



# Pre-Lodgement Application Form

Portal Application number:  
PAN-18039

## Applicant contact details

Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	
Company, business or body corporate name	
ABN / ACN	
Is the nominated company the applicant for this application?	

## Owner/s of the development site

Owner/s of the development site	
Owner #	
Company, business or body corporate name	
ABN / ACN	619 388 626

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	26 HOPE STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	34 / - / DP31239	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R4: High Density Residential
	Height of Building	18 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m <sup>2</sup>
	Heritage	NA

	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
Site address #	2	
Street address	28 HOPE ST PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan		
Primary address?	No	
Planning controls affecting property	Land Application LEP	NA
	Land Zoning	NA
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
Site address #	3	
Street address	30 HOPE ST PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan		
Primary address?	No	
Planning controls affecting property	Land Application LEP	NA
	Land Zoning	NA
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA

### Proposed development

Proposed type of development	Residential flat building
Description of development	LOT CONSOLIDATION, DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF 6 STOREY FLAT BUILDING CONTAINING 38 UNITS OVER BASEMENT PARKING
Dwelling count details	
Number of dwellings / units proposed	38
Number of storeys proposed	6

Number of pre-existing dwellings on site	3
Number of dwellings to be demolished	3
Number of existing floor area	
Number of existing site area	1,894
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$9,100,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1106425M
<b>Subdivision</b>	
Number of existing lots	
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	
Number of parking spaces	61
Number of loading bays	1
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
Is this a proposed Crown development?	No

#### Registered practitioner details

#### 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	Upload supporting document
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Is approval under s68 of the Local Government Act 1993 required?	No
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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:

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 CERT -26-30 HOPE ST PENRITH
Acoustic report	ACOUSTIC REPORT -26-30 HOPE ST PENRITH
Arborists report	ARBORIST REPORT -26-30 HOPE ST PENRITH
BASIX certificate	BASIX DA SSTAMPED PLANS - 26-30 HOPE ST PENRITH BASIX- 26-30 HOPE ST PENRITH ASSESSOR CERT -26-30 HOPE ST PENRITH
Clause 4.6 variation request	SEE -26-30 HOPE ST PENRITH
Cost estimate report	BUILDER COST ESTIMATE -26-30 HOPE ST PENRITH
Design verification statement	ADG SEPP 65 COMPLIANCE REPORT- 26-30 HOPE STREET PENRITH
	DA1.12B SECTION D -26-30 HOPE ST PENRITH DA1.12A SECTION B & C -26-30 HOPE ST PENRITH DA1.12 SECTION A & FRONT FENCE ELEVATION -26-30 HOPE ST PENRITH DA1.11B ELEVATION HEIGHT LINES -26-30 HOPE ST PENRITH

Elevations and sections	DA1.11A ELEVATION MODELS -26-30 HOPE ST PENRITH DA1.11 SOUTH & WEST ELEVATIONS -26-30 HOPE ST PENRITH DA1.10 NORTH & EAST ELEVATIONS - 26-30 HOPE ST PENRITH DA1.02A BASEMENT DRIVEWAY SECTIONS- 26-30 HOPE ST PENRITH
Erosion and sediment control plan	DA1.16 SITE MANAGEMENT PLAN - 26-30 HOPE ST PENRITH
Floor plans	DA1.14B SUN ANGLES 1PM-3PM -26-30 HOPE ST PENRITH DA1.14A SUN ANGLES 9AM-12NOON -26-30 HOPE ST PENRITH DA1.14 SOLAR ACCESS PLAN -26-30 HOPE ST PENRITH DA1.13 CROSS VENTILATION PLAN -26-30 HOPE ST PENRITH DA1.09 ROOF PLAN - 26-30 HOPE ST PENRITH DA1.08 FIFTH FLOOR PLAN -26-30 HOPE ST PENRITH DA1.07 FOURTH FLOOR PLAN -26 - 30 HOPE ST PENRITH DA1.06 THIRD FLOOR PLAN -26 - 30 HOPE ST PENRITH DA1.05 SECOND FLOOR PLAN -26 - 30 HOPE ST PENRITH DA1.04 FIRST FLOOR PLAN -26-30 HOPE ST PENRITH DA1.03 GROUND FLOOR PLAN- 26-30 HOPE ST PENRITH DA1.02 BASEMENT 2 PLAN- 26-30 HOPE ST PENRITH DA1.01 BASEMENT 1 PLAN- 26-30 HOPE ST PENRITH
Landscape plan	LANDSCAPE PLANS -26-30 HOPE ST PENRITH
Notification plans	NOTIFICATION BINDER - 26-30 HOPE ST PENRITH
Owner's consent	OWNERS CONSENT FOR 30 HOPE ST OWNERS CONSENT FOR 26-28 HOPE ST DA FORM -26-30 HOPE ST PENRITH
Photomontage	EXTERNAL MONTAGE -26-30 HOPE ST PENRITH
Shadow diagrams	DA1.15 JUNE 21 WINTER SHADOWS PLAN -26-30 HOPE ST PENRITH
Site plans	DA0.01 SITE ANALYSIS PLAN- 26-30 HOPE ST PENRITH
Statement of environmental effects	SEE -26-30 HOPE ST PENRITH
Stormwater drainage plan	STORMWATER PLANS -26-30 HOPE ST PENRITH STORMWATER CHECKLIST -26-30 HOPE ST PENRITH
Survey plan	SURVEY -26-30 HOPE ST PENRITH
Traffic report	TRAFFIC REPORT -26-30 HOPE ST PENRITH
Waste management plan	WMP- 26-30 HOPE ST PENRITH

#### Applicant declarations

I declare that all the information in my development 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
If the consent authority is a Council, that Council 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 the Council's Customer Service areas and on the Council's website.	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 NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes