

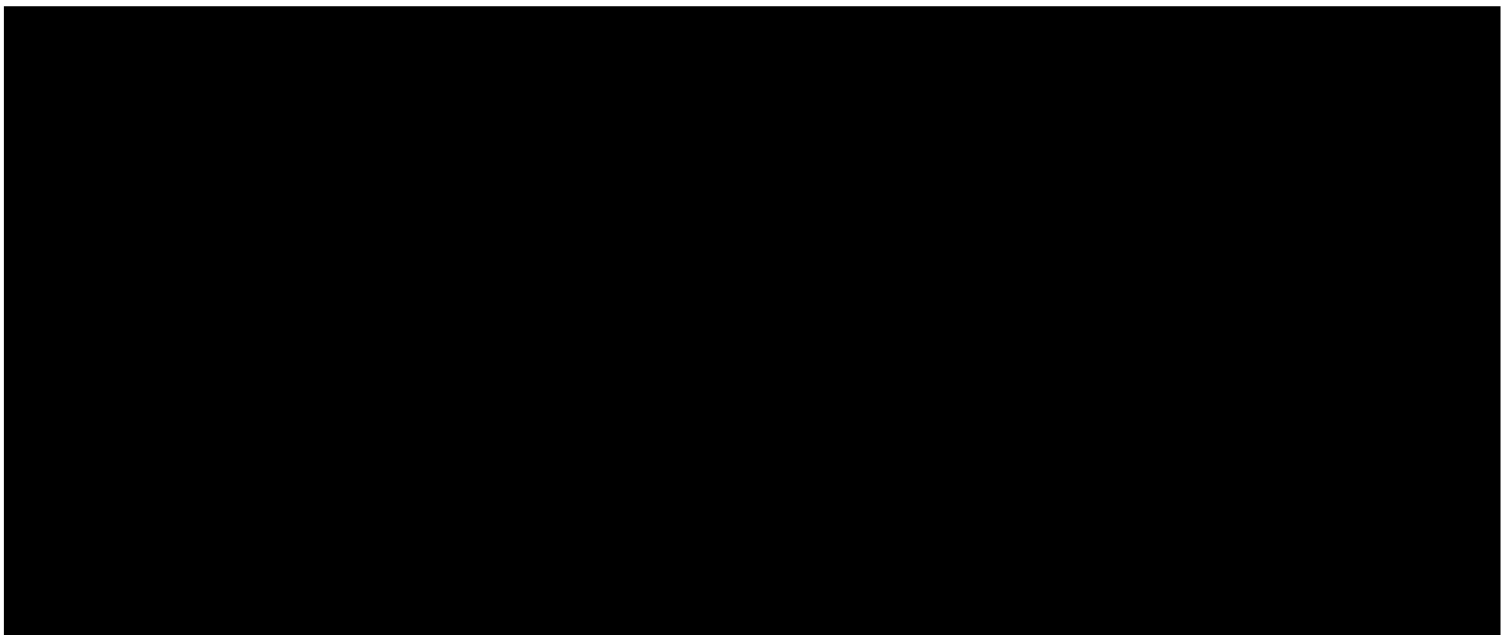


Pre-Lodgement Application Form

Portal Application number:
PAN-21734

Applicant contact details

Title	Mr
First given name	Hugh
Other given name/s	
Family name	Halliwell
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Signature Properties No.5 Pty Ltd c/- Mecone Group Pty Ltd
ABN / ACN	
Is the nominated company the applicant for this application?	Yes



Development details

Application type	Development Application
Site address #	1
Street address	3 EDWARD STREET KINGSWOOD 2747
Local government area	PENRITH
Lot / Section Number / Plan	36 / - / DP237831
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning R3: Medium Density Residential
	Height of Building 8.5 m

Planning controls affecting property	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA

