

## Applicant contact details

Title	Mr
First given name	Joseph
Other given name/s	
Family name	El khawaja
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Urban Link Architects
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

## Owner/s of the development site

Owner/s of 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	Modification Application
On what date was the development application to be notified determined	27/08/2019
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	DA18/0999.02
Description of the proposed modification	The current modification is proposing to undertake modifications to the approved design scheme under DA18/0999 of Building D and Building E, including minor RL changes, general layout changes, inclusion of additional adaptable units, general layout changes and the amalgamation of units resulting in changes to the unit mix with a total reduction in yield by 2 dwellings
Was the DA applied for via the NSW Planning Portal?	No
Site address #	1
Street address	123 MULGOA ROAD PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	55 / - / DP1246141

Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	SP3: Tourist
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	1:1
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	Local Open Space (RE1)
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5
	Scenic Protection Land	Regional significance
	Bushfire Prone Land	Vegetation Category 2
1.5 m Buffer around Classified Roads	Classified Road Adjacent	

#### Proposed development

Proposed type of development	Mixed use development
Description of development	The current modification is proposing to undertake modifications to the approved design scheme under DA18/0999 of Building D and Building E, including minor RL changes, general layout changes, inclusion of additional adaptable units, general layout changes and the amalgamation of units resulting in changes to the unit mix with a total reduction in yield by 2 dwellings
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	-
Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	No
Saturday	-
Proposed to operate 24 hours on	

Sunday	No
Sunday	-
<b>Dwelling count details</b>	
Number of dwellings / units proposed	95
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	
<b>Cost of development</b>	
Please provide the estimated cost of the development	
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	
Is subdivision proposed?	
<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	
Number of loading bays	
Is a new road proposed?	
<b>Concept development</b>	
Is the development to be staged?	
<b>Crown development</b>	
Is this a proposed Crown development?	

#### Registered practitioner details

#### 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
<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?	No
<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.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
<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

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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:

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	S4.55 Architectural Drawings - Panthers Precinct -Bldg D-E
Owner's consent	Owners Consent - Aqua - Pnathers Precinct
Statement of environmental effects	SEE Section 4.55 (1a) - ESQ Stage 2B Modificaiton - Mulgoa Road,
Traffic report	Traffic Report - Panthers Precinct Stage 2
Waste management plan	Waste Management Plan - Panthers North Precinct Stage 2

**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 application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	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).	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 the 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).	