

## Applicant contact details

Title	Ms
First given name	Nazia
Other given name/s	
Family name	Pokar
Contact number	0499994274
Email	npokar@urbis.com.au
Address	Level 8, 123 Pitt St, Sydney
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Catholic Cemeteries Board
ABN / ACN	43 119 181 279
Is the nominated company the applicant for this application?	Yes

## Owner/s of the development site

Owner/s of the development site	A company or business owns the development site
Owner #	1
Company, business or body corporate name	Catholic Metropolitan Cemeteries Trust
ABN / ACN	85 744 325 709

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	13 PARK ROAD WALLACIA 2745	
Local government area	PENRITH	
Lot / Section Number / Plan	2 / - / DP1108408	
Primary address?	Yes	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	SP2: Infrastructure
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	550 m <sup>2</sup>
	Heritage	NA

Planning controls affecting property	Land Reservation Acquisition	Classified Road (SP2)
	Local Provisions	Clauses of LEP Apply
	Scenic Protection Land	Scenic & Landscape Values
	Terrestrial Biodiversity	Sensitive Land
	Bushfire Prone Land	Vegetation Buffer
	1.5 m Buffer around Classified Roads	Classified Road Adjacent
Site address #	2	
Street address	512 MULGOA ROAD WALLACIA 2745	
Local government area	PENRITH	
Lot / Section Number / Plan	512 / - / DP1079728	
Primary address?	No	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	E3: Environmental Management
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	20 ha
	Heritage	NA
	Local Provisions	Clauses of LEP Apply
	Scenic Protection Land	Scenic & Landscape Values
Site address #	3	
	Street address	
	17 PARK ROAD WALLACIA 2745	
	Local government area	
	PENRITH	
	Lot / Section Number / Plan	
4 / - / DP18701		
3 / - / DP18701		
Primary address?	No	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	RU5: Village
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	550 m <sup>2</sup>
	Heritage	NA
	Local Provisions	Clauses of LEP Apply

	Scenic Protection Land	Scenic & Landscape Values
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

### Proposed development

Proposed type of development	Alterations and additions to commercial development Subdivision of land Stormwater management systems Commercial development Recreational uses Garages, carports and car parking spaces Other
Description of development	Nepean Gardens: 27,000 burial plots, Chapel, Administration building and internal roads; Wallacia Golf Course: reconfigured 9-hole course and community putting green; Wallacia Country Club: alterations and additions to existing building to include golf pro-store, expanded gaming facilities, dining and parking, new pool, gym and synthetic bowling green; tree removal and associated landscaping works across the site; storm water infrastructure and site services; and subdivision of Lot 2/ DP1108408
<b>Provide the proposed hours of operation</b>	
Proposed to operate 24 hours on Monday	No
Monday	6:00 AM - 10:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	6:00 AM - 9:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	6:00 AM - 10:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	6:00 AM - 10:00 PM
Proposed to operate 24 hours on Friday	No
Friday	6:00 AM - 12:00 AM
Proposed to operate 24 hours on Saturday	No
Saturday	6:00 AM - 12:00 AM
Proposed to operate 24 hours on Sunday	No
Sunday	6:00 AM - 9:00 PM
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	2
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	
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$25,121,459.00
Do you have one or more BASIX	

certificates?	No
<b>Subdivision</b>	
Number of existing lots	2
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	3
<b>Proposed operating details</b>	
Number of staff/employees on the site	21
Number of parking spaces	184
Number of loading bays	2
Is a new road proposed?	No
<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?	Yes
Acts under which licences or approvals are required	Roads Act 1993 Water Management Act 2000
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?	Yes
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
Is approval under s68 of the Local Government Act 1993 required?	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

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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	David
Other given name(s)	
Family name	de Angelis
Contact number	0418449390
Email address	davidd@catholiccemeteries.com.au
Billing address	Level 2, 11 Murray Rose Ave, Sydney Olympic Park NSW 2127

### Application documents

The following documents support the application.

Document type	Document file name
Access report	Appendix GG - Wallacia Country Club - Access report Appendix HH - Access Report - Nepean Gardens
Acoustic report	Appendix V - Acoustic Report - Wallacia Country Club
Arborists report	Appendix II - Tree Assessment
BCA Performance Requirements Compliance Statement	Appendix T - BCA Report - Nepean Gardens Appendix S - BCA Report - Wallacia Country Club
Biodiversity Assessment Report	Appendix JJ - BDAR
Bushfire report	Appendix KK - Bushfire Protection Assessment
Car parking and vehicle access	Appendix DD - Traffic Impact Assessment
Contamination / remediation action plan	Appendix CC Contamination Assessment Appendix BB - Contamination Cover Letter
Cost estimate report	Appendix WW - CIV Report - Wallacia Golf Course Appendix VV - CIV Report - Wallacia Country Club Appendix UU - CIV Report - Nepean Gardens
Design verification statement	Appendix P Arch Design Statement WCC Appendix O Arch Design Statement Nepean Gardens Appendix L - Landscape Design Response - Nepean Gardens
Flood risk management report	Appendix AA - Flood Impact Assessment
Floor plans	Appendix C Arch Plan WCC Not for exhibition Appendix B - Architectural Plans - Nepean Gardens
Geotechnical report	Appendix EE Preliminary Geotechnical Assessment
Heritage impact statement	Appendix Z - Historical Archaeological Assessment Appendix Y - Aboriginal Due Dilligence Assessment Appendix X - Heritage Impact Statement
Hydrogeological report	Appendix FF - Groundwater Report
Landscape plan	Appendix M - Detailed Landscape Plans - Nepean Gardens Appendix K - Landscape Masterplan - Nepean Gardens Appendix N Detailed Landscape Plans WGC Appendix D- Golf Course Plans
Notification plans	Appendix C Arch Plans WCC Exhibition Set

Other	Appendix MM - Vegetation Management Plan Appendix LL - Watercourse Assessment Appendix XX - Boundary Realignment Documentation Appendix U - Lighting Statement - Wallacia Country Club Appendix TT - Sustainability Strategies – ESD Report Appendix SS - Landscape and Visual Impact Assessment Appendix NN Construction Management an - Nepean Gardens Appendix J Civil Report WCC Appendix I Civil Plans WCC Appendix H Civil Report Nepean Gardens Appendix G - Civil Engineering Plans - Nepean Gardens
Owner's consent	Owners Consent Letter - 13 Park Road Wallacia ASIC Extract for Catholic Cemeteries Board
Plan of management	Appendix YY - Plan of Management - Nepean Gardens
Proposed Subdivision plan	Appendix F - Subdivision Plan
Site plans	Appendix A - Masterplan
Social impact assessment	Appendix W - Social Impact Assessment
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	Appendix R Stormwater Management Plan - Nepean Gardens Appendix Q - WSUD and SWMP - Nepean Gardens
Survey plan	Appendix E - Survey Plans
Waste management plan	Appendix RR - Operational WMP - WCC Appendix QQ Construction Demolition WMP WCC Appendix PP Operational WMP Nepean Gardens Appendix OO Construction WMP Nepean Gardens

#### 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