

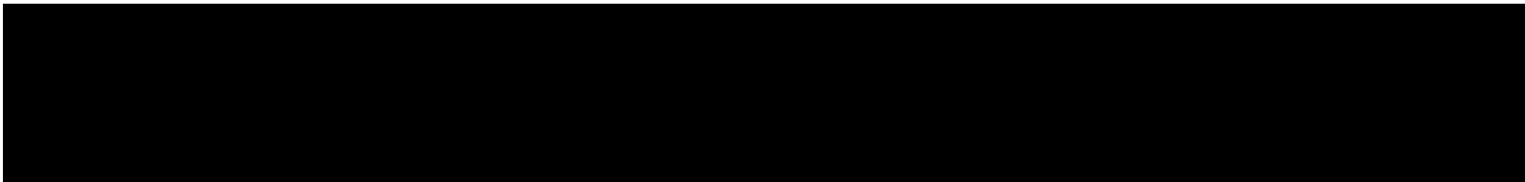


Pre-Lodgement Application Form

Portal Application number:
PAN-58047

Applicant contact details

Title	
First given name	Charles
Other given name/s	
Family name	Assaf
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Montessori Academy Group Developments 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	170 DERBY STREET PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	2 / - / DP109053	
Primary address?	Yes	
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	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5

Proposed development

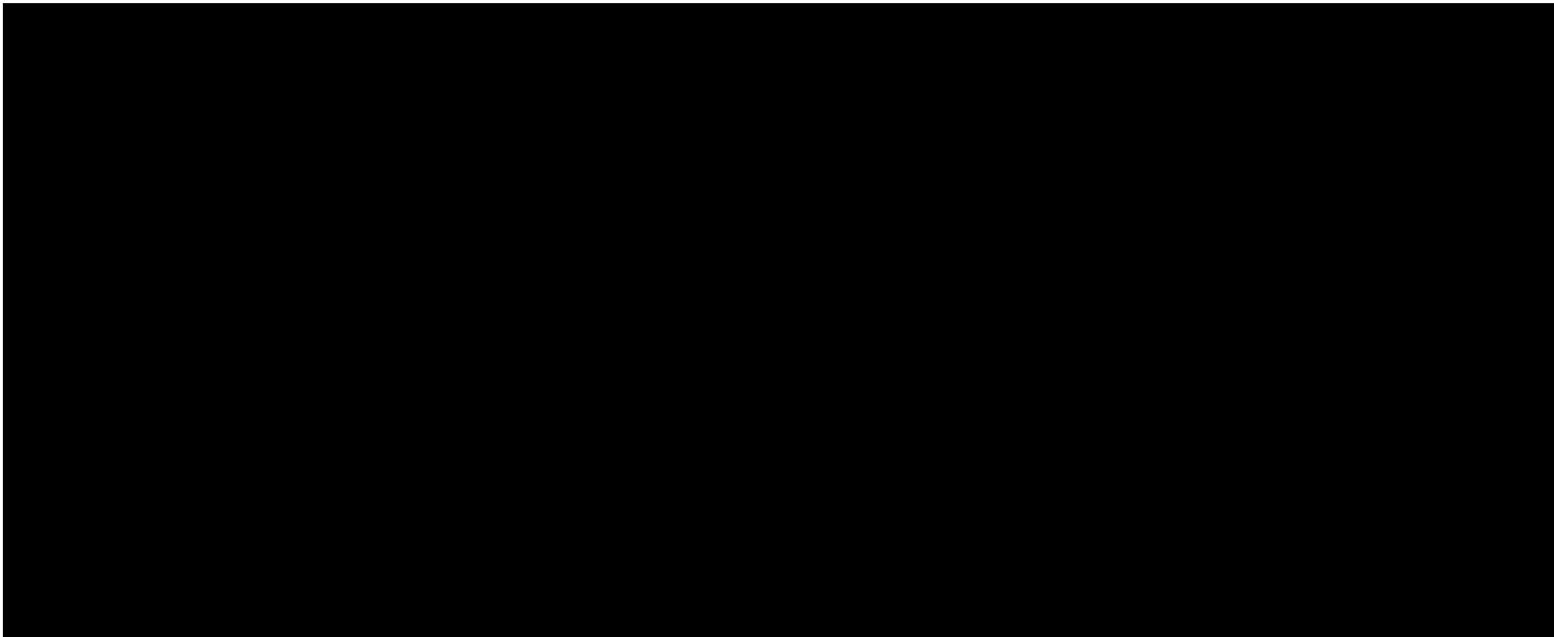
Proposed type of development	Centre based childcare
Description of development	The proposed development involves the demolition of the existing building on the site and construction of a new childcare centre for 86 children. The proposal involves a basement below a two-storey childcare centre, and rear outdoor play areas at ground and first floor levels.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Friday	No
Friday	7:00 AM - 6:00 PM
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	2
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	14
Number of staff/employees on the site	14
Number of parking spaces	23
Number of loading bays	0

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?	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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	19/03606
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 24 trees.
Number of trees to be impacted by the proposed work	24
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	112
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
Acoustic report	Acoustic Assessment Report- 170 Derby Street, Penrith
Arborists report	Arborist Report - 170 Derby Street, Penrith
Architectural Plans	Architectural Plans- 170 Derby Street, Penrith
BCA Performance Requirements Compliance Statement	BCA Report- 170 Derby Street, Penrith
Contamination / remediation action plan	Detailed Site Investigation Report- 170 Derby Street, Penrith
Cost estimate report	QS Report - 170 Derby Street, Penrith
Geotechnical report	Geotechnical Investigation Report- 170 Derby Street, Penrith
Landscape plan	Landscape Plans- 170 Derby Street, Penrith
Notification plans	A4 Notification Plans- 170 Derby Street, Penrith
Other	Hazardous Materials Survey Report- 170 Derby Street, Penrith
Section 10.7 Planning Certificate (formerly Section 149)	Certificate 10.7- 170 Derby Street, Penrith
Statement of environmental effects	Statement of Environmental Effects- 170 Derby Street, Penrith
Stormwater drainage plan	Stormwater and Soil Erosion Management Plans - 170 Derby Street, Stormwater MUSIC-link Report - 170 Derby Street, Penrith
Traffic report	Traffic and Parking Assessment Report - 170 Derby Street, Penrith
Waste management plan	Waste Management Plan - 170 Derby Street, Penrith

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).	