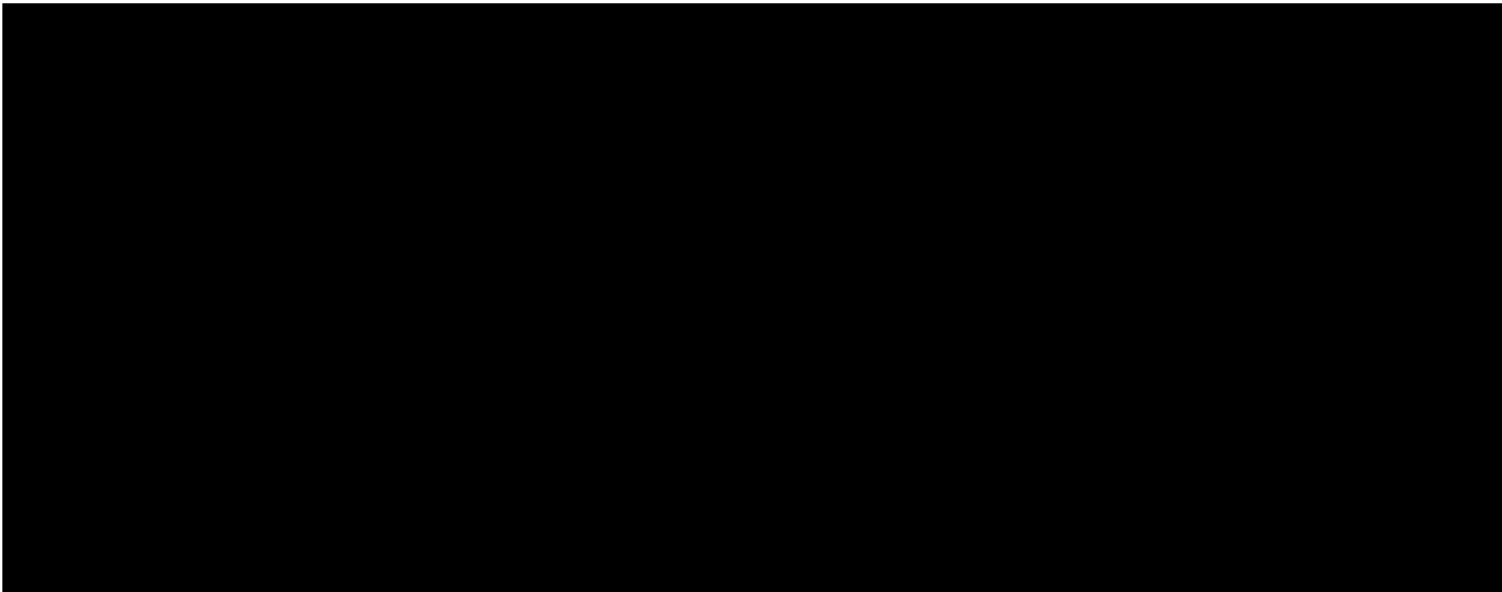
Proposed development

Proposed type of development	Boarding house
Description of development	Construction of a two-storey boarding house with 14 boarding rooms and 3 at-grade parking spaces, including associated site landscaping.
Dwelling count details	
Number of dwellings / units proposed	14
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Cost of development	
Please provide the estimated cost of the development	\$1,154,321.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1112049S_03
Subdivision	
Number of existing lots	
Is subdivision proposed?	
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	3
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	No

identified as critical habitat?	
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
Is approval under s68 of the Local Government Act 1993 required?	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	



Application documents

The following documents support the application.

Document type	Document file name
Access report	Access Report - 3 Edward Street, Kingswood
Acoustic report	Acoustic Report - 3 Edward Street, Kingswood
Arborists report	Arboricultural Impact Assessment - 3 Edward Street, Kingswood

BASIX certificate	BASIX Certificate - 3 Edward Street, Kingswood
BCA Performance Requirements Compliance Statement	BCA Capability Statement - 3 Edward Street, Kingswood
Cost estimate report	QS Report - 3 Edward Street, Kingswood
Flood risk management report	Overland Flow Report - 3 Edward Street, Kingswood
Landscape plan	Landscape Plan - 3 Edward Street, Kingswood
Other	Stormwater Checklist - 3 Edward Street, Kingswood HEC-RAS Pre-Development Condition Plan - 3 Edward Street, Kingsw HEC-RAS Post-Development Condition Plan - 3 Edward Street, Kings Letter of Legal Advice - 3 Edward Street, Kingswood Crime Prevention Through Environmental Design Report - 3 Edward NatHERS Certificate - 3 Edward Street, Kingswood Architectural Drawings - 3 Edward Street, Kingswood
Owner's consent	Owner's Consent - 3 Edward Street, Kingswood
Social impact assessment	Social Impact Assessment - 3 Edward Street, Kingswood
Statement of environmental effects	Statement of Environmental Effects - 3 Edward Street, Kingswood
Stormwater drainage plan	Stormwater Concept Plan - 3 Edward Street, Kingswood
Survey plan	Survey Plan - 3 Edward Street, Kingswood
Traffic report	Traffic and Parking Assessment Report - 3 Edward Street, Kingswo
Waste management plan	Waste Management Plan - 3 Edward Street, Kingswood

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