



# Pre-Lodgement Application Form

Portal Application number:  
PAN-29317

## Applicant contact details

Title	
First given name	Andrew
Other given name/s	
Family name	Darroch
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Australian Arms Hotel Pty Ltd
ABN / ACN	
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	Australian Arms Hotel Pty Ltd
ABN / ACN	

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.

## Development details

Application type	Development Application	
Site address #	1	
Street address	351 HIGH STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	9 / - / DP28199	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	B3: Commercial Core
	Height of Building	24 m
	Floor Space Ratio (n:1)	3.5:1
	Minimum Lot Size	NA
	Heritage	NA

	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Clauses of LEP Apply

### Proposed development

Proposed type of development	Hotel or motel accommodation
Description of development	Adoption of the Conservation Management Plan for the Heritage Item known as the Australian Arms Hotel, alterations to the heritage item, demolition of ancillary structures and the construction of a new hotel building .
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	7
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	680
Number of existing site area	1,745
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$23,500,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	3
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	30
Number of parking spaces	64
Number of loading bays	1
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
Does the application propose a variation to a development standard in	No

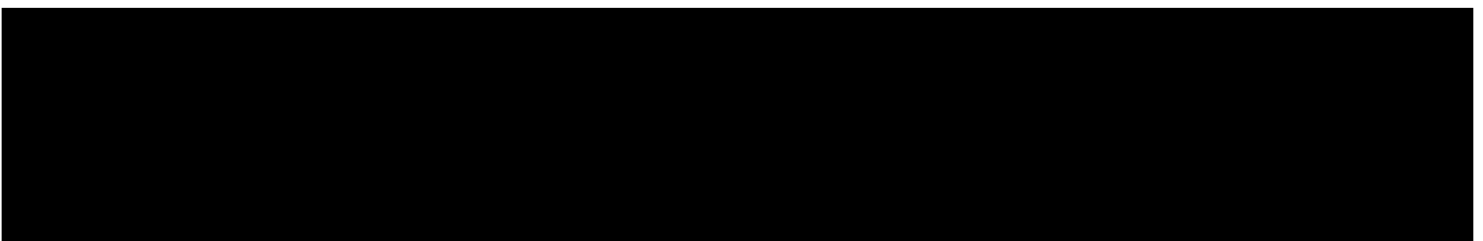
an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Is approval under s68 of the Local Government Act 1993 required?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes
Are works proposed to any heritage listed buildings?	Yes
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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	

### Payer details

The Environmental Planning and Assessment Regulation 2000 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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:



### Application documents

The following documents support the application.

Document type	Document file name
Access report	Accessreport
Acoustic report	AcousticReport
Architectural Plans	ArchitecturalDrawings
BCA Performance Requirements Compliance Statement	BCA Report
Cost estimate report	CostEstimatereport

Heritage impact statement	ConsManPlan. HeritageIS
Landscape plan	LandscapePlan
Owner's consent	Development_Application_Form signed
Statement of environmental effects	SEE
Stormwater drainage plan	Stormwater Report
Traffic report	Traffic_Report

#### Applicant declarations

I declare that all the information in my development 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
If the consent authority is a Council, that Council 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 the Council's Customer Service areas and on the Council's website.	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 have read and agree to the collection and use of my personal information as outlined in the NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes