



Pre-Lodgement Application Form

Portal Application number:
PAN-43806

Applicant contact details

Title	Miss
First given name	Georgia
Other given name/s	
Family name	McKenzie
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Urbis
ABN / ACN	50 105 256 228
Is the nominated company the applicant for this application?	No

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	BGMG 8 Pty Ltd
ABN / ACN	161 602 768

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	Lot 20 DP 1266034	
Local government area	PENRITH	
Lot / Section Number / Plan		
Primary address?	Yes	
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	Industrial development
Description of development	The construction and use of two industrial warehouses and distribution centres with a total area of 12,905 sqm; on-site car parking for 69 vehicles; Truck access from and egress to Entolasia Close; Car access and egress to Entolasia Close and Chelodina Street; 6,300 sqm. of hardstand for truck access and shared circulation areas; 2,660 sqm. of light duty area; Associated site landscaping, sprinkler tanks and pump rooms, and boundary fencing.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Saturday	Yes
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
Dwelling count details	
Number of dwellings / units proposed	2
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	
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
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?	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)?	No
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
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

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	Noise impact assessment
Architectural Plans	19146_2A_Drawing_Set_200925
BCA Performance Requirements Compliance Statement	BCA Assessment Report - Oakdale South Estate, Horsley Park (Prec
Cost estimate report	Cost estimate report
Fire safety upgrade report	Fire Safety Strategy
Landscape plan	Landscape Plans
Other	Sustainability management plan Civil Plans Power of Attorney_BGMG 8 Pty Ltd SEPP 64 Assessment - Building 2A
Owner's consent	OSE_Owner's Consent letter_FINAL
Site plans	Masterplan SSD6917
Statement of environmental effects	Building 2A - Statement of Environmental Effects - Oakdale South
Stormwater drainage plan	Stormwater Report
Traffic report	Transport Assessment
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 application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	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).	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 the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

