

### Applicant contact details

Title	Mr
First given name	Nathan
Other given name/s	
Family name	Pal
Contact number	
Email	
Address	PO Box 411, Parramatta NSW 2124
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Statewide Planning Pty Ltd
ABN / ACN	50 328 671 881
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	Great Western Hwy Pty Ltd
ABN / ACN	139 894 554
Owner #	2
Company, business or body corporate name	Western Hwy Pty Ltd
ABN / ACN	139 894 483
Owner #	3
Company, business or body corporate name	Highway Pty Ltd
ABN / ACN	139 894 723

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	731 GREAT WESTERN HIGHWAY WERRINGTON 2747
Local government area	PENRITH
Lot / Section Number / Plan	127 / - / DP1215199
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	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
	Greenfield Housing Code Area	State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Greenfield Housing Code) 2017
	Bushfire Prone Land	Vegetation Category 2
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

Site address #	2
Street address	755 GREAT WESTERN HIGHWAY WERRINGTON 2747
Local government area	PENRITH
Lot / Section Number / Plan	125 / - / DP1215199
Primary address?	No

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	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
	Bushfire Prone Land	Vegetation Category 2
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

### Proposed development

Proposed type of development	Subdivision of land
Description of development	Torrens title subdivision to create 134 detached & semi-attached residential lots including: Road construction and dedication, Tree removal and bulk earthworks to facilitate level building platforms , Stormwater works, Easements for inter-allotment drainage, Building envelope plans and street tree planting.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	134
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	
<b>Cost of development</b>	
Please provide the estimated cost of the development	
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	3
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	134
<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?	Yes
Description of the proposed roadworks	Provided in the Civil Plans attached.
<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 Rural Fires Act 1997 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?	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) ?	Yes
VPA #	1

Description of the VPA	VPA 731-769 Great Western Highway (French St) Werrington
Status	Executed
<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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	One tree has been proposed by the Arborist for removal due to its existing poor condition (report is attached)
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	209.2
Units	Square metres
<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:

Company Name	Statewide Planning Pty Ltd
ABN	

ACN	
Trading Name	
Email address	
Billing address	PO Box 411, Parramatta NSW 2124

#### Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	K. WerFre S4 20210208 Acoustic Report
Arborists report	I. WerFre S4 20201116 Arborist report
Biodiversity Assessment Method (BAM) Letter	P. WerFre S4 20201203 BV Map Update
Bushfire report	J. WerFre S4 20210225 Bushfire Report
Civil Engineering Plan	D. WerFre S4 20210319 Civil Plans Calibre
Contamination / remediation action plan	T. WerFreS4 2021518 Contamination Report
Cost estimate report	O. WerFre S4 20210409 Subdivision Cost report
Flood risk management report	U. WerFre Flood Report Cardno
Geotechnical report	G. WerFre S4 20210414 Geotech report & Pavement Design
Hydrogeological report	F. WerFreS4 20210526 Flood Assessment Calibre
Landscape plan	E. WerFre S4 20210526 Landscaping Plans
Other	S. WerFre S4 20211106 Electrical Concept Plan R. WerFre S4 20210420 Draft Linen Plan L. WerFre S4 20201203 RS Audit
Owner's consent	00. WerFre S4 20210525 DA Application Signed & ASIC Extracts
Site plans	B & C. WerFre S4 20210525 Subdivision & Arch Plans
Species impact statement	H. WerFre S4 20210208 Flora & Fauna Report
Statement of environmental effects	00. WerFre S4 20210526 Statement of EE
Survey plan	A. WerFre S4 20201217 Survey
Traffic report	M. WerFre S4 20210202 Traffic Report & Swept Path
Voluntary planning agreement	Q. WerFre Werrington PPC Final VPA
Waste management plan	N. WerFre S4 20201207 WMP Linx

#### 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
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 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).	

