

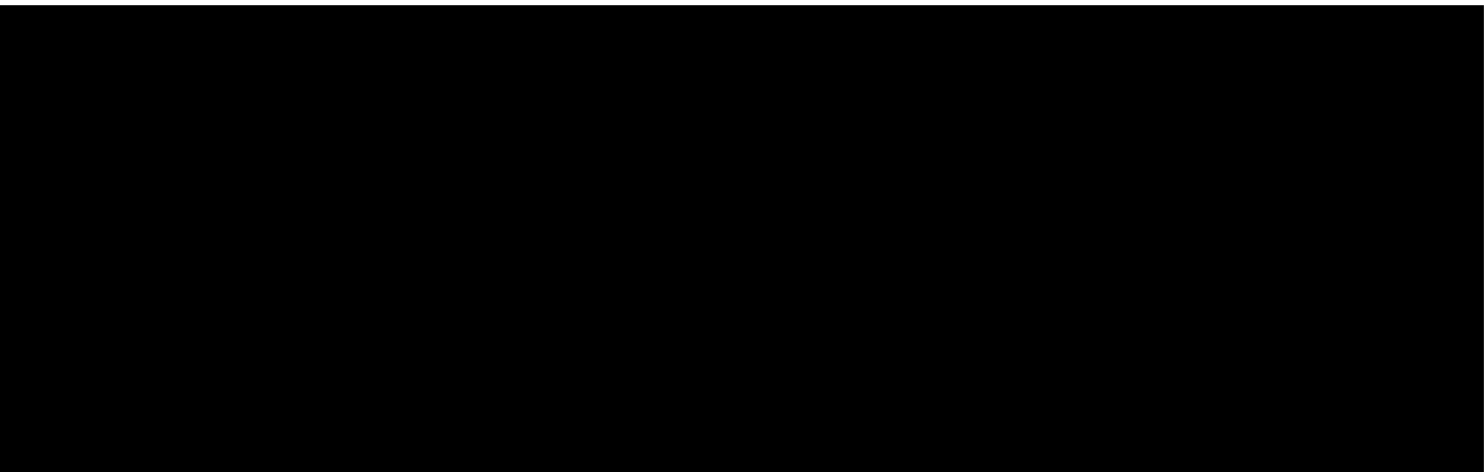


Pre-Lodgement Application Form

Portal Application number:
PAN-101791

Applicant contact details

Title	Mr
First given name	Michael
Other given name/s	
Family name	Trinh
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Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	FJK Group PTY Ltd
ABN / ACN	69 827 183 108
Is the nominated company the applicant for this application?	No



Development details

Application type	Development Application
Site address #	1
Street address	76 HOBART STREET ST MARYS 2760
Local government area	PENRITH
Lot / Section Number / Plan	2 / - / DP514876
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning R3: Medium Density Residential
	Height of Building 8.5 m
	Floor Space Ratio (n:1) NA
	Minimum Lot Size 400 m ²
	Heritage NA

Planning controls affecting property	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence
	Sydney Trains Infrastructure Protection Zone	Clause 45/Referral

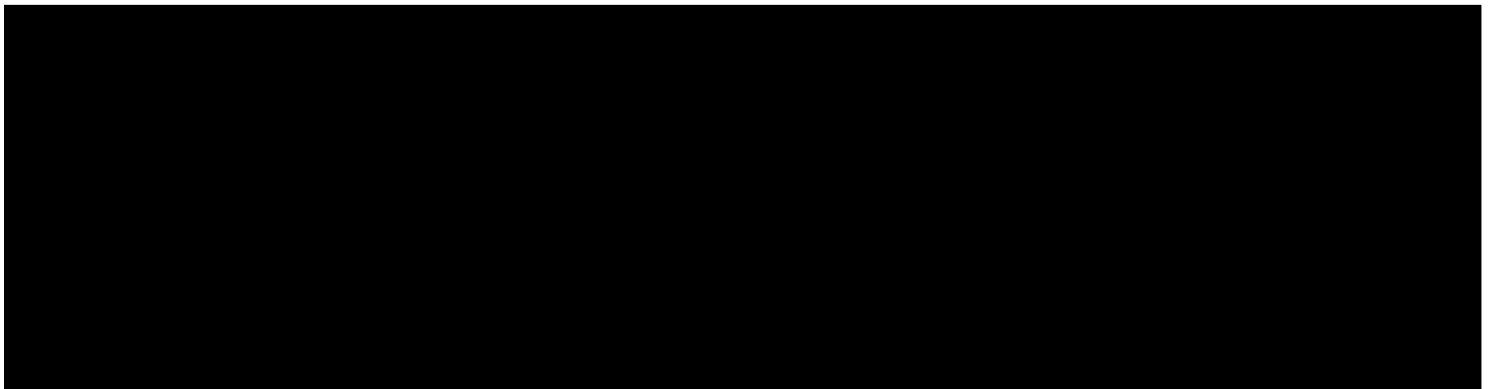
Proposed development

Proposed type of development	Demolition Boarding house
Description of development	Demolition of existing Structures, Construction of a two (2) storey boarding house with 17 rooms
Dwelling count details	
Number of dwellings / units proposed	1
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?	Yes
BASIX Certificate Number	1194552M
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?	
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?	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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	6 trees to be removed
Number of trees to be impacted by the proposed work	6
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	412
Units	Square metres
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	Access Report - 76 Hobart St. St. Marys
Acoustic report	Acoustic Report - 76 Hobart St. St. Marys
Arborists report	Arborist Report - 76 Hobart St. St. Marys
Architectural Plans	Architectural Plans - 76 Hobart St. St. Marys
BASIX certificate	BASIX Report - 76 Hobart St. St. Marys
BCA Performance Requirements Compliance Statement	BCA Report - 76 Hobart St. St. Marys
Contamination / remediation action plan	Preliminary Site Investigation Report - 76 Hobart St. St. Marys
Cost estimate report	QS Report - 76 Hobart St. St. Marys
Geotechnical report	Geotechnical Report - 76 Hobart St. St. Marys
Landscape plan	Landscape Plan - 76 Hobart St. St. Marys
Notification plans	A4 Notification Plans - 76 Hobart St. St. Marys
Owner's consent	Owner's Consent - 76 Hobart Street, St Marys
Photomontage	Montage 1 - 76 Hobart St. St. Marys Montage 2 - 76 Hobart St. St. Marys
Plan of management	Operational Plan of Management - 76 Hobart Street St Marys
Schedule of colours, materials and finishes	Materials & Finishes Schedule - 76 Hobart St. St. Marys
Site plans	Site Plan - 76 Hobart St. St. Marys
Statement of environmental effects	Statement of Environmental Effects - 76 Hobart Street St Marys
Stormwater drainage plan	Stormwater Concept Plan - 76 Hobart St. St. Marys
Survey plan	Survey Plan - 76 Hobart St. St. Marys
Traffic report	Traffic & Parking Impact Assessment Report - 76 Hobart St. St. M swept path - 76 Hobart St. St. Marys Carpark Certificate - 76 Hobart St. St. Marys
Waste management plan	Waste Management Plan - 76 Hobart St. St. Marys

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
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	Yes

information which you provide to it.	
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 confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	