



# Pre-Lodgement Application Form

Portal Application number:  
PAN-24367

## Applicant contact details

Title	Mr
First given name	George
Other given name/s	
Family name	Ghossayn
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Station Lane Pty Limited ATF The Station Lane Trust
ABN / ACN	45 740 687 387
Is the nominated company the applicant for this application?	Yes

## 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	Station Lane Pty Limited ATF The Station Lane Trust
ABN / ACN	45 740 687 387

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	1 Station Lane, Penrith										
Local government area	PENRITH										
Lot / Section Number / Plan											
Primary address?	Yes										
Planning controls affecting property	<table> <tr><td>Land Application LEP</td><td>NA</td></tr> <tr><td>Land Zoning</td><td>NA</td></tr> <tr><td>Height of Building</td><td>NA</td></tr> <tr><td>Floor Space Ratio (n:1)</td><td>NA</td></tr> <tr><td>Minimum Lot Size</td><td>NA</td></tr> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA
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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	Boarding house
Description of development	Demolition of Existing Dwelling and Construction of New Generation Boarding House consisting of thirty (30) rooms
<b>Dwelling count details</b>	
Number of dwellings / units proposed	30
Number of storeys proposed	5
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	99
Number of existing site area	863
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$3,299,203.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1094829M
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	1
Number of parking spaces	16
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

### 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	No

(eg LEP or SEPP)?	
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?	
<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 1 STATION LANE PENRITH
Acoustic report	ACOUSTIC REPORT 1 STATION LANE PENRITH (Final)
Arborists report	ARBORIST REPORT 1 Station lane Penrith
Architectural Plans	ARCHITECTURAL PLANS 1 STATION LANE PENRITH ARCHITECTURAL PLANS 1 STATION LANE PENRITH ARCHITECTURAL PLANS 1 STATION LANE PENRITH ARCHITECTURAL PLANS 1 STATION LANE PENRITH

	ARCHITECTURAL PLANS 1 STATION LANE PENRITH
BASIX certificate	Basix Certificate (Station Lane) 1094829M - 1 Station Lane Penri
Cost estimate report	QS Report (Station Lane) (31 Rs, 5L, no B) Appendices A-D 27.07
Elevations and sections	DA10 ELEVATIONS 1 STATION LANE PENRITH DA09 ELEVATIONS 1 STATION LANE PENRITH DA08 SECTION AA 1 STATION LANE PENRITH DA07 SECTIONS 1 STATION LANE PENRITH
Flood risk management report	FLOOD REPORT 1StationLnPenrith_FS_Final (1)
Geotechnical report	GEOTECHNICAL REPORT 1 STATION LANE PENRITH
Landscape plan	Landscape Plan (Station Lane)18122-1 DA 1 (A)1
Notification plans	Notification Plans (Station Lane)
Other	ARCHITECTURAL PLANS 1 STATION LANE PENRITH Checklist WSUD 1 STATION LANE PENRITH PSI Report (Station Lane) P2020-002
Owner's consent	Letter of Authority (Station Lane) 9.07.20
Plan of management	Plan of Management (Station Lane) 11.07.19 FINAL
Schedule of colours, materials and finishes	DA15 COLOUR SCHEDULE 1 STATION LANE PENRITH
Statement of environmental effects	SEE (Station Lane - Boarding House) Final 26.07.20 (DA Final)
Stormwater drainage plan	STORMWATER- 1 Station Lane, Penrith NSW - 200504
Survey plan	Site Survey (Station Lane) 96228 OCT 2017
Traffic report	TRAFFIC REPORT 1 STATION LANE PENRITH
Waste management plan	OWMP - 1 Station Lane, Penrith (Final)

#### 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