



# Pre-Lodgement Application Form

Portal Application number:  
PAN-181755

## Applicant contact details

Title	
First given name	Jonathon
Other given name/s	
Family name	Wood

Application on behalf of a company, business or body corporate	Yes
ABN	13166999257
ACN	166999257
Name	CABE DEVELOPMENTS (NSW) PTY LIMITED
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	18 RANSLEY STREET PENRITH 2750
Local government area	PENRITH
	60/-/DP1256085

Lot / Section Number / Plan	<input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Penrith Local Environmental Plan 2010</p> <p>Land Zoning SP3: Tourist</p> <p>Height of Building</p> <p>20 m 24 m 38 m 50 m</p> <p>Floor Space Ratio (n:1) 1:1</p> <p>Minimum Lot Size NA</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 Clause Application Map Wind Turbine Buffer Zone Map</p>
Site address #	2
Street address	22 RANSLEY STREET PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	59/-/DP1256085 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	<p>Land Application LEP Penrith Local Environmental Plan 2010</p> <p>Land Zoning SP3: Tourist</p> <p>Height of Building</p> <p>20 m 24 m 38 m</p> <p>Floor Space Ratio (n:1) 1:1</p> <p>Minimum Lot Size NA</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 Clause Application Map Wind Turbine Buffer Zone Map</p>
Site address #	3
Street address	125A MULGOA ROAD PENRITH 2750

Local government area	PENRITH
Lot / Section Number / Plan	55-/DP1246141 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	<p>Land Application LEP Penrith Local Environmental Plan 2010</p> <p>Land Zoning RE1: Public Recreation RE2: Private Recreation SP3: Tourist</p> <p>Height of Building 16 m 20 m 24 m 32 m 5 m 50 m 8.5 m</p> <p>Floor Space Ratio (n:1) 1:1</p> <p>Minimum Lot Size NA</p> <p>Heritage NA</p> <p>Land Reservation Acquisition Local Open Space (RE1)</p> <p>Foreshore Building Line NA</p> <p>Additional Permitted Uses Refer to Schedule 1</p> <p>Local Provisions Clause Application Map Wind Turbine Buffer Zone Map</p> <p>Obstacle Limitation Surface 230.5-230.5</p> <p>Scenic Protection Land Regional significance</p>

#### Proposed development

Proposed type of development	Mixed use development
Description of development	ESQ Stage 4 and 5 Mixed Use Development: 17 Retail Tenancies, 333 Dwellings, Parking for 742 Vehicles and Associated Ancillary Works
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	-
<b>Dwelling count details</b>	
Number of dwellings / units proposed	333
Number of storeys proposed	13
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	0
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$198,602,397.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	
Is subdivison proposed?	No
<b>Proposed operating details</b>	
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?	No
<b>Concept development</b>	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Stage 4 Stage 5 See the Submitted SEE and Staging Plan for Further detail
<b>Crown development</b>	
Is this a proposed Crown development?	No

#### Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Water Management Act 2000
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	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	

## Application documents

The following documents support the application.

Document type	Document file name
Access report	Access Report
Acoustic report	Acoustic Report
Architectural Plans	Architectural Plans Combined
Bushfire report	Bushfire Protection Assessment - Mulgoa Rd, Penrith
Civil Engineering Plan	Stormwater Plans
Contamination / remediation action plan	Revised Contamination Report Stage 1 Contamination Assessment - Mulgoa Rd, Penrith(original)
Cost estimate report	QS Report
Design verification statement	Urban Design Report Design Statement
Flood risk management report	Flood Impact Assessment and Water Quality Management Report - Mulgoa Rd, Penrith(original)
Geotechnical report	Geotechnical Report - Mulgoa Rd, Penrith(original)
Landscape plan	Final Landscape Plans Riverwalk Concept Draft Landscape Plans
Other	Materials and Finishes Staging Plan Aboriginal Archaeological Assessment - Mulgoa Rd, Penrith Perspectives Liveable Housing Report Adaptable Housing Report
Owner's consent	Owners Consent- ESQ
Statement of environmental effects	SEE - ESQ Stage 4 & 5 - Mulgoa Road, Penrith
Survey plan	Survey Plan - Mulgoa Rd, Penrith
Traffic report	Traffic and Parking Report
Waste management plan	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).	