

Pre-Lodgement Application Form

Portal Application number:
PAN-183288

Applicant contact details

Title	Mr
First given name	Jake
Other given name/s	
Family name	Janssen
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	51647663947
ACN	647663947
Name	JANSSEN GROUP PTY LTD
Trading name	
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	Anrite Holdings Pty Ltd
ABN / ACN	
Owner #	2
Company, business or body corporate name	Manmark Holdings Pty Ltd
ABN / ACN	
Owner #	3
Company, business or body corporate name	Chrisyl Holdings Pty Ltd
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	Development Application
Site address #	1
Street address	187-189 ADELAIDE STREET ST MARYS 2760
Local government area	PENRITH
Lot / Section Number / Plan	1/-/DP567556 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Penrith Local Environmental Plan 2010</p> <p>Land Zoning R3: Medium Density Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 400 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	Demolition Centre based childcare
Description of development	Demolition of existing structures and the construction of a centre based child care
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	7:30 AM - 6:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	7:30 AM - 6:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	7:30 AM - 6:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	7:30 AM - 6:00 PM
Proposed to operate 24 hours on Friday	No
Friday	7:30 AM - 6:00 PM
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)	\$2,117,751.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
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?	
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	See attached arborist report
Number of trees to be impacted by the proposed work	11
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	150
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:

Application documents

The following documents support the application.

Document type	Document file name
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Access report	Access Report
Acoustic report	Acoustic Report
Arborists report	Horticultural Management Report
Architectural Plans	Architecturals
BASIX certificate	Section J Report
Cost estimate report	Cost Summary Report
Geotechnical report	Preliminary Site Investigation Report
Landscape plan	Landscape Design
Notification plans	Notification Plan
Owner's consent	Certificate of Title
Plan of management	Operational Plan of Management
Schedule of colours, materials and finishes	Colour and Finishes Schedule
Statement of environmental effects	Statement of Environmental Effects Report
Stormwater drainage plan	Stormwater Design
Survey plan	Survey
Traffic report	Traffic and Parking Assessment Report
Waste management plan	Waste Management Plan

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).	