



Pre-Lodgement Application Form

Portal Application number:
PAN-180114

Applicant contact details

Title	Mr
First given name	Stimson Urban &
Other given name/s	Regional Planning
Family name	Warwick Stimson
Contact number	0401449101
Email	warwick@stimson.com.au
Address	P O Box 1912, Penrith, NSW 2751
Application on behalf of a company, business or body corporate	Yes
ABN	34824672534
ACN	
Name	The Trustee for Stimson & Baker Unit Trust
Trading name	
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	348 High P/L ATF 348 High Unit Trust
ABN / ACN	71 541 582 808
Owner #	2
Company, business or body corporate name	Mistroute P/L ATF The Jacaranda Superfund
ABN / ACN	109 317 464
Owner #	3
Company, business or body corporate name	Colin & Andrea Henry ATF CH Real Estate P/L Superannuation Fund
ABN / ACN	44 038 041 570
Owner #	4
Company, business or body corporate name	Colin & Andrea Henry ATF Henry Unit Trust
ABN / ACN	46 191 799 370

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.

Developer details

ABN	
ACN	
Name	

Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	342-346 HIGH STREET PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	CP/-/SP65435 <input checked="" type="checkbox"/> 1/-/SP65435 <input checked="" type="checkbox"/> 2/-/SP65435 <input checked="" type="checkbox"/> 4/-/SP65435 <input checked="" type="checkbox"/> 3/-/SP65435 <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 12 m Floor Space Ratio (n:1) 2:1 3:1 Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Active Street Frontages Active Street Frontage Local Provisions Clause Application Map Wind Turbine Buffer Zone Map
Site address #	2
Street address	348 350 HIGH STREET PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	3/-/DP3180 <input checked="" type="checkbox"/> 2/-/DP3180 <input checked="" type="checkbox"/>
Primary address?	No

Planning controls affecting property	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning B4: Mixed Use
	Height of Building 12 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 Clause Application Map Wind Turbine Buffer Zone Map

Proposed development

Proposed type of development	Mixed use development
Description of development	Demolition of all Structures and Construction of a Mixed Use Development with Basement Parking.
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	29
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	
Estimated cost of work / development (including GST)	\$20,429,482.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1206256M
Subdivision	
Number of existing lots	
Is subdivision proposed?	
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?	
Crown development	
Is this a proposed Crown development?	

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	Penrith Local Environmental Plan 2010
What is the zone of the land?	
Address	342-346 HIGH STREET PENRITH 2750
Zone	B4
What is the zone of the land?	
Address	348 350 HIGH STREET PENRITH 2750
Zone	B4
What are the objectives of the zone(s) ?	Refer to Clause 4.6 submitted with application
Development Standard Variation details	

Name of the development standard being varied	Height
Clause name	4.3
Numeric value of the standard being varied	12m
Numeric value of the development against this standard	24
Percentage value of the proposed variation	100
Development Standard Variation details	
Name of the development standard being varied	Floor space ratio
Clause name	4.4
Numeric value of the standard being varied	2:1
Numeric value of the development against this standard	3.17:1
Percentage value of the proposed variation	100
What are the objectives of the development standard(s) ?	Refer to Clause 4.6 submitted with application
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	Refer to Clause 4.6 submitted with application
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	Refer to Clause 4.6 submitted with application
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	Refer to Clause 4.6 submitted with application
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?	
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.	
Are works proposed to any heritage listed buildings?	
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	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

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: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	348 High P/L
ABN	71 541 582 808
ACN	
Trading Name	
Email address	warwick@stimson.com.au
Billing address	C/- Stimson Urban & Regional Planning, P O Box 1912, Penrith NSW 2751

Application documents

The following documents support the application.

Document type	Document file name
Access report	211126 Access Report - 342-350 High Street, Penrith
Acoustic report	211126 Acoustic Assessment - 342-350 High Street, Penrith
Architectural Plans	211126 Photomontages- 342-350 High Street, Penrith 211126 Combined Plans- 342-350 High Street, Penrith
BASIX certificate	211126 BASIX Stamped plans 1 of 4 - 342-350 High Street, Penrith 211126 BASIX Stamped Plans 2 of 4 - 342-350 High Street, Penrith 211126 BASIX Stamped Plans 4 of 4 - 342-350 High Street, Penrith 211126 BASIX Thermal Commitments_342HighStPenrith- 342-350 High Street, Penrith 211126 BASIX Stamped Plans 3 of 4 - 342-350 High Street, Penrith 211126 BASIX Assessment Report ES20200722_00 - 342-350 High Street, Penrith 211126 BASIXCert_342HighStPenrith_00- 342-350 High Street, Penrith 211126 NatHERSCert_342HighStPenrith_00- 342-350 High Street, Penrith
BCA Performance Requirements Compliance Statement	211126 BCA Section J - 342-350 High Street, Penrith
Clause 4.6 variation request	07.01 SURP CI4.6 Variation- 342-350 High Street, Penrith
Cost estimate report	211216 Cost Estimate - 342-350 High St, Penrith 14.12.2021
Geotechnical report	211126 Geotechnical Investigation 344 High Street Penrith 211126 Geotechnical Assessment - desktop -344 High Street Penrith
Heritage impact statement	211126 Heritage Report 2067_211007_342-348 High Street Penrith SoHI [C]
Landscape plan	211129 Landscape Plans LS04_D_DA_291121- 342-350 High Street, Penrith
Statement of environmental effects	01.SEE-342-350 High Street, Penrith
Stormwater drainage plan	211126 Stormwater Plans COMBINED- 342-350 High Street, Penrith
Survey plan	211126 Survey 36115 DETAIL-A1- 342-350 High Street, Penrith
Traffic report	211126 TRAFFIC REPORT 211013- 342-350 High Street, Penrith
Waste management plan	211126 WASTE Mgmt Report _HEN19065_211008- 342-350 High Street, Penrith

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).	