

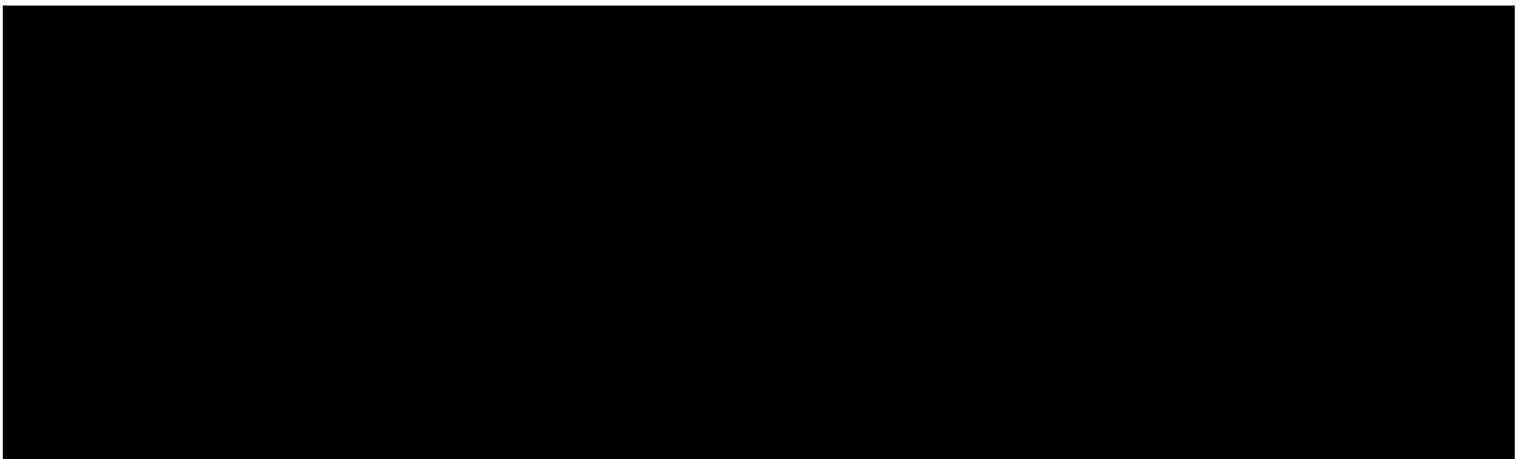


Pre-Lodgement Application Form

Portal Application number:
PAN-58206

Applicant contact details

Title	Mr
First given name	Andrew
Other given name/s	
Family name	Boustred
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Home Co (St Marys) 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	243 FORRESTER ROAD NORTH ST MARYS 2760
Local government area	PENRITH
Lot / Section Number / Plan	12 / - / DP1192443
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning IN2: Light Industrial
	Height of Building 12 m
	Floor Space Ratio (n:1) NA
	Minimum Lot Size 1000 m ²
	Heritage NA

Planning controls affecting property	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Additional Permitted Uses	Refer to Schedule 1
	Local Provisions	Wind Turbine Buffer Zone
	Scenic Protection Land	Scenic & Landscape Values
	Bushfire Prone Land	Vegetation Buffer
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

