



Pre-Lodgement Application Form

Portal Application number:
PAN-136117

Applicant contact details

Title	Mr
First given name	Thomas
Other given name/s	
Family name	Mithen
Contact number	0412488590
Email	mimproperty1@gmail.com
Address	3 42 MILITARY ROAD NORTH BONDI 2026
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	MIM PROPERTY PTY LTD
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them	
Owner #		
Title		
First given name		
Other given name/s		
Family name		
Contact number		
Email		
Address		
Owner #		
Title		
First given name		
Other given name/s		
Family name		
Contact number		
Email		
Address		
Owner #		
Title		
First given name		
Other given name/s		
Family name		
Contact number		
Email		
Address		

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	Development Application	
Site address #	1	
Street address	31 PARK AVENUE KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	15 / - / DP29528	
Primary address?	No	
Planning controls affecting property	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
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	30 km
	Obstacle Limitation Surface	230.5-230.5
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence
Site address #	2	
Street address	32 PARK AVENUE KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	16 / - / DP29528	
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

Planning controls affecting property	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	30 km
	Obstacle Limitation Surface	230.5-230.5
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence

Proposed development

Proposed type of development	Centre based childcare
Description of development	Construction of 116 place two-storey child care centre above basement parking with associated site works.
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	2
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)	\$2,801,111.50
Do you have one or more BASIX	No

certificates?	
Subdivision	
Number of existing lots	
Is subdivison 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?	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	Removal of 4 trees
Number of trees to be impacted by the proposed work	4
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	20
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	

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	MIM PROPERTY PTY LTD
ABN	
ACN	
Trading Name	
Email address	mimproperty1@gmail.com
Billing address	3 42 MILITARY ROAD NORTH BONDI 2026

Application documents

The following documents support the application.

Document type	Document file name
Access report	ACCESS REPORT - 31-32 PARK AVENUE KINGSWOOD
Acoustic report	Acoustic Report - 31-32 Park Avenue Kingswood
Arborists report	Arborist Report - 31-32 Park Avenue Kingswood
Architectural Plans	ARCHITECTURAL PLANS - 31-32 PARK AVENUE KINGSWOOD
Cost estimate report	COST SUMMARY REPORT - 31-32 PARK AVENUE KINGSWOOD
Council DA Checklist	PCC Engineering Checklist - 31-32 Park Avenue, Kingswood
Flood risk management report	Overland Flow Flood Report - 31-32 Park Avenue Kingswood
Landscape plan	Landscape Plans - 31-32 Park Avenue Kingswood
Owner's consent	Owners Consent - 32 Park Avenue Kingswood Owners Consent - 31 Park Avenue Kingswood
Plan of management	Operational Plan of Management - 31-32 Park Avenue Kingswood
Statement of environmental effects	STATEMENT OF ENVIRONMENTAL EFFECTS - 31-32 Park Avenue Kingswood
	Stormwater Quality MUSIC Link Report - 31-32 Park Avenue

Stormwater drainage plan	Kingswo Stormwater Plans - 31-32 Park Avenue Kingswood Stormwater (Site Area Breakup) - 31-32 Park Avenue Kingswood MUSIC MODEL - 31-32 Park Avenue Kingswood
Survey plan	Survey Plan - 31-32 Park Avenue Kingswood
Traffic report	31-32 Park Avenue, Kingswood - Traffic Report
Waste management plan	Waste Management Plan - 31-32 Park Avenue Kingswood

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 confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	