

Applicant contact details

Title	Mr
First given name	Warwick
Other given name/s	
Family name	Stimson
Contact number	0401449101
Email	warwick@stimson.com.au
Address	PO Box 1912, Penrith, NSW, 2751
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Stimson Urban & Regional Planning
ABN / ACN	34 824 672 534
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	AONARI PT10 PTY LTD
ABN / ACN	92 283 895 707

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	2115-2131 CASTLEREAGH ROAD PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	2 / - / DP787827	
Primary address?	Yes	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	IN1: General Industrial
	Height of Building	12 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	1.25 ha
	Heritage	NA

Planning controls affecting property	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Scenic Protection Land	Scenic & Landscape Values
	Bushfire Prone Land	Vegetation Buffer
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

Proposed development

Proposed type of development	Demolition Industrial development
Description of development	Alterations and additions to existing industrial buildings (including demolition), construction of additional industrial buildings and construction of three multi-storey carparks
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Saturday	Yes
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
Dwelling count details	
Number of dwellings / units proposed	8
Number of storeys proposed	1
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Cost of development	
Please provide the estimated cost of the development	
Do you have one or more BASIX certificates?	No

Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	200
Number of parking spaces	872
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	2115-2131 CASTLEREAGH ROAD PENRITH 2750
Zone	IN1
What are the objectives of the zone(s) ?	See attached SEE for CI4.6 Request.
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	12.6-17.4
Percentage value of the proposed variation	5
What are the objectives of the development standard(s) ?	See attached SEE for CI4.6 Request.
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	See attached SEE for CI4.6 Request.
Are there sufficient environmental planning grounds to	

justify variation of the development standard(s) ?	See attached SEE for CI4.6 Request.
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	See attached SEE for CI4.6 Request.
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	21/01708
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	See accompanying report
Number of trees to be impacted by the proposed work	78
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	200
Units	Square metres
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	

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
Access report	210311 Access 2115 Castlereagh Rd, Penrith
Acoustic report	210429 Acoustic Assessment 2115 Castlereagh Rd, Penrith
Arborists report	210401-2115 Castlereagh-AIA Rev A
Architectural Plans	210429 6348 - Combined DA Drawings
BCA Performance Requirements Compliance Statement	210429 Preliminary BCA and Certification Assessment Report Rev 3
Bushfire report	210429 BHA Report 2115 Castlereagh Rd, Penrith
Civil Engineering Plan	210429 Civil Report and Plans 2115 Castlereagh Rd, Penrith
Clause 4.6 variation request	210429 CI 4.6 2115 Castlereagh Rd, Penrith
Contamination / remediation action plan	210429 Contamination advice
Cost estimate report	210505 Estimated Cost of Works - 2115 Castlereagh Road, Penrith 210429 CIV 2115 Castlereagh Rd, Penrith
Landscape plan	210429 Landscape Plan 2115 Castlereagh Rd, Penrith
Other	210505 14097 - NSW Title - 2 787827- 2115-2131 Castlereagh Road, 210429 Ecological 211 Castlereagh Rd, Penrith 210429 6348 - DA Design Report
Section 10.7 Planning Certificate (formerly Section 149)	210401 10.7 CERT NO 149(2)(5) 2971606
Statement of environmental effects	210429 SEE 2115 Castlereagh Rd, Penrith
Survey plan	210429 Survey 2115 Castlereagh Rd, Penrith
Traffic report	210311 Traffic 2115 Castlereagh Road, Penrith
Waste management plan	210429 WMP 2115 Castlereagh Rd, Penrith

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).	