

Pre-Lodgement Application Form

Portal Application number:
PAN-87889

Applicant contact details

Title	Mr
First given name	Chris
Other given name/s	
Family name	Khoury
Address	po box 3479 parramatta, nsw 2124
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	CK Design PTY LTD
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

Development details

Application type	Development Application	
Site address #	1	
Street address	28 PARK AVENUE KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	12 / - / DP29528	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
Sydney Trains Corridor Protection Zone	Clause 86/Concurrence	
Site address #	2	
Street address	27 PARK AVENUE KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	11 / - / DP29528	
Primary address?	No	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA

Planning controls affecting property	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence
	Sydney Trains Infrastructure Protection Zone	Clause 45/Referral

Proposed development

Proposed type of development	Demolition Boarding house
Description of development	DEMOLITION OF EXISTING STRUCTURES & PROPOSED CONSTRUCTION OF BOARDING HOUSE & KEY WORKER DEVELOPMENT ACCOMMODATING 64 ROOMS WITH ASSOCIATED CAR PARKING.
Dwelling count details	
Number of dwellings / units proposed	64
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	
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	
What is the zone of the land?	
Address	28 PARK AVENUE KINGSWOOD 2747
Zone	R3
What is the zone of the land?	
Address	27 PARK AVENUE KINGSWOOD 2747
Zone	R3
What are the objectives of the zone(s) ?	
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	4.6
Numeric value of the standard being varied	500mm
Numeric value of the development against this standard	8.5m
Percentage value of the proposed variation	5.88
What are the objectives of the development standard(s) ?	
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	
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?	

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	27-28 PARK AVE, KINGSWOOD - ACOUSTIC REPORT
Arborists report	27-28 PARK AVE, KINGSWOOD - ARBORIST DESIGN RESPONSE
Architectural Plans	27-28 PARK AVE, KINGSWOOD - ARCHITECTURAL PLANS
BASIX certificate	27-28 PARK AVE, KINGSWOOD - BASIX STAMPED PLANS 27-28 PARK AVE, KINGSWOOD - BASIX CERTIFICATE
BCA Performance Requirements Compliance Statement	27-28 PARK AVE, KINGSWOOD - BCA & ACCESS REPORT
Clause 4.6 variation request	27-28 PARK AVE, KINGSWOOD - CLAUSE 4.6 VARIATION
Cost estimate report	27-28 PARK AVE, KINGSWOOD - COST SUMMARY REPORT
Erosion and sediment control plan	27-28 PARK AVE, KINGSWOOD - SITE MANAGEMENT PLAN
Landscape plan	27-28 PARK AVE, KINGSWOOD - LANDSCAPE PLAN
Notification plans	27-28 PARK AVE, KINGSWOOD - NOTIFICATION PLAN
Other	27-28 PARK AVE, KINGSWOOD - CPTED ASSESSMENT 27-28 PARK AVE, KINGSWOOD - ASIC REGISTRATION
Owner's consent	27-28 PARK AVE, KINGSWOOD - DEVELOPMENT APPLICATION FORM & CHECK
Plan of management	27-28 PARK AVE, KINGSWOOD - PLAN OF MANAGEMENT
Statement of environmental effects	27-28 PARK AVE, KINGSWOOD - STATEMENT OF ENVIRONMENTAL EFFECTS
Stormwater drainage plan	27-28 PARK AVE, KINGSWOOD - STORMWATER PLAN

	27-28 PARK AVE, KINGSWOOD - STORMWATER CHECKLIST
Traffic report	27-28 PARK AVE, KINGSWOOD - TRAFFIC REPORT
Waste management plan	27-28 PARK AVE, KINGSWOOD - 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).	