

Pre-Lodgement Application Form

Portal Application number:
PAN-19897

Applicant contact details

Title	Mrs
First given name	Jing
Other given name/s	
Family name	Ouyang
Contact number	
Email	fanr10211@hansholdings.com
Address	233 Castlereagh Street, Sydney 2000
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	CHINA CENTRE DEVELOPMENT PTY LTD
ABN / ACN	166 616 306
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	CHINA CENTRE DEVELOPMENT PTY LTD
ABN / ACN	166 616 306
Owner #	2
Company, business or body corporate name	HAN'S SYDNEY CENTRE PTY LTD
ABN / ACN	602 951 897
Owner #	3
Company, business or body corporate name	HAN'S SYDNEY PTY LTD
ABN / ACN	604 767 213

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	338 Pitt Street, Sydney
Local government area	SYDNEY
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	Residential flat building Hotel or motel accommodation Retail premises
Description of development	The construction of a 257m high mixed-use development at the site known collectively as 338 Pitt Street, Sydney.
Dwelling count details	
Number of dwellings / units proposed	592
Number of storeys proposed	80
Number of pre-existing dwellings on site	
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	\$726,854,975.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1089081M_02
Subdivision	
Number of existing lots	
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
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

Registered practitioner details

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	Yes
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
Is approval under s68 of the Local Government Act 1993 required?	
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

The Environmental Planning and Assessment Regulation 2000 and council'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 council's adopted fees and charges. If your development needs to be advertised, the council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the council for lodgement, at which time the fees will be calculated. The council 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:

First name	Jing
Other given name(s)	
Family name	Ouyang
Contact number	0457167887
Email address	fanr10211@hansholdings.com

Billing address	233 Castlereagh Street, Sydney 2000
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Application documents

The following documents support the application.

