

Applicant contact details

Title	Ms
First given name	Nikita
Other given name/s	
Family name	Mahapatra
Contact number	0413169975
Email	nmahapatra@woolworths.com.au
Address	1 WOOLWORTHS WAY BELLA VISTA 2153
Application on behalf of a company, business or body corporate	Yes
ABN	55002960983
ACN	002960983
Name	FABCOT PTY LTD
Trading name	FABCOT PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Perpetual Corporate Trust Limited
ABN / ACN	000 341 533

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	495 FOURTH AVENUE AUSTRAL 2179
Local government area	LIVERPOOL

Lot / Section Number / Plan	121/-/DP1220414 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP NA Land Zoning B1: Neighbourhood Centre Height of Building 17 m Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions SEPP (Western Sydney Aerotropolis) 2020 Wildlife Buffer Zone Map SEPP (Western Sydney Aerotropolis) 2020 Wind Turbines Map Obstacle Limitation Surface 230.5-230.5

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Commercial Development
Description of development	Excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works.
Dwelling count details	
Number of dwellings / units proposed	
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
What is the estimated development cost, including GST?	\$62,556,481.00
Estimated development cost	\$62,556,481.00
Do you have one or more BASIX certificates?	
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?	No
Has the proposed development been designed to enable any of the following sustainability measures?	Other
Provide details	Refer to submitted ESD Report.
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	As above.
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	Yes
Provide details of the qualified person certifying the embodied emission amounts disclosed in the form	
First Name	Shayne
Family Name	Taylor
Professional Qualification	Quantity surveyor
Registration Details	AAIQS (#5191)
Business Name	The Trustee for TCubed Consulting Unit Trust
ABN	63379860635
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	Refer to ESD Report.
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* 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:

Company Name	Fabcot Pty Ltd
ABN	
ACN	
Trading Name	
Email address	nmahapatra@woolworths.com.au
Billing address	1 WOOLWORTHS WAY BELLA VISTA 2153

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage or Assessment Report	Aboriginal Cultural Heritage Due Diligence Assessment - 495 Fourth Avenue, Austral
Access report	Access Report - 495 Fourth Avenue, Austral
Acoustic report	Acoustic Report - 495 Fourth Avenue, Austral
Architectural Plans	Architectural Plans - 495 Fourth Avenue, Austral
BCA Performance Requirements Compliance Statement	BCA Report - 495 Fourth Avenue, Austral
Civil Engineering Plan	Civil Documentation - 495 Fourth Avenue, Austral Feature Survey Plan - 495 Fourth Avenue, Austral StormFilter Operations Maintenance Manual - 495 Fourth Avenue, Austral Civil Engineering Report - 495 Fourth Avenue, Austral OceanGuard Operations Maintenance Manual - 495 Fourth Avenue, Austral MUSIC + DRAINS Model - 495 Fourth Avenue, Austral
Contamination and/or remediation action plan	Preliminary Site Investigation - 495 Fourth Avenue, Austral
Cost estimate report	QS Report - 495 Fourth Avenue, Austral QS Report Cover Letter - 495 Fourth Avenue, Austral
Crime Prevention through Environmental Design (CEPTED)	CPTED Report - 495 Fourth Avenue, Austral
Geotechnical report	Geotechnical Report - 495 Fourth Avenue, Austral
Landscape plan	Landscape Plan - 495 Fourth Avenue, Austral
NABERS Embodied Emissions Materials Form	Embodied Emissions Materials Form - 495 Fourth Avenue, Austral
Odour Assessment Report	Odour Assessment - 495 Fourth Avenue, Austral
Other	Supermarket Potential Assessment - 495 Fourth Avenue, Austral Essential Services Report - 495 Fourth Avenue, Austral ESD Report - 495 Fourth Avenue, Austral
Owner's consent	Power of Attorney - 495 Fourth Avenue, Austral Owner Consent Document - 495 Fourth Avenue, Austral Consent Summary - 495 Fourth Avenue, Austral Owner Consent Form - 495 Fourth Avenue, Austral
Site Plans	Site Plan - 495 Fourth Avenue, Austral
Social impact assessment	Social Impact Assessment - 495 Fourth Avenue, Austral
Statement of environmental effects	Statement of Environmental Effects - 495 Fourth Avenue, Austral
Survey plan	Survey Plan - 495 Fourth Avenue, Austral
Traffic report	Traffic Report - 495 Fourth Avenue, Austral
Waste management plan	Waste Management Plan - 495 Fourth Avenue, Austral

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).	