



Pre-Development Application

Date Submitted: 25/02/2025

Project Name: test
Case ID: PDA-115635395

Proponent Details

Project Owner Info

Title	Mr
First Name	Nachiket
Last name	Polkamwar
Role/Position	Test Lead
Phone	0234567890
Email	ProponentN@testing.com
Address	THE ELMS 134-148 CAROLINE STREET BENDEMEER , New South Wales, 2355 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Nachiket	Polkamwar
Phone	Email	Role/Position
0234567890	ProponentN@testing.com	Test Lead

Address

THE ELMS 134-148
CAROLINE STREET
BENDEMEER,
New South Wales
2355
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	test
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD2,345.00
Indicative Operation Jobs	34
Indicative Construction Jobs	2,345
Number of Occupants	45
Number of Dwellings	34
Gross Floor Area (GFA) sqm	23,456
% of In-fill Affordable Housing	33
Number of In-fill Affordable Dwellings	34

Description of the Development/Infrastructure
desc

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	site
Site Address (Street number and name)	site address
Site Co-ordinates - Latitude	-20
Site Co-ordinates - Longitude	120

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	☒

Lot and DP

Lot and DP

lot

Site Area

What is the total site area for your development?

Site Area sqm

1,234

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

sdfgh

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

fghj

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

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