Document type	Document file name
Access report	Appendix U - Access Review - 338 Pitt Street, Sydney
Acid sulfate soils report	Appendix J - Acid Sulfate Soils Statement - 338 Pitt Street, Syd
Acoustic report	Appendix Y - Noise and Vibration Report - 338 Pitt Street, Sydne
BASIX certificate	Appendix GG - NATHERS and BASIX Compliance - 338 Pitt Street, Sy
BCA Performance Requirements Compliance Statement	Appendix AA - BCA Assessment - 338 Pitt Street, Sydney
Cost estimate report	Appendix F - CIV Estimate - 338 Pitt Street, Sydney
Design verification statement	Appendix B - Design Report - 8 The Sky Terraces - Part 1 - 338 P Appendix B - Design Report - 8 The Sky Terraces - Part 2 - 338 P Appendix B - Design Report - 9 Building Massing and Form - 338 P Appendix B - Design Report - 10 Servicing - 338 Pitt Street, Syd Appendix B - Design Report - 7 Towers - Part 1 - 338 Pitt Street Appendix B - Design Report - 7 Towers - Part 2 - 338 Pitt Street, Appendix B - Design Report - 11 Area Schedule - 338 Pitt Street, Appendix B - Design Report - 6 Streetscape and Street Level Bul Appendix B - Design Report - 6 Streetscape and Street Level Bul Appendix B - Design Report - 6 Streetscape and Street Level Bul Appendix B - Design Report - 6 Streetscape and Street Level Bul Appendix B - Design Report - 6 Streetscape and Street Level Bul Appendix B - Design Report - 6 Streetscape and Street Level Bul Appendix B - Design Report - 4 Public Domain - 338 Pitt Street, Appendix B - Design Report - 5 Public Art Strategy - 338 Pitt St Appendix B - Design Report - 1 Overview - 338 Pitt Street, Sydne Appendix B - Design Report - 3 Design Concepts - 338 Pitt Street Appendix B - Design Report - 2 Site Analysis - 338 Pitt Street,
Environmental impact statement	Environmental Impact Statement - 338 Pitt Street, Sydney
Geotechnical report	Appendix K - Geotechnical Desktop Report - 338 Pitt Street, Sydn Appendix P - Geometrical Desktop Study Report - 338 Pitt Street,
Heritage impact statement	Appendix DD - Heritage Impact Statement - 338 Pitt Street, Sydne
	Appendix KK - Compliance with the Concept Approval - 338 Pitt St Appendix LL - Retail Plan of Management - 338 Pitt Street, Sydne Appendix MM - Hotel Plan of Management - 338 Pitt Street, Sydney Appendix NN - Fire Engineering Statement - 338 Pitt Street, Sydn Appendix JJ - Archaeological Assessment - Vol. 2, Pt. 3 - 338 Pi Appendix JJ - Archaeological Assessment - Vol. 2, Pt. 2 - 338 Pi Appendix JJ - Archaeological Assessment - Vol. 2, Pt. 1 - 338 Pi Appendix JJ - Archaeological Assessment - Vol. 1 - 338 Pitt Stre Appendix JJ - Archaeological Assessment - Vol. 2, Pt. 4 - 338 Pi Appendix BB - Flood and Stormwater Report - 338 Pitt Street, Syd Appendix II - Aboriginal Archaeological Technical Report - 338 Pi Appendix HH - ACHAR - 338 Pitt Street, Sydney Appendix CC - Wind Study - 338 Pitt Street, Sydney Appendix FF - Solar Reflectivity Assessment - 338 Pitt Street, S Appendix EE - Consultation Outcomes Report - 338 Pitt Street, Sy Appendix T - Visual Impact Assessment - 338 Pitt Street, Sydney Appendix V - BDAR Waiver - 338 Pitt Street, Sydney Appendix Z - Vertical Transport Assessment - 338 Pitt Street, Sy Appendix S - View Impact Study - Part 5 of 5 - 338 Pitt Street, Appendix S - View Impact Study - Part 4 of 5 - 338 Pitt Street, Appendix S - View Impact Study - Part 3 of 5 - 338 Pitt Street, Appendix S - View Impact Study - Part 2 of 5 - 338 Pitt Street, Appendix S - View Impact Study - Part 1 of 5 - 338 Pitt Street, Appendix M - Rail Corridor Impact Statement - 338 Pitt Street, S Appendix O - CPTED Assessment - 338 Pitt Street, Sydney Appendix L - Utility Services Report - 338 Pitt Street, Sydney Appendix Q - Preliminary Construction Management Plan - 338 Pitt Appendix N - Compliance with the Sydney DCP 2012 - 338 Pitt Stre Appendix R - ESD Report - 338 Pitt Street, Sydney Appendix I - Preliminary Site Investigation - Part 2 - 338 Pitt Appendix I - Preliminary Site Investigation - Part 1 - 338 Pitt

