

Pre-Lodgement Application Form

Portal Application number:
PAN-190590

Applicant contact details

Title	Mr
First given name	Charlie
Other given name/s	
Family name	Baini
Contact number	9188 8250
Email	info@bainidesign.com.au
Address	1b Villiers Street Parramatta
Application on behalf of a company, business or body corporate	No

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 #		
Company, business or body corporate name		
ABN / ACN		

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.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Modification Application
On what date was the development application to be notified determined	29/05/2020
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	DA19/0890
Description of the proposed modification	The amendments proposed incorporate adjustment to the basement design to provide for 16 parking spaces and the provision of a small play room and outdoor play area at the first floor with consequent changes to the first floor footprint. The outcome is an additional 10 placements in the 3-5 year old age bracket.
Was the DA applied for via the NSW	

Planning Portal?	No
Site address #	1
Street address	19 TODD ROW ST CLAIR 2759
Local government area	PENRITH
Lot / Section Number / Plan	21/-/DP715214 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Penrith Local Environmental Plan 2010</p> <p>Land Zoning R2: Low Density Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 550 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Local Provisions Wildlife Buffer Zone Map Wind Turbine Buffer Zone Map</p> <p>Obstacle Limitation Surface 230.5-230.5</p>

Proposed development

Proposed type of development	Alterations and additions to commercial development Centre based childcare
Description of development	The amendments proposed incorporate adjustment to the basement design to provide for 16 parking spaces and the provision of a small play room and outdoor play area at the first floor with consequent changes to the first floor footprint. The outcome is an additional 10 placements in the 3-5 year old age bracket.
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	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	
Cost of development	
Estimated cost of work / development (including GST)	\$900,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision 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)?	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?	No
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?	
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

Provide the details of the person / entity that will make the fee payment for the assessment.

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: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Access report	Access Report - 19 Todd Row, St Clair
Acoustic report	Acoustic Report - 19 Todd Row, St Clair
Architectural Plans	REV D Architecturals - 19 Todd Row, St Clair
Landscape plan	Landscape Plans - 19 Todd Row, St Clair
Owner's consent	Owners Consent - 19 Todd Row, St Clair, 2759 Company Profile - 19 Todd Row, St Clair, 2759

Statement of environmental effects	SEE - 19 Todd Row, St Clair
Stormwater drainage plan	Stormwater - 19 Todd Row, St Clair

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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	