
Development details

Application type	Modification Application
On what date was the development application to be notified determined	22/12/2022
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	
Description of the proposed modification	Driveway retaining wall shifted to boundary, tiered retaining walls along rear boundary, pool location shifted by 1m, removal of skylight, minimal internal layout changes, perforated metal outdoor stairs introduced in backyard.
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-260783
Site address #	1
Street address	36 ALANAS AVENUE OATLANDS 2117
Local government area	CITY OF PARRAMATTA
Lot / Section Number / Plan	3/-/DP25660 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Parramatta Local Environmental Plan 2023 Land Zoning R2: Low Density Residential Height of Building 9 m Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 700 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Dual Occupancy Prohibition Map SEPP (Western Sydney Aerotropolis) 2020 Wind Turbines Map

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Dwelling House
Description of development	Driveway retaining wall shifted to boundary, tiered retaining walls along rear boundary, pool location shifted by 1m, removal of skylight, minimal internal layout changes, perforated metal outdoor stairs introduced in backyard.
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0

Cost of development	
Estimated cost of work / development (including GST)	
Capital Investment Value (CIV)	\$0.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1259684s_02
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
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
Is this application for biodiversity compliant development?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
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?	
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.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

Application documents

The following documents support the application.

Document type	Document file name
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BASIX certificate	Basix Plans (July 24)-240617_36 ALANAS AVENUE, OATLANDS_BASIX (BSX-80148_04) (July 24)-36 Alanas Avenue Oatlands 2117 Rev BASIX Certificate_36 Alanas Road, Oatlands
Fee estimate	Fee Estimate_1721207738.pdf DL Accepted Fees Required - DL 298 2024 - 36 Alanas Avenue, OATLANDS NSW 2117
Generated Pre-DA form	Pre-DA form_1716274066.pdf
Other	DL Returned - DL 298 2024 - 36 Alanas Avenue, OATLANDS NSW 2117 S4.55 Application Form - 36 Alanas Ave, Oatlands
Site Plans	S4.55 2 Architecture Set_ 36 Alanas Ave, Oatlands
Statement of environmental effects	24 06 14 - SEE- S4.55(2) - Dwelling House- 36 Alanas Avenue, Oatlands

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 agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$1,247.80
Council unique identification number	DA/718/2022/B
Date on which the application was lodged into Council's system	16/07/2024