Appendix I - Preliminary Site Investigation - Part 3 - 338 Pitt
 Appendix D - Instrument of Delegation (Secretary & Minister) - 33
 Appendix C - SEARs - 338 Pitt Street, Sydney
 Appendix H - Architectural Design Competition Report - 338 Pitt
 Appendix G - Easement Report - 338 Pitt Street, Sydney
 3003 [08] North Elevation - 338 Pitt Street, Sydney
 3002 [08] West Elevation - Pitt Street - 338 Pitt Street, Sydney
 6406 2_00pm 21 June - 338 Pitt Street, Sydney
 6407 3_00pm 21 June - 338 Pitt Street, Sydney
 6401 9_00am 21 June - 338 Pitt Street, Sydney
 6402 10_00am 21 June - 338 Pitt Street, Sydney
 3102 [05] West Podium Elevation - Pitt Street - 338 Pitt Street,
 6405 1_00pm 21 June - 338 Pitt Street, Sydney
 6404 12_00pm 21 June - 338 Pitt Street, Sydney
 3000 [08] East Elevation - Castlereagh Street - 338 Pitt Street,
 3001 [08] South Elevation - Liverpool Street - 338 Pitt Street,
 8001 [03] Landscape Plans - Site & Key Plan - 338 Pitt Street, S
 6403 11_00am 21 June - 338 Pitt Street, Sydney
 4200 [05] Podium Section - East West A - 338 Pitt Street, Sydney
 2013 [08] Level 06-07 - 338 Pitt Street, Sydney
 4000 [08] Section - North Tower - 338 Pitt Street, Sydney
 8002 [03] Landscape Plans - Ground Floor - 338 Pitt Street, Sydn
 2011 [07] Level 04 - 338 Pitt Street, Sydney
 2007 [07] Ground Floor - 338 Pitt Street, Sydney
 3103 [05] South Podium Elevation - Liverpool Street - 338 Pitt S
 1200 [03] Site Photo - 338 Pitt Street, Sydney
 6101 [04] GFA Level 03-31 - 338 Pitt Street, Sydney
 2012 [07] Level 05 - 338 Pitt Street, Sydney
 8003 [03] Landscape Plans - Level 4 - 338 Pitt Street, Sydney
 2008 [07] Level 01 - 338 Pitt Street, Sydney
 8004 [03] Landscape Plans - Level 8 - 338 Pitt Street, Sydney
 8000 [03] Landscape Plans - Cover Sheet - 338 Pitt Street, Sydne
 2014 [08] Level 08 - 338 Pitt Street, Sydney
 2015 [08] Level 09-16 - 338 Pitt Street, Sydney
 4203 [06] Podium Section - North South A - 338 Pitt Street, Sydn
 6200 [04] Adaptable Apartments - 338 Pitt Street, Sydney
 6100 [04] GFA Level B04 - Level 02 - 338 Pitt Street, Sydney
 4202 [05] Podium Section - East West C - 338 Pitt Street, Sydney
 3101 [05] East Podium Elevation - Castlereagh Street - 338 Pitt
 4201 [05] Podium Section - East West B - 338 Pitt Street, Sydney
 2024 [08] Level 36 - Sky Bridge - 338 Pitt Street, Sydney
 2025 [08] Level 37 - 338 Pitt Street, Sydney
 6102 [04] GFA Level 32-56 - 338 Pitt Street, Sydney
 4204 [05] Podium Section - North South B - 338 Pitt Street, Sydn
 2030 [08] Level 58-71 - 338 Pitt Street, Sydney
 6103 [04] GFA Level 57-80 - 338 Pitt Street, Sydney
 2033 [08] Level 77 - 338 Pitt Street, Sydney
 2031 [08] Level 72-75 - 338 Pitt Street, Sydney
 2027 [08] Level 39-55 - 338 Pitt Street, Sydney
 4205 [06] Podium Section - North South C - 338 Pitt Street, Sydn
 8005 [03] Landscape Plans - Level 36 - 338 Pitt Street, Sydney
 2026 [08] Level 38 - 338 Pitt Street, Sydney
 2018 [08] Level 19-30 - 338 Pitt Street, Sydney
 2016 [05] Level 17 - 338 Pitt Street, Sydney
 2017 [07] Level 18 - 338 Pitt Street, Sydney
 2032 [08] Level 76 - 338 Pitt Street, Sydney
 2010 [07] Level 03 - 338 Pitt Street, Sydney
 2022 [08] Level 34 - Sky Bridge - 338 Pitt Street, Sydney
 2028 [08] Level 56 - 338 Pitt Street, Sydney
 2004 [07] Basement 1 - 338 Pitt Street, Sydney
 2034 [08] Level 78 - 338 Pitt Street, Sydney
 2009 [07] Level 02 - 338 Pitt Street, Sydney
 8006 [03] Landscape Plans - Sections - 338 Pitt Street, Sydney
 2020 [08] Level 32 - Sky Bridge - 338 Pitt Street, Sydney
 2000 [02] Basement 5 - 338 Pitt Street, Sydney
 6321 [04] Sun Eye View - June 21 14_15 - 338 Pitt Street, Sydney
 6320 [04] Sun Eye View - June 21 14_00 - 338 Pitt Street, Sydney
 6323 [04] Sun Eye View - June 21 14_45 - 338 Pitt Street, Sydney
 6322 [04] Sun Eye View - June 21 14_30 - 338 Pitt Street, Sydney
 2023 [08] Level 35 - Sky Bridge - 338 Pitt Street, Sydney
 6319 [04] Sun Eye View - June 21 13_45 - 338 Pitt Street, Sydney

