



Pre-Lodgement Application Form

Portal Application number:
PAN-45265

Applicant contact details

Title	Miss
First given name	Amber
Other given name/s	
Family name	Ingleton
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Designcorp 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	Development Application	
Site address #	1	
Street address	6 EDNA STREET KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	53 / - / DP241989	
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 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

Proposed development

Proposed type of development	Demolition Boarding house
Description of development	Demolition of existing structures, construction of a new two storey boarding house with basement parking. The boarding house will accommodate a total of 12 boarding rooms.
Dwelling count details	
Number of dwellings / units proposed	12
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	
Cost of development	
Please provide the estimated cost of the development	\$1,160,408.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1146835M
Subdivision	
Number of existing lots	1
Is subdivison 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?	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 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
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

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
Access report	19293- AccessReport-VistaAccessArchitects-DA_Issue A
Acoustic report	20185_200909_Noise Impcat Assessment_BW_R0
Arborists report	tree inspection at 6 Edna Street Kingswood NSW 2747

BASIX certificate	BASIX Certificate_6 EDNA ST KINGSWOOD
Cost estimate report	201041 Kingswood DA Submission Letter
Elevations and sections	4 ELEVATIONS
Floor plans	2 BASEMENT_GROUND FLOOR PLAN 3 FIRST FLOOR PLAN
Landscape plan	2020-065-200916 - Issue A DA
Notification plans	NOTIFICATIONS
Other	1 SITE ANALYSIS 6 VIEWS FROM THE SUN 8 3D VIEWS 9 LANDSCAPING CALCS 7 DETAILS
Owner's consent	ASIC Liquid Gold 888 Pty Ltd
Schedule of colours, materials and finishes	10 MATERIALS & FINISHES
Shadow diagrams	5 SHADOWS - JUN
Site plans	0 COVER PAGE
Statement of environmental effects	6 Edna SEE Final
Stormwater drainage plan	A20172 SW - REV B
Survey plan	118330
Traffic report	Traffic report - 6 Edna Street - Kingswood - Oct 2020
Waste management plan	2019-173 - 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 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