

Pre-Lodgement Application Form

Portal Application number:
PAN-51594

Applicant contact details

Title	Mr
First given name	Ihab
Other given name/s	
Family name	Shams
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	ADS Architects
ABN / ACN	90 616 216 196
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	
Owner #	
Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	
Owner #	
Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	

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	118 STATION STREET PENRITH 2750

Local government area	PENRITH																					
Lot / Section Number / Plan	5 / - / DP112466 4 / - / DP112466																					
Primary address?	Yes																					
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Penrith Local Environmental Plan 2010</td> </tr> <tr> <td>Land Zoning</td> <td>B4: Mixed Use</td> </tr> <tr> <td>Height of Building</td> <td>24 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>2:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>NA</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Active Street Frontages</td> <td>Active Street Frontage</td> </tr> <tr> <td>Local Provisions</td> <td>Wind Turbine Buffer Zone</td> </tr> </table>		Land Application LEP	Penrith Local Environmental Plan 2010	Land Zoning	B4: Mixed Use	Height of Building	24 m	Floor Space Ratio (n:1)	2:1	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Active Street Frontages	Active Street Frontage	Local Provisions	Wind Turbine Buffer Zone
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Site address #	2																					
Street address	120 STATION STREET PENRITH 2750																					
Local government area	PENRITH																					
Lot / Section Number / Plan	6 / - / DP1003862																					
Primary address?	No																					
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Proposed development

Proposed type of development	Mixed use development
Description of development	Construction of a Six (6) Storey Mixed Use Development comprising two (2) Commercial/Retail Tenancies, Eighteen (18) Residential Apartments (including Five (5) affordable rental housing apartments) and Basement Parking for Thirty Two (32) cars
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	-
Dwelling count details	
Number of dwellings / units proposed	18
Number of storeys proposed	6
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	935
Cost of development	
Please provide the estimated cost of the development	\$6,757,330.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1132998M_02
Subdivision	
Number of existing lots	3
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	
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

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
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?	Yes
Description provided	Jim Aitken, Councillor
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

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:

First name	
Other given name(s)	
Family name	
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Access report	Access Report DB - 118-120 Station St Penrith
Acoustic report	Acoustic Report - 118-120 Station St Penrith
Architectural Plans	Accessible Unit Configuration - 118-120 Station St Penrith Consolidation Plan - 118-120 Station St Penrith Demolition Plan - 118-120 Station St Penrith Gross Floor Area & Cross Ventilation -118-120 Station St Penrith Site Analysis - 118-120 Station St Penrith Stamped Plans - 118-120 Station St Penrith Architectural Set - 118-120 Station St Penrith
BASIX certificate	Certificate Summary - 118-120 Station St Penrith BASIX Certificate - 118-120 Station St Penrith
BCA Performance Requirements Compliance Statement	BCA Report - 118-120 Station St Penrith
Contamination / remediation action plan	Preliminary Site Investigation - 118-120 Station St Penrith
Cost estimate report	Council Cost Report - 118-120 Station St Penrith
Council DA Checklist	Development_Application_Form - 118-120 Station St Penrith
Design verification statement	SEPP65 Design Verification Report - 118-120 Station St Penrith
Elevations and sections	Elevations & Sections - 118-120 Station St Penrith
Erosion and sediment control plan	Site Management & Sediment Plan - 118-120 Station St Penrith
Flood risk management report	OVERLAND FLOOD STUDY & FLOOD IMPACT REPORT
Floor plans	Floor Plans - 118-120 Station St Penrith
Geotechnical report	Geotechnical Report - 118-120 Station St Penrith
Landscape plan	Landscape Plans - 118-120 Station St Penrith
National Construction Code report	Building Components Performance and Specifications Schedule - 11 Apartment Schedule - 118-120 Station St Penrith BCA Section J Report - 118-120 Station St Penrith
Notification plans	Notification Plans - 118-120 Station St Penrith
Owner's consent	Owners Consent - 118-120 Station St Penrith
Photomontage	Photo montage - 118-120 Station St Penrith
Schedule of colours, materials and finishes	Schedule of External Materials and Finishes - Station St Penrith
Shadow diagrams	Shadows Diagrams - 118-120 Station St Penrith
Site plans	Site Plan - 118-120 Station St Penrith
Statement of environmental effects	Statement of Environmental Effects - 118-120 Station Street Penr
Stormwater drainage plan	Stormwater Plans - 118-120 Station St Penrith
Survey plan	Survey Drawing - 118-120 Station St Penrith
Traffic report	Traffic Report - 118-120 Station St Penrith
Waste management plan	Waste_Management_Plan_Application_Form - 118-120 Station St Pen

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