



Pre-Lodgement Application Form

Portal Application number:
PAN-159709

Applicant contact details

Title	Mr
First given name	Gus
Other given name/s	
Family name	Fares
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Gus Fares Architects Pty Ltd
ABN / ACN	112 691 237
Is the nominated company the applicant for this application?	Yes

Developer details

ABN	52 760 603 505
ACN	
Name	The Trustee for Danabina Trust
Trading name	Danabina Trust
Address	43 BANKSIA ROAD GREENACRE 2190
Email Address	zillur@optusnet.com.au

Development details

Application type	Development Application
Site address #	1
Street address	31 SANTLEY CRESCENT KINGSWOOD 2747
Local government area	PENRITH
Lot / Section Number / Plan	5/-/DP215200 <input checked="" type="checkbox"/>
Primary address?	No
	Land Application LEP Penrith Local Environmental Plan 2010 Land Zoning B4: Mixed Use Height of Building 18 m Floor Space Ratio (n:1) 3:1

Planning controls affecting property	Minimum Lot Size	800 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone Map
	Obstacle Limitation Surface	230.5-230.5
Site address #	2	
Street address	2A BRINGELLY ROAD KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	3-/DP215200 <input checked="" type="checkbox"/>	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	B4: Mixed Use
	Height of Building	18 m
	Floor Space Ratio (n:1)	3:1
	Minimum Lot Size	800 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Active Street Frontages	Active Street Frontage
	Local Provisions	Wind Turbine Buffer Zone Map
Obstacle Limitation Surface	230.5-230.5	

Proposed development

Proposed type of development	Boarding house Mixed use development
Description of development	Demolish existing structures and Erect a 5-6 Storey Mixed Use buildings being Retail/Commercial/Boarding House over 2 Basement Parking levels
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on	

Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	96
Number of storeys proposed	6
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	2
Number of existing floor area	300
Number of existing site area	1,380

Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1244577M
Subdivision	
Number of existing lots	
Is subdivison proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	10
Number of staff/employees on the site	10
Number of parking spaces	42
Number of loading bays	1
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	No

communities or their habitats, or is it located on land identified as critical habitat?	
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	20/03826
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove Non-Significant Trees to allow construction
Number of trees to be impacted by the proposed work	2
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	10
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?	
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
Access report	Access Report-31 Santley Crs & 2A Bringelly Rd Kingswood
Acoustic report	Acoustics-31 Santley Crs & 2A Bringelly Rd Kingswood
Architectural Plans	Architectural Plans-DA Issue A-31 Santley Crs & 2A Bringelly Kingswood
BASIX certificate	BASIX-31 Santley Crs & 2A Bringelly Kingswood
BCA Performance Requirements Compliance Statement	BCA-31 Santley Crs & 2A Bringelly Rd Kingswood
Cost estimate report	QS-31 Santley Crescent & 2A Bringelly Road Kingswood
Geotechnical report	Geotechnical Investigation Report-31 Santley Crs & 2A Bringelly Rd Kingswood
Landscape plan	Landscaping Plan-31 Santley Crs & 2A Bringelly Rd Kingswood
Other	Architectural & Urban Planning Statement-31 Santley Crs & 2A Bringelly Kingsw
Owner's consent	2A Bringelly Rd Owners Consent ASIC Extract Midpoint Pty Ltd Midpoint and Danabina Authority letter Danabina Pty Ltd Company Extract
Plan of management	Plan of Management-31 Santley Crs & 2A Bringelly Rd Kingswood
Section 10.7 Planning Certificate (formerly Section 149)	Planning Certificate S10.7 of 31 Santley Crs Planning Certificate S10.7 of 2A Bringelly Rd Planning Certificate S10.7 of 31 Santley Crs Planning Certificate S10.7 of 2A Bringelly Rd
Social impact assessment	Social Impact Assessment-31 Santley Crs & 2A Bringelly Rd Kingswood
Statement of environmental effects	Statement of Env. Effects - 31 Santley Crescent & 2A Bringelly Road, Kingswood
Stormwater drainage plan	Stormwater Plan-31 Santley Crs & 2A Bringelly Rd Kingswood MUSICLink Report-31 Santley Crs & 2A Bringelly Rd Kingswood
Survey plan	Survey Plan-31 Santley Crs & 2A Bringelly Rd Kingswood
Traffic report	Traffic Report-31 Santley Crs & 2A Bringelly Rd Kingswood
Waste management plan	Waste Management Plan-31 Santley Crs & 2A Bringelly Rd Kingswood

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
I understand that the consent authority 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 its Offices and on its website and/or the NSW Planning Portal	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).	