

Pre-Lodgement Application Form

Portal Application number:
PAN-158683

Applicant contact details

Title	
First given name	Rawson Homes
Other given name/s	
Family name	Rawson Homes Pty Ltd
Contact number	
Email	
Address	PO BOX 3099
Application on behalf of a company, business or body corporate	No

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	4 INKERMANN ROAD EMU HEIGHTS 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	30/-/DP16478 <input checked="" type="checkbox"/>	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R2: Low Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone Map
	Scenic Protection Land	Regional significance
Bushfire Prone Land	Vegetation Buffer	

Proposed development

Proposed type of development	Dual occupancy
Description of development	New Proposed 2 storey Dual Occupancy including Subdivision
Dwelling count details	

Number of dwellings / units proposed	2
Number of storeys proposed	2
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)	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1239110M
Subdivision	
Number of existing lots	
Is subdivision proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	2
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?	Yes

Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	20/05676
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:

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	210913 A009923 (ASP Issue C)
BASIX certificate	210907 BASIX-NatHERS_Commitment_Form 090921 A009923_BASIX 080921 DB NatHERS Certificate 080921 DA NatHERS Certificate

Bushfire report	211018 - Bushfire Report
Cost estimate report	Estimated Cost of Works
Elevations and sections	Sections Elevation
Erosion and sediment control plan	Sediment Analysis
Other	210526 Planning Controls & Feasibility Report Demolition Plan
Proposed Subdivision plan	210916 Proposed Subdivision Location 210916 Proposed Subdivision Location Floor Plan
Section 10.7 Planning Certificate (formerly Section 149)	210526 Section 10.7
Shadow diagrams	Shadow
Site plans	Site Plan 01
Statement of environmental effects	Statement of Environmental Effects - 4 Inkerman Road Emu Plains - 21.09.21
Stormwater drainage plan	211011 Hydraulics Details 211011 Hydraulics Design
Waste management plan	181205 Waste Management Plan - 2015 Edition

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).	