

Development details

Application type	Development Application
Site address #	1
Street address	24 FORSYTH PLACE OATLANDS 2117
Local government area	CITY OF PARRAMATTA
Lot / Section Number / Plan	11/-/DP263267 <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	Erection of a new structure
Selected development types	Dwelling House
Description of development	Demolition of existing single storey dwelling and detached fibro garage with associated concrete paths and retaining walls Construction of a double storey dwelling with an in-ground swimming pool
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of proposed occupants	4
Existing gross floor area (m2)	126
Proposed gross floor area (m2)	434
Total site area (m2)	805
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	
Estimated development cost	

Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1401656S
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?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
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?	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 Planning Agreement ?	No
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.	No

Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
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
BASIX certificate	BASIX Stamped plans - 24 Forsyth Place, Oatlands NatHERS Certificate - 24 Forsyth Place, Oatlands BASIX Certificate - 24 Forsyth Place, Oatlands
Cost estimate report	ost Summary Report - 24 Forsyth Place, Oatlands

Fee estimate	DL Accepted Fees Required - DL 404 2024 - 24 Forsyth Place, OATLANDS
Flood Risk Impact and/or Management Plan	Flood Impact Assessment - 24 Forsyth Place, Oatlands
Generated Pre-DA form	Pre-DA form_1720102067.pdf
Landscape plan	Landscape Plan - 24 Forsyth Place, Oatlands
Other	Transfer Granting Easement - 24 Forsyth Place, Oatlands Flood Plain Matrix - 24 Forsyth Place Oatlands Notice of Determination - 24 Forsyth Place Oatlands_PAN-343746 Letter to City of Parramatta Council - 24 Forsyth Place, Oatlands
Owner's consent	Owners Consent - 24 Forsyth Place, Oatlands
Site Plans	Architectural Plans Revision E - 24 Forsyth Place, Oatlands
Statement of environmental effects	Statement of Environmental Effects - 24 Forsyth Place, Oatlands
Stormwater drainage plan	Stormwater Plans RevC - 24 Forsyth Place, Oatlands
Survey plan	Detail Survey - 24 Forsyth Place, Oatlands
Water Management Plan	Waste Management Plan - 24 Forsyth Place, 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 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	\$1,521.53
Council unique identification number	DAR/5/2024
Date on which the application was lodged into Council's system	17/07/2024