



Pre-Lodgement Application Form

Portal Application number:
PAN-147454

Applicant contact details

Title	Ms
First given name	Minoo
Other given name/s	
Family name	Samadi
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Level Architects
ABN / ACN	66 629 432 006
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
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.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	10 RAILWAY STREET WERRINGTON 2747

Local government area	PENRITH	
Lot / Section Number / Plan	6 / - / DP1605	
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 Map
	Obstacle Limitation Surface	230.5-230.5
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence
Site address #	2	
Street address	11 RAILWAY STREET WERRINGTON 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	5 / - / DP1605	
Primary address?	No	
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 Map
	Obstacle Limitation Surface	230.5-230.5
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence

Proposed development

Proposed type of development	Boarding house
Description of development	Construction of a new boarding house on a vacant lots
Dwelling count details	
Number of dwellings / units proposed	70
Number of storeys proposed	4
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	1,391
Cost of development	
Estimated cost of work / development (including GST)	\$2,014,562.21
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1240698M
Subdivision	
Number of existing lots	0
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	1
Number of parking spaces	36
Number of loading bays	0
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)?	
Is the application accompanied by a voluntary planning agreement (VPA) ?	Yes
VPA #	1
Description of the VPA	Affordable accommodation
Status	Proposed
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?	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:

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
Architectural Plans	Architectural Drawings Set
BASIX certificate	BASIX Certificate 1240698M 10-11 Railway St LA33 17 September 20
BCA Performance Requirements Compliance Statement	BCA-R2
Cost estimate report	HMS21327 - 10-11 Railway Street, Werrington NSW 2747 -

	Registere
Landscape plan	10-11 Railway Street, Werrington_DA landscape plan_Rev.C
Notification plans	Notification Plans
Other	210920_Clause 4.6_10 & 11 Railway St Werrington 210920_Neighbourhood Character Analysis_10&11 Railway St
Owner's consent	Development_Application_Form
Plan of management	210920_Plan of Management_10 & 11 Railway St
Political donations and gifts disclosure	Development_Application_Form
Social impact assessment	SIA 210921
Statement of environmental effects	210920_SEE_10 & 11 Railway St Werrington
Stormwater drainage plan	200442 -SW DA- 10-11 Railway St, Werrington NSW -210914
Survey plan	15145-20 DET v3-A0
Traffic report	20-233-5
Voluntary planning agreement	VPN
Waste management plan	Construction WMP - Sept 2021 Rev B

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).	