Other

	6318 [04] Sun Eye View - June 21 13_30 - 338 Pitt Street, Sydney 6324 [04] Sun Eye View - June 21 15_00 - 338 Pitt Street, Sydney 6316 [04] Sun Eye View - June 21 13_00 - 338 Pitt Street, Sydney 6315 [04] Sun Eye View - June 21 12_45 - 338 Pitt Street, Sydney 6317 [04] Sun Eye View - June 21 13_15 - 338 Pitt Street, Sydney 2021 [08] Level 33 - Sky Bridge - 338 Pitt Street, Sydney 6314 [04] Sun Eye View - June 21 12_30 - 338 Pitt Street, Sydney 6306 [04] Sun Eye View - June 21 10_30 - 338 Pitt Street, Sydney 2035 [08] Level 79-80 - 338 Pitt Street, Sydney 6313 [04] Sun Eye View - June 21 12_15 - 338 Pitt Street, Sydney 6304 [04] Sun Eye View - June 21 10_00 - 338 Pitt Street, Sydney 6305 [04] Sun Eye View - June 21 10_15 - 338 Pitt Street, Sydney 6302 [04] Sun Eye View - June 21 9_30 - 338 Pitt Street, Sydney 6307 [04] Sun Eye View - June 21 10_45 - 338 Pitt Street, Sydney 6303 [04] Sun Eye View - June 21 9_45 - 338 Pitt Street, Sydney 6312 [04] Sun Eye View - June 21 12_00 - 338 Pitt Street, Sydney 6308 [04] Sun Eye View - June 21 11_00 - 338 Pitt Street, Sydney 6301 [04] Sun Eye View - June 21 9_15 - 338 Pitt Street, Sydney 2006 [07] Lower Ground - 338 Pitt Street, Sydney 2005 [07] Mezzanine - 338 Pitt Street, Sydney 6309 [04] Sun Eye View - June 21 11_15 - 338 Pitt Street, Sydney 6300 [04] Sun Eye View - June 21 9_00 - 338 Pitt Street, Sydney 2003 [07] Basement 2 - 338 Pitt Street, Sydney 2001 [07] Basement 4 - 338 Pitt Street, Sydney 2002 [07] Basement 3 - 338 Pitt Street, Sydney 6311 [04] Sun Eye View - June 21 11_45 - 338 Pitt Street, Sydney 6310 [04] Sun Eye View - June 21 11_30 - 338 Pitt Street, Sydney 6202 [02] Adaptable Design Hotels - 338 Pitt Street, Sydney 6201 [04] Universal Design Apartments - 338 Pitt Street, Sydney 2019 [08] Level 31 - 338 Pitt Street, Sydney 2029 [08] Level 57 - 338 Pitt Street, Sydney 2036 [07] Roof - 338 Pitt Street, Sydney 1000 [08] Coversheet - 338 Pitt Street, Sydney Development Application Form - Part B - 338 Pitt Street, Sydney Development Application Form - Part A - 338 Pitt Street, Sydney
Owner's consent	ASIC Search - HAN'S SYDNEY CENTRE PTY LTD - 338 Pitt Street, Syd ASIC Search - CHINA CENTRE DEVELOPMENT PTY LTD - 338 Pitt Street ASIC Search - HAN'S SYDNEY PTY LTD - 338 Pitt Street, Sydney Owner's Consent - CCCD, HSC, HS - 338 Pitt Street, Sydney
Statement of environmental effects	Environmental Impact Statement - 338 Pitt Street, Sydney
Survey plan	Appendix E - Site Survey - 338 Pitt Street, Sydney
Traffic report	Appendix W - Transport Impact Assessment - 338 Pitt Street, Sydn
Waste management plan	Appendix X - Waste Management Plan - 338 Pitt Street, Sydney

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	Yes

information as outlined in the NSW Planning Portal Privacy Notice.	
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes