



# Pre-Lodgement Application Form

Portal Application number:  
PAN-181427

## Applicant contact details

|  |           |
|--|-----------|
| Title  | Miss      |
| First given name   | Stephanie |
| Other given name/s   |           |
| Family name  | Kirovski  |
| Contact number   |           |
| Email  |           |
| Address  |           |
| Application on behalf of a company, business or body corporate | No        |

## Developer details

|               |  |
|---------------|--|
| ABN           |  |
| ACN           |  |
| Name          |  |
| Trading name  |  |
| Address       |  |
| Email Address |  |

## Development details

|                             |   |
|-----------------------------|---|
| Application type            | Development Application                             |
| Site address #              | 1   |
| Street address              | 83 CANBERRA STREET OXLEY PARK 2760                  |
| Local government area       | PENRITH   |
| Lot / Section Number / Plan | 2711-DP16937<br><input checked="" type="checkbox"/> |

|                                      |  |
|--------------------------------------|--|
| Primary address?                     | Yes  |
| Planning controls affecting property | <p>Land Application LEP<br/>Penrith Local Environmental Plan 2010</p> <p>Land Zoning<br/>R3: Medium Density Residential</p> <p>Height of Building<br/>8.5 m</p> <p>Floor Space Ratio (n:1)<br/>NA</p> <p>Minimum Lot Size<br/>400 m<sup>2</sup></p> <p>Heritage<br/>NA</p> <p>Land Reservation Acquisition<br/>NA</p> <p>Foreshore Building Line<br/>NA</p> <p>Local Provisions<br/>Wind Turbine Buffer Zone Map</p> |
| Site address #                       | 2  |
| Street address                       | 85 CANBERRA STREET OXLEY PARK 2760   |
| Local government area                | PENRITH  |
| Lot / Section Number / Plan          | 272/-/DP16937<br><input checked="" type="checkbox"/>   |
| Primary address?                     | No   |
| Planning controls affecting property | <p>Land Application LEP<br/>Penrith Local Environmental Plan 2010</p> <p>Land Zoning<br/>R3: Medium Density Residential</p> <p>Height of Building<br/>8.5 m</p> <p>Floor Space Ratio (n:1)<br/>NA</p> <p>Minimum Lot Size<br/>400 m<sup>2</sup></p> <p>Heritage<br/>NA</p> <p>Land Reservation Acquisition<br/>NA</p> <p>Foreshore Building Line<br/>NA</p> <p>Local Provisions<br/>Wind Turbine Buffer Zone Map</p> |

#### Proposed development

|  |  |
|--|--|
| Proposed type of development             | Demolition<br>Multi-dwelling housing   |
| Description of development               | DEMOLITION OF EXISTING STRUCTURES, REMOVAL OF 3 TREES AND NEW PROPOSAL OF ATTACHED 12 MULTI DWELLING TOWNHOUSES WITH STRATA TITLE SUBDIVISION. |
| Dwelling count details                   |  |
| Number of dwellings / units proposed     | 12   |
| Number of storeys proposed               | 2  |
| Number of pre-existing dwellings on site | 2  |

|  |  |
|--|--|
| Number of dwellings to be demolished                 | 2  |
| Number of existing floor area                        |  |
| Number of existing site area                         |  |
| <b>Cost of development</b>                           |  |
| Estimated cost of work / development (including GST) | \$1,800,000.00   |
| Do you have one or more BASIX certificates?          | Yes  |
| BASIX Certificate Number                             | 1266277M   |
| <b>Subdivision</b>                                   |  |
| Number of existing lots                              | 2  |
| Is subdivision proposed?                             | Yes  |
| Type of subdivision proposed                         | Strata Title   |
| Number of proposed lots                              | 12   |
| <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?  | Yes |

|  |                 |
|--|-----------------|
| Please provide a description of the proposed tree removal and/or pruning work  | REMOVE 3 TREEST |
| Number of trees to be impacted by the proposed work  | 3               |
| Land area to be impacted by the proposed work  |                 |
| Units  | Square metres   |
| Approximate area of canopy REQUESTED to be removed   | 100             |
| 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:

### Application documents

The following documents support the application.

| Document type       | Document file name  |
|---------------------|---|
| Architectural Plans | A.00 - SPECIFICATIONS   |
| BASIX certificate   | NATHERS CERTIFICATE<br>BASIX STAMPED PLANS<br>BASIX CERTIFICATE |

|   |   |
|---|---|
| Cost estimate report                        | COST SUMMARY REPORT   |
| Elevations and sections                     | A.03.2 - ELEVATIONS<br>A.03.1 - ELEVATIONS  |
| Erosion and sediment control plan           | A.01.3 - EROSION SEDIMENT CONTROL PLAN  |
| Floor plans                                 | A.02.1 - GROUND FLOOR PLAN<br>A.02.2 - FIRST FLOOR PLAN                                       |
| Landscape plan                              | LANDSCAPE PLAN  |
| Notification plans                          | NOTIFICATION PLAN   |
| Other                                       | EASEMENT FEASIBILITY  |
| Owner's consent                             | OWNERS CONSENT  |
| Schedule of colours, materials and finishes | SCHEDULE OF FINISHES  |
| Shadow diagrams                             | A.06.3 - SHADOW DIAGRAMS 3PM<br>A.06.1 - SHADOW DIAGRAMS 9AM<br>A.06.2 - SHADOW DIAGRAMS 12PM |
| Site plans                                  | A.01.2 - SITE ANALYSIS PLAN<br>A.01.1 - SITE PLAN   |
| Statement of environmental effects          | STATEMENT OF ENVIRONMENTAL EFFECTS  |
| Stormwater drainage plan                    | STORMWATER PLAN   |
| Survey plan                                 | SURVEY  |
| Traffic report                              | TRAFFIC PLAN  |
| Waste management plan                       | WASTE MANAGEMENT PLAN   |

#### 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).  |     |