



# Pre-Lodgement Application Form

Portal Application number:  
PAN-166291

## Applicant contact details

Title	
First given name	Justin & Natasha C/O
Other given name/s	Farrugia
Family name	The Planning Hub
Contact number	
Email	
Address	Suite 3.09, Level 3, 100 Collins Street, Alexandria, 2015
Application on behalf of a company, business or body corporate	No

## Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	120-134 FARM ROAD MULGOA 2745
Local government area	PENRITH
Lot / Section Number / Plan	8/-/DP229785 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage

Planning controls affecting property	Land Reservation Acquisition
	Foreshore Building Line
	Local Provisions
	Obstacle Limitation Surface
	Scenic Protection Land
	Bushfire Prone Land

### Proposed development

Proposed type of development	Dual occupancy
Description of development	Retention of an existing dwelling and the construction of a new dwelling to form a detached dual occupancy and associated site works
<b>Dwelling count details</b>	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	38,200
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	.....
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1235627S
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<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?	
<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?	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
<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	

### 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	Natasha
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Other given name(s)	
Family name	Farrugia
Contact number	96900279
Email address	
Billing address	

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Roof Plan - 120-134 Farm Road, Mulgoa
BASIX certificate	BASIX Report - 120-134 Farm Road, Mulgoa
Biodiversity Assessment Report	Biodiversity Development Assessment Report - 120-134 Farm Road, Mulgoa
Bushfire report	Bushfire Hazard Assessment - 120-134 Farm Road, Mulgoa
Cost estimate report	Cost Summary Report - 120-134 Farm Road, Mulgoa
Elevations and sections	Sections - 120-134 Farm Road, Mulgoa Elevations - 120-134 Farm Road, Mulgoa
Floor plans	Floor Plan - 120-134 Farm Road, Mulgoa
Landscape plan	Landscape Plans - 120-134 Farm Road, Mulgoa
Notification plans	Notification Plans - 120-134 Farm Road, Mulgoa
Other	Onsite Sewage Management System Report - 120-134 Farm Road, Mulgoa NatHERS Report - 120-134 Farm Road, Mulgoa Slab Dimension Plan - 120-134 Farm Road, Mulgoa Design Specifications - 120-134 Farm Road, Mulgoa
Owner's consent	Owner's Consent - 120-134 Farm Road, Mulgoa
Schedule of colours, materials and finishes	Schedule of Materials and Colours - 120-134 Farm Road, Mulgoa
Site plans	Site Plan - 120-134 Farm Road, Mulgoa
Statement of environmental effects	Statement of Environmental Effects - 120-134 Farm Road, Mulgoa
Stormwater drainage plan	Stormwater Plans - 120-134 Farm Road, Mulgoa
Survey plan	Site Survey Plan - 120-134 Farm Road, Mulgoa
Waste management plan	Waste Management Plan - 120-134 Farm Road, Mulgoa

### 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).