

Applicant contact details

Title	Mr
First given name	edward
Other given name/s	
Family name	sutton
Contact number	0415751400
Email	edward@precinctgroup.com.au
Address	1 2 BARRACK STREET SYDNEY 2000
Application on behalf of a company, business or body corporate	Yes
ABN	82630263553
ACN	630263553
Name	GREAT RIVER NSW PTY LTD
Trading name	GREAT RIVER NSW PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	A company or business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	bfsf3 pty ltd
ABN / ACN	94 982 414 704
Owner #	2
Company, business or body corporate name	nbp estates pty ltd
ABN / ACN	58 464 477 020

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.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	all visitors to site must enter via the old castlereagh road entrance and sign in with the project manager

Development details

Application type	Modification Application
On what date was the development application to be notified determined	31/03/2021
Type of modification requested	Section 4.56 of the Act
Development Application number of the consent to be modified	da 9876
Description of the proposed modification	the owner is seeking to modify the consent to remove a consent condition requirement to install a deceleration lane of Castlereagh road in penrith. updated expert modelling indicates that the need for the lane does not exist

Was the DA applied for via the NSW Planning Portal?	No
Which Environmental Planning Instrument (EPI) applies to your development application?	Other EPI
Which State Agency should this application be directed to for assessment?	Department of Planning and Environment

Site address #	1
Street address	70-98 OLD CASTLEREAGH ROAD PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	1/-/DP1263486 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Bushfire Prone Land</p>

Site address #	2
Street address	30-68 OLD CASTLEREAGH ROAD PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	2/-/DP1263486 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Bushfire Prone Land</p>

Site address #	3
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Street address	14-28 OLD CASTLEREAGH ROAD PENRITH 2750
Local government area	PENRITH
Lot / Section Number / Plan	3/-/DP1263486 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>Scenic Protection Land</p> <p>Bushfire Prone Land</p>

Proposed development

Proposed type of development	Other
Description of development	removal of a deceleration lane on castlereagh road per condition c23(b) of DA 9876
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	-
Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	No
Saturday	-
Proposed to operate 24 hours on Sunday	No
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0

Cost of development	
Please provide the estimated cost of the development	\$8,797,729.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	3
Is subdivision proposed?	No
Proposed project details	
Number of additional jobs that are proposed to be generated through the operation of the development	
Proposed construction staff/employees	
Proposed operational staff/employees	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Are you intending to submit a concept application?	No
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
Is this application for biodiversity compliant development?	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 Planning Agreement ?	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?	
Tree works	
Is tree removal and/or pruning work proposed?	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 of the organisation assessing the application?	No
Does the applicant or owner have a relationship with any staff of the organisation 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	

Fee estimates

Works	
What type of modification application is requested?	Section 4.56 of the Act
What was the fee for the original DA?	\$21,724.12
What was estimated cost of the DA?	\$8,797,729.00
The S4.55 modification is to be referred to a SEPP65 design review panel	No
Development requiring public exhibition	
The S4.55 modification is to be exhibited	No
Total Fee Payable to the Department	\$10,862.06

Payer details

The *Environmental Planning and Assessment Regulation 2021* and consent authority's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the consent authority's adopted fees and charges. If your development needs to be advertised, the consent authority may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the consent authority for lodgement, at which time the fees will be calculated. The consent authority will contact you to obtain payment. Note that the application may be rejected if the fees are not paid.

Fee payment will be made by:

Company Name	precinct capital
ABN	20 128 784 207
ACN	
Trading Name	precinct capital
Contact Name	edward sutton
Contact Number	0415751400
Email address	edward@precinctgroup.com.au
Billing address	12 BARRACK STREET SYDNEY 2000

Application documents

The following documents support the application.

Document type	Document file name
Generated Pre-DA form	Pre-DA form_1674889807.pdf
Other	DA 9876 MOD 1 - Invoice 22057638 - E-Portal 220509.02FA - Traffic and Parking Advice - 18 January 2023
Owner's consent	owners consent
Payment Receipt	DA 9876 MOD 1 - Receipt 22057638 - E-Portal

Statement of environmental effects	S4.56 - 14-278 Old Castlereagh Road (Turnng Lane) submitted
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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 agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Description provided for return reason	
Date on which the application was returned	1/01/1970
Applicant paid the fees?	Yes
Total fee paid	\$645.00
Invoice number	22057638 / 1200
Date of payment	20/02/2023
Consent authority's unique identification number	DA 9876 MOD 1
Date the application was accepted by the consent authority	20/02/2023