Proposed development

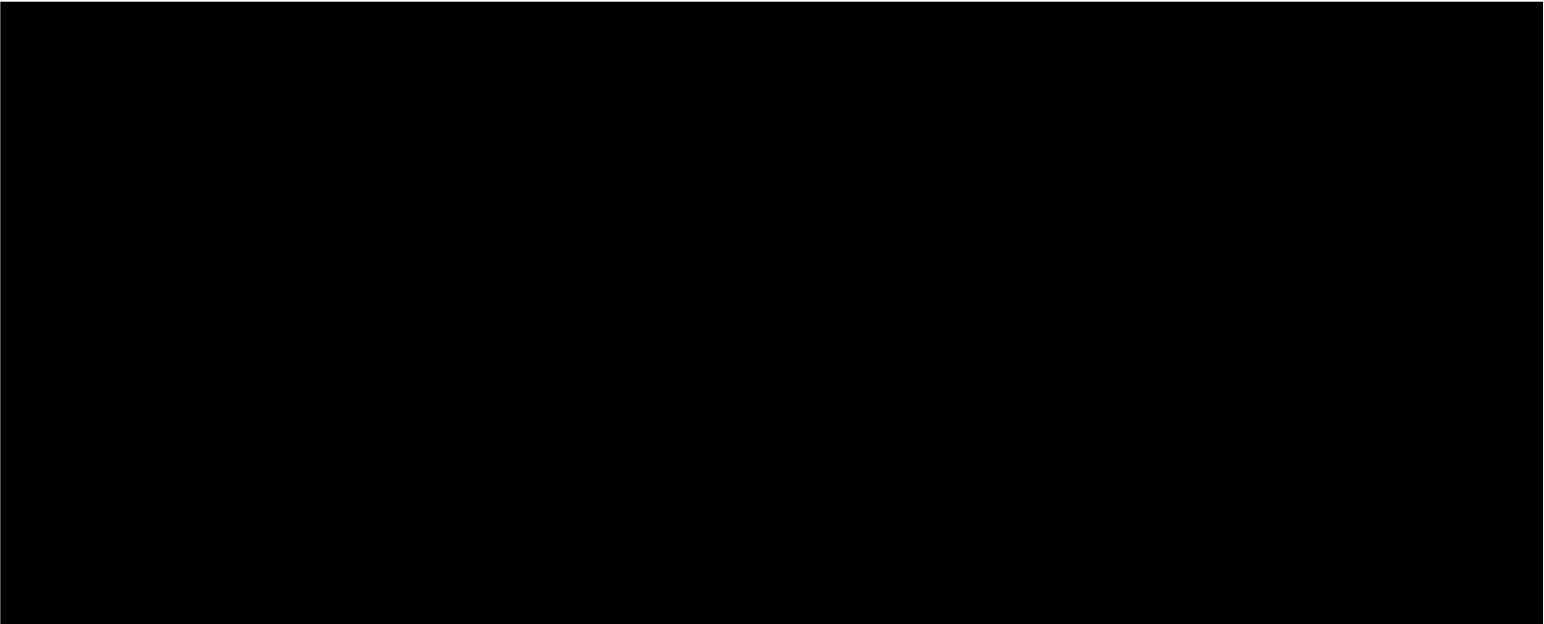
Proposed type of development	Alterations and additions to commercial development Signage Change of use Centre based childcare
Description of development	Construction, alterations, additions and use for the purpose of a health and wellness precinct including medical centres, a pharmacy, gym, child care centre, indoor recreation (soft play), vet, specialised retail, kiosks, amenities, at-grade car parking and site landscaping.
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	
Number of existing floor area	
Number of existing site area	

Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
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?	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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997 Water Management Act 2000
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)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	20/01711
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 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	Appendix 14- Access Review- 243 Forrester Rd, North St Marys
Acoustic report	Appendix 11- Noise Impact Assessment- 243 Forrester Rd, North St
Architectural Plans	Appendix 2- Architectural Drawings- 243 Forrester Rd, North St M Appendix 3- Childcare Plan- 243 Forrester Rd, North St Marys
BCA Performance Requirements Compliance Statement	Appendix 12- BCA Report- 243 Forrester Rd, North St Marys
Biodiversity Assessment Report	Appendix 9- Ecological Statement- 243 Forrester Rd, North St Mar
Bushfire report	Appendix 8- Bushfire Protection Assessment- 243 Forrester Rd, No
Contamination / remediation action plan	Appendix 7- Phase 1 Environmental Site Investigation- 243 Forres
Cost estimate report	Appendix 18- QS Report- 243 Forrester Rd, North St Marys
Erosion and sediment control plan	Appendix 5- Civil Plans- 243 Forrester Rd, North St Marys
Fire safety upgrade report	Appendix 13- Fire Engineering Statement- 243 Forrester Rd, North
Geotechnical report	Appendix 6- Geotechnical Statement- 243 Forrester Rd, North St M
Landscape plan	Appendix 4- Landscape Plans- 243 Forrester Rd, North St Marys
Other	Appendix 15- Energy Efficiency Report- 243 Forrester Rd, North S
Owner's consent	Application Form- 243 Forrester Rd, North St Marys ASIC Company Extract- 243 Forrester Rd, North St Marys
Plan of management	Appendix 16- Operational Plan of Management- 243 Forrester Rd,

	N
Section 10.7 Planning Certificate (formerly Section 149)	243 Forrester Road, St Marys 20-142 - 10.7 (2) & (5) Certificate
Statement of environmental effects	Statement of Environmental Effects- 243 Forrester Rd, North St M Appendix 20- DCP Assessment Table- 243 Forrester Rd, North St Ma Appendix 19- Childcare Planning Guideline Assessment Table- 243
Survey plan	Appendix 1- Survey Plan- 243 Forrester Rd, North St Marys
Traffic report	Appendix 10- Traffic Impact Assessment- 243 Forrester Rd, North
Waste management plan	Appendix 17- Waste Management Plan- 243 Forrester Rd, North St M

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 application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	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).	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 the 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).	