



# Pre-Lodgement Application Form

Portal Application number:  
PAN-103301

## Applicant contact details

Title	Mrs
First given name	Linda
Other given name/s	
Family name	Rodriguez
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	EMKC
ABN / ACN	98 622 089 990
Is the nominated company the applicant for this application?	No

## 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 #	
Company, business or body corporate name	
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	75-87 Dunheved Circuit St Marys NSW 2760
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

**Proposed development**

Proposed type of development	Industrial development
Description of development	Construction of warehouse with ancillary office
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Friday	No
Friday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	7:00 AM - 12:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	12:59 PM - 12:00 AM
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	20,200
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$6,363,500.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	

Number of staff/employees on the site	
Number of parking spaces	53
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
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	Penrith Local Environmental Plan 2010
What is the zone of the land?	
Address	75-87 Dunheved Circuit St Marys NSW 2760
Zone	IN1: General Industrial
What are the objectives of the zone(s) ?	<ul style="list-style-type: none"> <li>• To provide a wide range of industrial and warehouse land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To support and protect industrial land for industrial uses.</li> <li>• To promote development that makes efficient use of industrial land.</li> <li>• To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.</li> </ul>
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	4.3
Numeric value of the standard being varied	12m
Numeric value of the development against this standard	13m
Percentage value of the proposed variation	7.7
What are the objectives of the development standard(s) ?	<p>(1) The objectives of this clause are as follows— (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality, (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes, (c) to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance, (d) to nominate heights that will provide a high quality urban form for all buildings and a transition in built form and land use intensity. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>

How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	Clause 4.6 variation request attached
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	Clause 4.6 variation request attached
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	Clause 4.6 variation request attached
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	2000N-45384
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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
<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

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

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: 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	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	75-87 Dunheved Crct_Architectural Plans
Biodiversity Assessment Report	75-87 Dunheved Crct_BDAR
Bushfire report	75-87 Dunheved Crct_Bushfire Assessment
Civil Engineering Plan	75-87 Dunheved Crct_Civil Drawings
Clause 4.6 variation request	CI 4.6 HOB - 75-87 Dunheved Circuit_Final
Cost estimate report	75-87 Dunheved Crct_QS Report
Council DA Checklist	75-87 Dunheved Crct_DA Form
Landscape plan	75-87 Dunheved Crct_Landscape Plans
Other	210225 St Marys 75 Dunheved Crct- Lot 2 DP 1175850
Owner's consent	75-87 Dunheved Crct_DA Form incl Owners Consent
Section 10.7 Planning Certificate (formerly Section 149)	10.7 Certificate - Lot 2,65 Dunheved Circuit, St Marys 10.7 Certificate - Lot 2,65 Dunheved Circuit, St Marys
Statement of environmental effects	SEE 75-87 Dunheved Circuit_Final
Traffic report	75-87 Dunheved Crct_Traffic Assessment
Waste management plan	75-87 Dunheved Crct_Waste Management Plan

### 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
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 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).	