>E4: Environmental Living</td> </tr> <tr> <td>Height of Building</td> <td>NA</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>NA</td> </tr> <tr> <td>Minimum Lot Size</td> <td>1 ha</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Local Provisions</td> <td>Wind Turbine Buffer Zone Map</td> </tr> <tr> <td>Scenic Protection Land</td> <td>Scenic & Landscape Values</td> </tr> <tr> <td>Bushfire Prone Land</td> <td>Vegetation Category 2</td> </tr> </table>		Land Application LEP	Penrith Local Environmental Plan 2010	Land Zoning	E4: Environmental Living	Height of Building	NA	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 Map	Scenic Protection Land	Scenic & Landscape Values	Bushfire Prone Land	Vegetation Category 2
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Proposed development

Proposed type of development	Dwelling Pools / decks / fencing Farm buildings
A pool or spa of 40,000 litres or greater proposed	Yes
Description of development	Removal of existing trees and construction of New Single Storey Dwelling, In-ground Pool and Detached Shed.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	
Cost of development	

Estimated cost of work / development (including GST)	\$959,950.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1232622S_02
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?	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	Removal of trees across the site. refer to architectural plans.
Number of trees to be impacted by the proposed work	
Land area to be impacted by the proposed work	933
Units	Square metres
Approximate area of canopy REQUESTED to be removed	75
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	

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:

First name	
Other given name(s)	
Family name	
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans
BASIX certificate	natHERS Certificate BASIX Certificate
Biodiversity Assessment Report	Biodiversity Assessment Report
Bushfire report	Bushfire Hazard Assessment Report
Cost estimate report	Cost Summary Report
Elevations and sections	Elevation Plans Section Plans
Erosion and sediment control plan	Waste Management & Sediment Control plan
Floor plans	Floor Plans
Notification plans	Notification Plans
Other	Onsite Wastewater Management Report
Schedule of colours, materials and finishes	Schedule of Colours

Site plans	Site & Tree Removal Plans Site Analysis Plan
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	Drainage Plan
Survey plan	Survey Plan
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
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).	