



Pre-Lodgement Application Form

Portal Application number:
PAN-179964

Applicant contact details

Title	Mr
First given name	Samih
Other given name/s	
Family name	Khan
Application on behalf of a company, business or body corporate	Yes
ABN	
ACN	
Name	
Trading name	
Is the nominated company the applicant for this application?	Yes

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	10-14 LETHBRIDGE STREET PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	456/-/DP1114361 <input checked="" type="checkbox"/>

Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Penrith Local Environmental Plan 2010</p> <p>Land Zoning R4: High Density Residential</p> <p>Height of Building 18 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 400 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Additional Permitted Uses Refer to Schedule 1</p> <p>Local Provisions Wildlife Buffer Zone Map Wind Turbine Buffer Zone Map</p> <p>Obstacle Limitation Surface 230.5-230.5</p>

Proposed development

Proposed type of development	Residential flat building
Description of development	Construction of a six storey residential flat building including 36 residential apartments consisting of: 9 x 1 bedroom apartments, 19 x 2 bedroom apartments, and 8 x 3 bedroom apartments. The proposal also includes: removal of 2 x trees, 2 levels of basement car parking comprising of 53 spaces, rooftop primary open space area, associated civil works and landscaping.
Dwelling count details	
Number of dwellings / units proposed	36
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	1,811
Cost of development	
Estimated cost of work / development (including GST)	\$12,334,254.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1257597M
Subdivision	
Number of existing lots	1
Is subdivision 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)?	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	10-14 LETHBRIDGE STREET PENRITH 2750
Zone	R4
What are the objectives of the zone(s) ?	<ul style="list-style-type: none"> To provide for the housing needs of the community within a high density residential environment. To provide a variety of housing types within a high density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To ensure that a high level of residential amenity is achieved and maintained. To encourage the provision of affordable housing. To ensure that development reflects the desired future character and dwelling densities of the area
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	4.3
Numeric value of the standard being varied	18
Numeric value of the development against this standard	21.1
Percentage value of the proposed variation	17
	<p>(1) The objectives of this clause are as follows—</p> <p>(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(b) to minimise visual impact, disruption of views, loss of privacy and loss of</p>

What are the objectives of the development standard(s) ?	solar access, (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments, (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	The zoning and 18m height standard would implicitly contemplate 6 storey RFB development. The proposal will provide a height bulk and scale commensurate with that expectation. The areas of the building that exceed the height standard are either screened from view from the public domain or are inconsequential to the way the size of the building is perceived. This would be consistent with recent approvals in the locality. Consequently, the proposal would be consistent with this objective despite the variation to the height development standard.
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	There are two primary environmental planning grounds which support the contravention to the height of building standard. These grounds are as follows. The need to provide a suitable, high quality communal open space with no impacts to surrounding properties in terms of overshadowing or privacy impacts. The development provides a comparable height outcome to recently approved RFB on the adjoining land and represents the desired outcome for the surrounding locality.
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	The proposed development is in the public interest because it: <ul style="list-style-type: none"> • Facilitates a development that is not inconsistent with any objectives of the standard and the intent of the R4 High Density Residential zoning of the site. Consistency, with the objectives of the standard has been addressed previously under Wehbe methods. • Provides additional housing choice within the Sydney metropolitan region and Penrith LGFA, in the form of high amenity residential apartments.
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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 2 trees
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	6
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	

Application documents

The following documents support the application.

Document type	Document file name
Access report	10-14 Lethbridge St Penrith - AccessReport
Arborists report	10-14 Lethbridge St, Penrith - Arboricultural Impact Assessment (1)
Architectural Plans	Appendix D - Plans
BASIX certificate	10-14 Lethbridge St Penrith_BASIX
BCA Performance Requirements Compliance Statement	10-14 Lethbridge St, Penrith - BCA Assessment
Civil Engineering Plan	10-14 Lethbridge St, Penrith - Stormwater Plans
Clause 4.6 variation request	11502 Clause 4.6 Height
Cost estimate report	10-14 Lethbridge Street, Penrith_Q2020-CR251_Council Cost Report R1
Design verification statement	DVS+SEPP65 - 10-14 Lethbridge St, Penrith ADG - Design Objective and Design Criteria - 10-14 Lethbridge St, Penrith
Geotechnical report	10-14 Lethbridge St, Penrith - Geotechnical Investigation Report
Landscape plan	10-14 Lethbridge St, Penrith - Landscape Plans
Other	10 Lethbridge St - Pre DA Minutes
Owner's consent	Owners Consent
Statement of environmental effects	11502 SEE
Survey plan	10-14 Lethbridge St, Penrith - Detail Survey
	10-14 Lethbridge St, Penrith - Traffic and Parking Impact

Traffic report	Assessment
Waste management plan	10-14 Lethbridge St Penrith - Operational 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 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).	