



Pre-Development Application

Date Submitted: 20/05/2025

Project Name: Test Project 22
Case ID: PDA-118694638

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

Mr

Phone

0234567890

Address

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

First Name

Nachiket

Email

ProponentN@testing.com

Last Name

Polkamwar

Role/Position

Test Lead

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	Test Project 22
Industry	Residential & Commercial
Development Type	Build to Rent
Estimated Development Cost (excl GST)	AUD10.00
Indicative Operation Jobs	10
Indicative Construction Jobs	10
Number of Occupants	10
Number of Dwellings	10
Gross Floor Area (GFA) sqm	10

Description of the Development/Infrastructure
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Stage 1 Details

Estimated Development Cost (excl GST)	AUD10.00
Operation Jobs	10
Construction Jobs	101
Number of Occupants	101
Number of Dwellings	10

Gross Floor Area (GFA) sqm	10
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Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	Test Project 2
Site Address (Street number and name)	Test
Site Co-ordinates - Latitude	-31
Site Co-ordinates - Longitude	150

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	☒

Lot and DP

Lot and DP

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Site Area

What is the total site area for your development?

Site Area sqm

70

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](#) or the applicable Ministerial planning order.

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

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Section under selected Schedule

Section 6 - Development in The Rocks

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

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Biodiversity Development Assessment Report Waiver Request

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

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential

Statutory Context 2

Legislation and EPIs

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

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

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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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

Yes

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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

No

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

No

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](#)?*

Yes

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

Yes

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

Yes

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

Yes

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](#)?*

Yes

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](#)?*

Yes

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

Yes

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

Yes

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

Yes

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)?*

Yes

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

Yes

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

Yes

Attachments

File Name	test 1
File Name	test 2
File Name	test 3