

Applicant contact details

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Title	
First given name	Vandana
Other given name/s	
Family name	Vandana
Contact number	0431514526
Email	planning@bathla.com.au
Address	137 Gilba Road, Girraween 2145
Application on behalf of a company, business or body corporate	Yes
ABN	98078297748
ACN	078297748
Name	UNIVERSAL PROPERTY GROUP PTY LIMITED
Trading name	
Is the nominated company the applicant for this applica	
ABN	98078297748
ACN	078297748
Name	UNIVERSAL PROPERTY GROUP PTY LIMITED
Trading name	
Is the nominated company the applicant for this application?	Yes
Yes	

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 #	1
Company, business or body corporate name	UPG 33 Pty Ltd
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	LOT53, Gulshan Avenue Claremont Meadows 2747
Local government area	PENRITH

Lot / Section Number / Plan	
Primary address?	Yes
Planning controls affecting property	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

Proposed development

Proposed type of development	Dwelling
Description of development	Proposed Construction of a Single Storey Dwelling. Kindly refer to "Letter from Town-Planner in order to request for enable lodgment of Dwelling house development application associated with DA16/0889 at 27 Kent road and 326-330 Caddens Road, Claremont Meadows."
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	\$337,770.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1279646S
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?	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:

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
Acoustic report	28_20161208JLa_R2_DA Acoustic Assessment
Architectural Plans	02-Architectural_Plans_Lot_53_Gulshan_Avenue_Claremont_Meadows
BASIX certificate	04_Nathers_Certificate_Lot_53_Gulshan_Avenue_Claremont_Meadows 05_Basix_Specification_Lot_53_Gulshan_Avenue_Claremont_Meadows 03_Basix_Certificate_Lot_53_Gulshan_Avenue_Claremont_Meadows
Bushfire report	Bushfire_Protection_Assessment_Claremont_Meadows
Cost estimate report	06_Cost_Summary_Lot_53_Gulshan_Avenue_Claremont_Meadows
Council DA Checklist	01_DA_Checklist
Landscape plan	10_Landscape_Plan_Lot_53_Gulshan_Avenue_Claremont_Meadows
Notification plans	11_Notification_Plan_Lot_53_Gulshan_Avenue_Claremont_Meadows
Other	13_Colour_Schedule_Lot_53_Gulshan_Avenue_Claremont_Meadows 26_Subdivision_CC_Approval_Plan 25_Subdivision_CC_Approval_Certificate 22_Notification_of_Arrangement_from_Endavour_Energy 24_Letter_From_TownPlanner 08_DP_Admin_sheets_326-330_Caddens_Road_Claremont_meadows 07_Deposited_Plan_326-330_Caddens_Road_Claremont_meadows 09_88B_326-330_Caddens_Road_Claremont_meadows 20_Completion_Certificate_NBN_Internet_Connection 27_Notice_of_Approval_DA_Consent_Letter 21_Notice_of_completion_Internal_Natural_Gas_Reticulation_Jemena 23_Section_73_Compliance_Certificate_Sydney_Water
Owner's consent	17_ASIC_UPG_33 12_Owner's_Consent_326_330_Caddens_Road_Claremont_Meadows
Salinity Assessment	19_SALINITY_AND_GEOTECHNICAL_ASSESSMENT_326-330_Caddens_Road_Claremont_Meadows
Statement of environmental effects	SEE_LOT53_Gulshan_Ave_Claremont_Meadows
Stormwater drainage plan	15_Storm_Water_Plans_Lot_53_Gulshan_Avenue_Claremont_Meadows 14_Storm_Water_Design_Certificate_Lot_53_Gulshan_Avenue_Claremont_Meadows
Survey plan	18_SURVEY_PLAN_326-330_Caddens_Road_Claremont_Meadows
Waste management plan	16_Waste_Management_Plan_Lot_53_Gulshan_Avenue_Claremont_Meadows

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).	

