

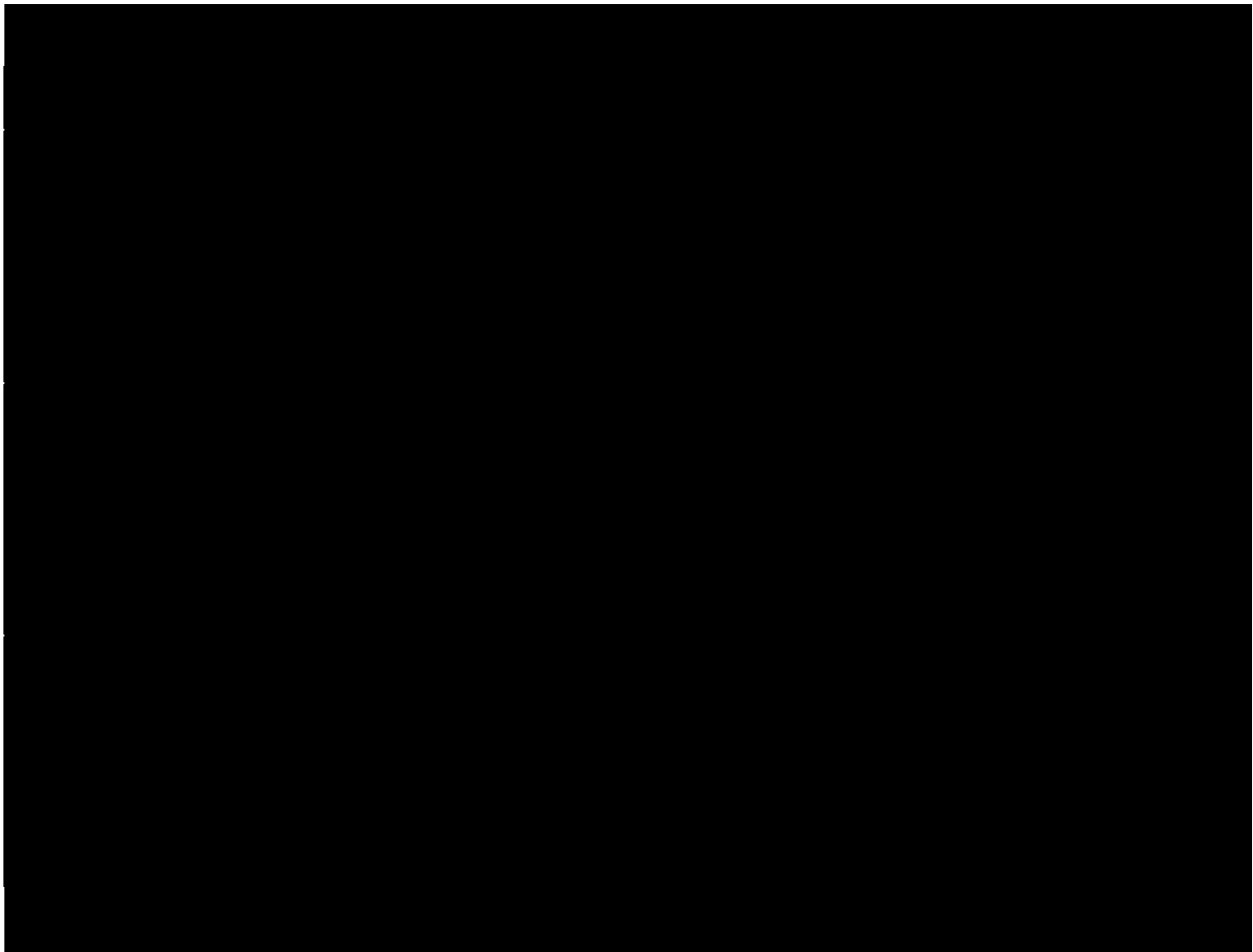


Pre-Lodgement Application Form

Portal Application number:
PAN-87815

Applicant contact details

Title	Mrs
First given name	Vandita
Other given name/s	
Family name	Dixit
<div style="background-color: black; width: 100%; height: 20px;"></div>	
Address	405 A Victoria Street, Wetherill Park, 2164
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Fowler Homes
ABN / ACN	89 066 046 366
Is the nominated company the applicant for this application?	Yes



Development details

Application type	Development Application																
Site address #	1																
Street address	263 Mt Vernon Road, Mt Vernon NSW 2178																
Local government area	PENRITH																
Lot / Section Number / Plan																	
Primary address?	Yes																
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>NA</td> </tr> <tr> <td>Land Zoning</td> <td>NA</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>NA</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> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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Proposed development

