

Pre-Lodgement Application Form

Portal Application number:
PAN-20614

Applicant contact details

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| Title | Mr |
| First given name | Martin |
| Other given name/s | |
| Family name | Abell |
| Contact number | [REDACTED] |
| Email | [REDACTED] |
| Address | Level 10 580 George Street Sydney 2000 nsw |
| Application on behalf of a company, business or body corporate | Yes |
| Company, business or body corporate name | Challenger Life Nominees |
| ABN / ACN | 091 336 791 |
| Is the nominated company the applicant for this application? | Yes |

Owner/s of the development site

| | |
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| 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 | Challenger Life Nominees |
| ABN / ACN | 091 336 791 |

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

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| Application type | Development Application | |
| Site address # | 1 | |
| Street address | 2-20 Pyramid Street | |
| Local government area | PENRITH | |
| Lot / Section Number / Plan | | |
| Primary address? | Yes | |
| Planning controls affecting property | Land Application LEP | NA |
| | Land Zoning | NA |
| | Height of Building | NA |
| | Floor Space Ratio (n:1) | NA |
| | Minimum Lot Size | NA |

| | | |
|--------------------------------------|---|----|
| | Heritage | NA |
| | Land Reservation Acquisition | NA |
| | Foreshore Building Line | NA |
| Site address # | 2 | |
| Street address | Emu Plains | |
| Local government area | PENRITH | |
| Lot / Section Number / Plan | | |
| Primary address? | No | |
| Planning controls affecting property | Land Application LEP NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA | |
| Site address # | 3 | |
| Street address | NSW 2750 | |
| Local government area | PENRITH | |
| Lot / Section Number / Plan | | |
| Primary address? | No | |
| Planning controls affecting property | Land Application LEP NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA | |

Proposed development

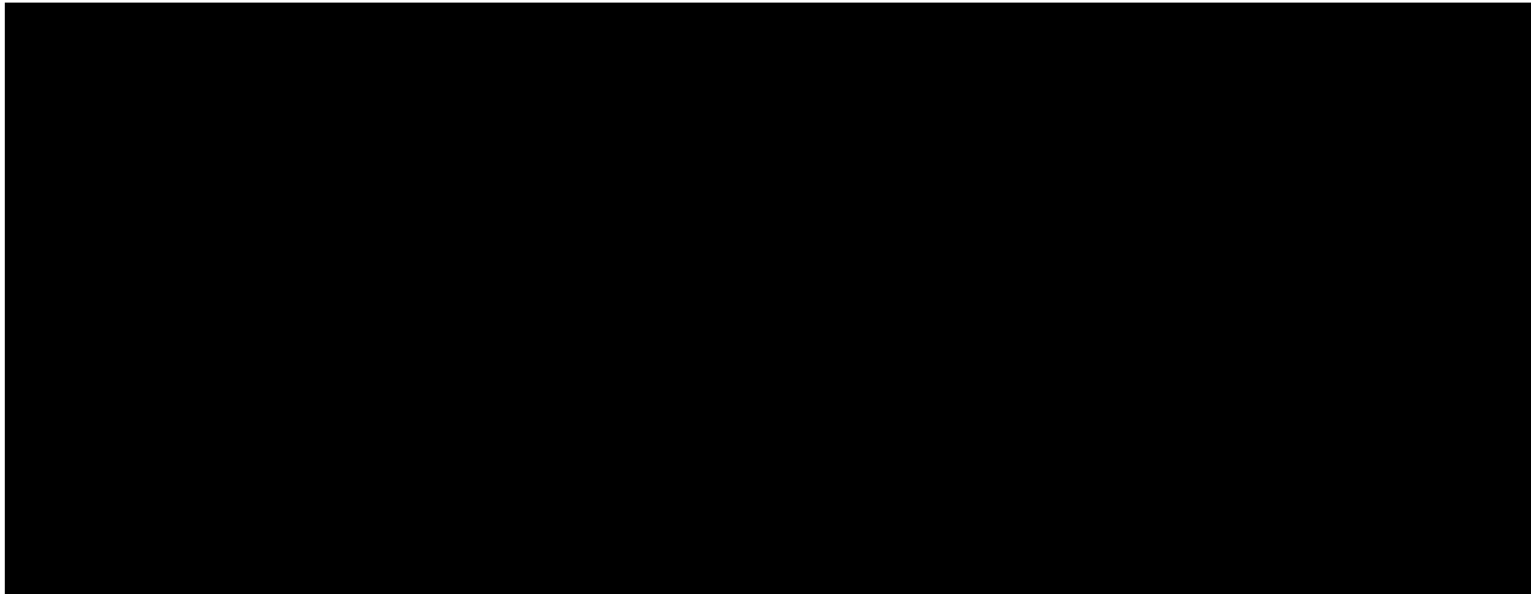
| | |
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| Proposed type of development | Retail premises |
| Description of development | Demolition to parts of the Aldi building facade and retail trade area Modifications to the existing Aldi store including expanding the retail trade area Re-configuring the layout of the car-park including additional car-parking spaces Works to create an outdoor courtyard area |
| Dwelling count details | |
| Number of dwellings / units proposed | 0 |

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| Number of storeys proposed | 1 |
| Number of pre-existing dwellings on site | 1 |
| Number of dwellings to be demolished | 0 |
| Number of existing floor area | |
| Number of existing site area | |
| | |
| Cost of development | |
| Please provide the estimated cost of the development | \$1,944,871.00 |
| Do you have one or more BASIX certificates? | No |
| | |
| Subdivision | |
| Number of existing lots | |
| Is subdivison proposed? | No |
| | |
| Proposed operating details | |
| Number of staff/employees on the site | |
| Number of parking spaces | 437 |
| Number of loading bays | 1 |
| Is a new road proposed? | No |
| | |
| Concept development | |
| Is the development to be staged? | No, this application is not for concept or staged development. |
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| Crown development | |
| Is this a proposed Crown development? | No |

Related planning information

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| 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 an environmental planning instrument (eg LEP or SEPP)? | No |
| Is the application accompanied by a voluntary planning agreement (VPA) ? | No |
| Is approval under s68 of the Local Government Act 1993 required? | 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 | |
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| 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 | |



Application documents

The following documents support the application.

| Document type | Document file name |
|---|-------------------------|
| Acoustic report | Appendix D |
| Arborists report | Appendix H |
| Architectural Plans | Appendix A |
| BCA Performance Requirements Compliance Statement | Appendix G |
| Contamination / remediation action plan | Appendix E |
| Cost estimate report | QS Cost Estimate |
| Landscape plan | Appendix I |
| Other | Appendix B |
| Owner's consent | Development Application |
| Statement of environmental effects | Lennox Village SEE |
| Stormwater drainage plan | Appendix F |
| Survey plan | Appendix J |
| Traffic report | Appendix C |
| Waste management plan | Appendix K |

Applicant declarations

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| 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 | |

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| 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 |