



Pre-Lodgement Application Form

Portal Application number:
PAN-163739

Applicant contact details

Title	
First given name	Nigel
Other given name/s	
Family name	McAndrew
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	
ABN / ACN	
Is the nominated company the applicant for this application?	No

Developer details

ABN	44 146 901 126
ACN	
Name	HOME CO PTY LTD
Trading name	
Address	19 Bay Street Double Bay NSW 2028
Email Address	hello@home-co.com.au

Development details

Application type	Development Application
Site address #	1
Street address	33 TOWN TERRACE GLENMORE PARK 2745
Local government area	PENRITH
Lot / Section Number / Plan	91071-/DP1022720 <input checked="" type="checkbox"/>

Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Active Street Frontages</p> <p>Additional Permitted Uses</p> <p>Local Provisions</p> <p>Obstacle Limitation Surface</p>

Proposed development

Proposed type of development	<p>Demolition</p> <p>Alterations and additions to commercial development</p> <p>Signage</p> <p>Earthworks / change in levels</p> <p>Garages, carports and car parking spaces</p> <p>Restaurant or cafe</p> <p>Business premises</p> <p>Office premises</p> <p>Retail premises</p>
Description of development	<p>This DA seeks approval for the following:</p> <ul style="list-style-type: none"> • Demolition of an existing single storey commercial building, awnings, stairs and ramps; • Construction of a three-storey commercial office building with basement car parking and services area, and upper ground floor comprising of a common foyer area, which will accommodate business/commercial-type occupancy. Upper levels are proposed to comprise a medical centre; • Construction of a single-storey pavilion style building for food and beverage type occupancies;
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	4
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	4,705

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	13
Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	

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 an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	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?	No
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

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	610.30579-R01-v1.0
Architectural Plans	01 Architectural Drawings
Civil Engineering Plan	Civil Engineering Works
Contamination / remediation action plan	208929.00.R.001.Rev0
Cost estimate report	2745081401 - 19-31, 33 Town Terrace, Glenmore Park_DA Est - Oct 21
Geotechnical report	34445Brpt Glenmore Park
Landscape plan	Glenmore Park Town Centre - Landscape Plans and Arborist Report
Other	DOC151021-15102021122038 9560100 Council Letter 210763LMP001B-F Hydraulic Services 212093-01BCA
Statement of environmental effects	211103 R HOMGP_Town_Centre_SEE (Rev B)
Survey plan	Glenmore Park Town Centre - Site Survey Plan
Traffic report	210763TIA001B-F
Waste management plan	210763WMP001B-F

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	Yes

inspection at its Offices and on its website and/or the NSW Planning Portal	
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 Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	