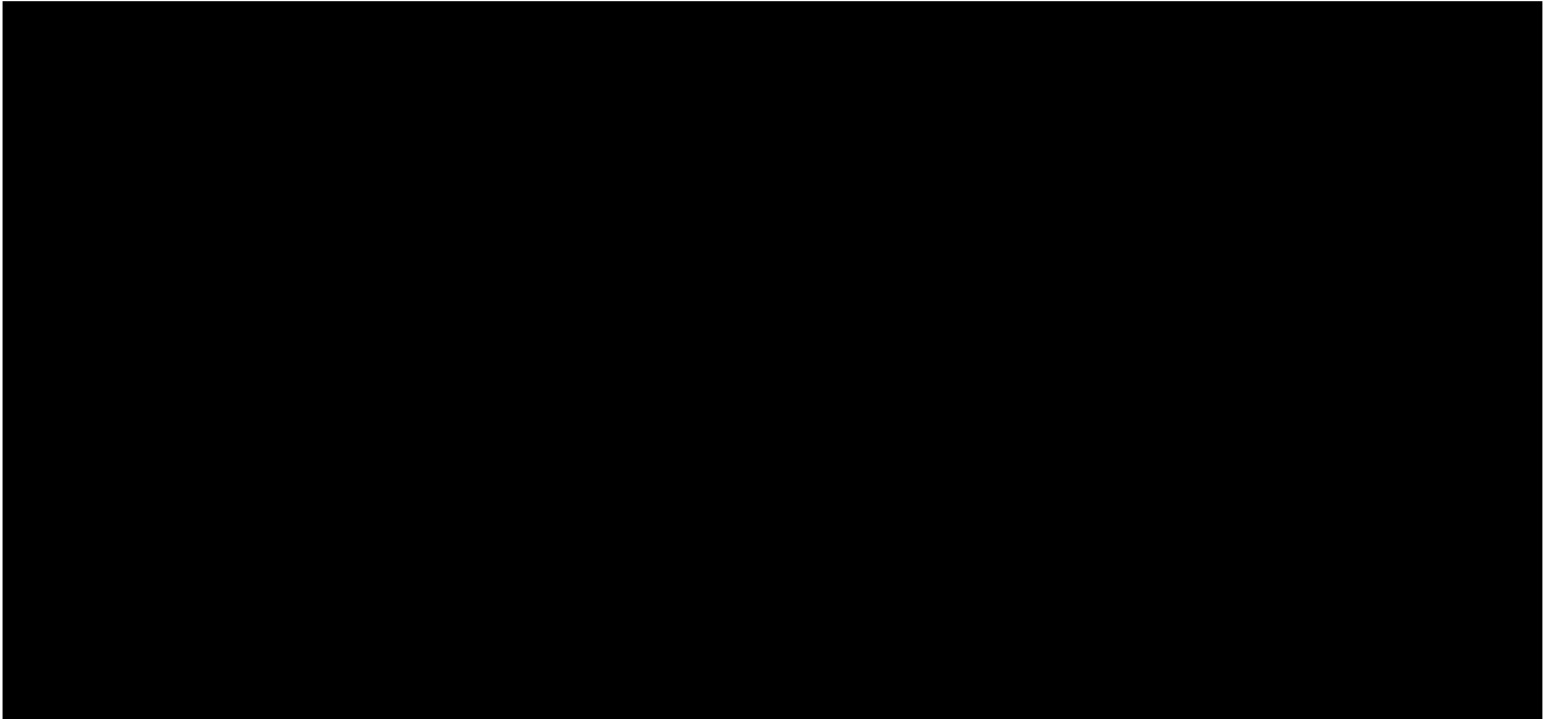
Proposed type of development	Dwelling Demolition Subdivision of land
Description of development	This DA Application proposes Demolition, Torrens Subdivision followed by the development of a single dwelling on Each subdivided lot.
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	350
Number of existing site area	20,250
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1144730s_02
Subdivision	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2

Proposed operating details	
Number of staff/employees on the site	3
Number of parking spaces	4
Number of loading bays	2
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	19/04774
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 12 trees.
Number of trees to be impacted by the proposed work	12
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	100
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	



Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	LOT 2 NATHERS LOT 1 NATHERS BASIX Certificate LOT 1 BASIX Certificate LOT 2
Cost estimate report	BUILD COST
Elevations and sections	LOT 2 SECTION BB LOT 2 SECTION AA LOT 2 ELEVATIONS 2 LOT 2 ELEVATIONS 1
Flood risk management report	20-1072 (FLOOD STUDY REPORT) 20201203182511630 20-1072 (Flood Report) 20201106082007547
Floor plans	LOT 2 LOFT PLAN LOT 2 GROUND FLOOR PLAN LOT 2 BASEMENT PLAN LOT 1 GROUND FLOOR PLAN DIMENSIONS LOT 1 BASEMENT FLOOR PLAN
Geotechnical report	20-1072 (Borehole and labtest) 20201008081601467
Landscape plan	LANDSCAPE PLAN
Other	DEMOLITION PLAN LOT 1 SITE ANALYSIS LOT 1 SECTION BB LOT 1 SECTION AA

Plan of management	LOT 2 SITE MANAGEMENT PLAN LOT 1 SITE MANAGEMENT
Salinity Assessment	20-1072 (Salinity labtest) 20201008081601467
Section 10.7 Planning Certificate (formerly Section 149)	20-1072 (S10.7) 20200427145101083
Site plans	LOT 2 20-1072 - SITE PLAN
Statement of environmental effects	Statement of Environmental Effects

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).	