

Applicant contact details

Title	
First given name	Jonathon
Other given name/s	
Family name	Wood
Contact number	
Email	
Address	
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

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	O'Connell St Caddens Unit Trust
ABN / ACN	54 733 720 294

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.

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	
Planning controls affecting property	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 ²

	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Bushfire Prone Land	Vegetation Category 2

Proposed development

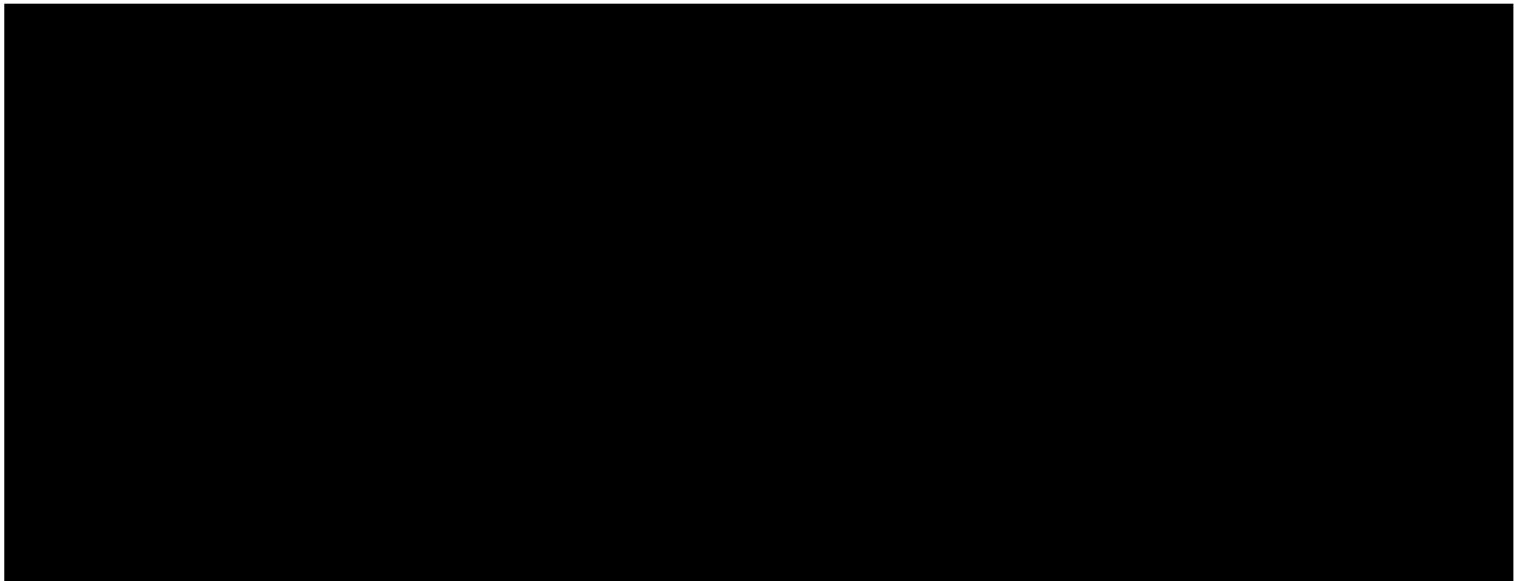
Proposed type of development	Subdivision of land
Description of development	Staged Subdivision to create 160 residential lots, 2 residue lots, bulk earthworks, civil works including roads and drainage, creation of new park, and associated landscaping works.
Dwelling count details	
Number of dwellings / 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
Subdivision	
Number of existing lots	3
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	162
Proposed operating details	
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
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?	Yes
Acts under which licences or approvals	Rural Fires Act 1997

are required	
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)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	Penrith Local Environmental Plan 2010
What is the zone of the land?	
Address	46-66 O'CONNELL STREET CADDENS 2747
Zone	B2
What are the objectives of the zone(s) ?	
Development Standard Variation details	
Name of the development standard being varied	Lot Size
Clause name	4.1
Numeric value of the standard being varied	400
Numeric value of the development against this standard	270
Percentage value of the proposed variation	32.5
What are the objectives of the development standard(s) ?	
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	DETAILED CLAUSE 4.6 PROVIDED
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Is approval under s68 of the Local Government Act 1993 required?	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	



Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Building Envelopes and Dwelling Types Building Envelopes and Dwelling Types
Biodiversity Assessment Report	Biodiversity Development Assessment Report
Bushfire report	Bushfire Report
Clause 4.6 variation request	20 September Clause 4.6 Subdivison_44-66 O'Connell Street Cadden
Contamination / remediation action plan	Preliminary Site Investigation (PSI) Caddens Detailed Site Investigation
Cost estimate report	QS Report
Landscape plan	Landscape Plans
Other	Building Envelopes and Dwelling Types WSUD Report- 46-66 Oconnell Vegetation Management Plan
Owner's consent	Owners Consent
Proposed Subdivision plan	Subdivision Master Stage 1 Subdivision Plan Stage 3 Subdivision Plan Stage 2 Subdivision Plan
Site plans	Caddens 46-66 O'Connell DA Sub-KERB AND OSD
Statement of environmental effects	20 September_ SEE 44-66 O'Connell Street Caddens
Stormwater drainage plan	Civil Engineering Plans
Survey plan	Survey Plan

Applicant declarations

I declare that all the information in my development 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 NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes