

Pre-Lodgement Application Form

Portal Application number:
PAN-143074

Applicant contact details

Title	Mr
First given name	Georges
Other given name/s	
Family name	Jreije
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Urban Link
ABN / ACN	
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	17 HOPE STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	13 / - / 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 ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
	Local Provisions	Wind Turbine Buffer Zone Map
	Obstacle Limitation Surface	230.5-230.5
Site address #	2	
Street address	19 HOPE STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	12 / - / DP31239	
Primary address?	No	

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 ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
	Local Provisions	Wind Turbine Buffer Zone Map
	Obstacle Limitation Surface	230.5-230.5
Site address #	3	
Street address	21 HOPE STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	11 / - / DP31239	
Primary address?	No	
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 ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
	Local Provisions	Wind Turbine Buffer Zone Map
	Obstacle Limitation Surface	230.5-230.5
Site address #	4	
Street address	23 HOPE STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	10 / - / DP31239	
Primary address?	No	
	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

Planning controls affecting property	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
	Local Provisions	Wind Turbine Buffer Zone Map
	Obstacle Limitation Surface	230.5-230.5

Proposed development

Proposed type of development	Demolition Mixed use development
Description of development	Demolition of existing structures Construction of a six storey mixed use development with a neighbourhood shop, medical centre & 50 residential apartments above two levels of basement parking with associated landscaping.
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	-
Dwelling count details	
Number of dwellings / units proposed	50
Number of storeys proposed	6
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?	Yes
BASIX Certificate Number	1228178M
Subdivision	
Number of existing lots	
Is subdivison proposed?	
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?	
Crown development	
Is this a proposed Crown development?	

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) ?	
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?	
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 8 trees
Number of trees to be impacted by the proposed work	11
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	20

Units	Square metres
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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_17-23 Hope St Penrith
Acoustic report	Acoustic Report_17-23 Hope Street Penrith
Arborists report	Arborist Report_17-23 Hope Street, Penrith
Architectural Plans	Architectural Drawings-Compliance_17-23 Hope St, Penrith Architectural Drawings-External Finishes_17-23 Hope St, Penrith Architectural Drawings-Sections_17-23 Hope St, Penrith Architectural Drawings-Elevations_17-23 Hope St, Penrith Architectural Drawings-Floor plans_17-23 Hope St, Penrith Architectural Drawings-Site Plans_17-23 Hope St, Penrith
BASIX certificate	NatHERS Summary - 17-23 Hope St, Penrith BASIX Report_17-23 Hope St, Penrith

BCA Performance Requirements Compliance Statement	BCA Report_17-23 Hope St, Penrith
Cost estimate report	QS Report_17-23 Hope Street, Penrith
Design verification statement	SEPP 65 Design Verification Statement_17-23 Hope St Penrith
Landscape plan	Landscape Plan_17-23 Hope st, Penrith
Notification plans	Notification Plans_17-23 Hope st, Penrith
Other	Demolition Plan_17-23 Hope St, Penrith
Owner's consent	Owner's Consent_17-23 Hope St Penrith
Statement of environmental effects	SEE Report_17-23 Hope Street, Penrith
Stormwater drainage plan	Stormwater Plan_17-23 Hope st, penrith
Survey plan	Survey Plan_17-23 Hope St, Penrith
Traffic report	Traffic Report _17-23 Hope st, Penrith
Waste management plan	Waste Management Plan_17-23 Hope Street, Penrith.

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).	