

Development Application Form

Portal Application number: PAN-2787
Council Application number: DA/2019/619/1

Applicant contact details

Title	Mr
First given name	Mark
Other given name/s	
Family name	Dillon
Contact number	0406402671
Email	mark.dillon@bhia.com.au
Address	310/77 Dunning Avenue, Rosebery, NSW 2018
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	BHI Architects
ABN / ACN	61 154 194 064
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am NOT one of them
Owner #	1
Title	Mr
First given name	John
Other given name/s	
Family name	Tripodi
Contact number	
Email	craig@pharusadvisory.com.au
Address	215 MACARTHUR ROAD SPRING FARM 2570
Owner #	2
Title	Mrs
First given name	Wanda
Other given name/s	
Family name	Tripodi
Contact number	
Email	jtaylor@tripoditransport.com.au
Address	215 MACARTHUR ROAD SPRING FARM 2570

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.

Development details

Application type	Development Application
Site address #	1
Street address	131 SPRINGS ROAD SPRING FARM 2570

Local government area	CAMDEN
Lot / Section Number / Plan	2 / - / DP1175936
Primary address?	Yes
Planning controls affecting property	

Proposed development

Proposed type of development	Centre based childcare Other
Description of development	Concept staged development and associated subdivision for new buildings including Aged Care, Child Care, Seniors Apartments and Semi-Detached Dwellings. Seeking development consent for Stage 1 (Aged Care and Child Care), and concept approval of overall masterplan, which includes Stage 2 (Seniors Apartments) and Stage 3 (Semi-Detached Dwellings). Details provided below pertain to Stage 1 only. Hours of operation pertain to Child Care only.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	7:00 AM - 7:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	7:00 AM - 7:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	7:00 AM - 7:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	7:00 AM - 7:00 PM
Proposed to operate 24 hours on Friday	No
Friday	7:00 AM - 7:00 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	3
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Cost of development	
Please provide the estimated cost of the development	\$30,855,183.00
Subdivision	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	90

Number of parking spaces	101
Number of loading bays	1
Is a new road proposed?	Yes
Description of the proposed roadworks	The proposed road connects to the existing round-about to the south-east of the site and travels along the site's eastern, northern and western boundary, where it connects to Plumage Crescent and Oilseed way. The geometry of the proposed road is shown on the civil drawings prepared by Northrop and consists of 7m wide carriageway providing for a single traffic lane in either direction with verges either side. One verge will contain a footpath.
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Stage 1 to include Child Care and Aged Care and associated roads / driveways. Stage 2 to include Seniors Apartments, containing 52 dwellings. Stage 3 to include 28 Semi-detached dwellings. Staging plans have been provided with further detail.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
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
Is approval under s68 of the Local Government Act 1993 required?	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?	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

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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	Geoffrey
Other given name(s)	Richard
Family name	Hollier
Contact number	0282720090
Email address	Geoff.Hollier@morangroup.com.au
Billing address	13-15 Bridge Street, Sydney NSW 2000

Application documents

The following documents support the application.

Document type	Document file name
Access report	Access Report.pdf
Acoustic report	Acoustic Report.pdf
Air Quality	Air Quality Assessment.pdf
BCA Performance Requirements Compliance Statement	BCA Report.pdf
Bushfire report	Bushfire Assessment Report.pdf
Contamination / remediation action plan	Contamination - Preliminary Site Investigation.pdf
Cost estimate report	Cost Estimate Report.pdf
Design verification statement	Seniors Apartments - Design Verification Statement.pdf
Floor plans	Architectural Plans.pdf
Generated Pre-DA form	Pre-DA form_1564642731.pdf
Landscape plan	Landscape Plans.pdf
Other	Civil Plans - Stage 1.pdf Civil Plans - Masterplan.pdf Childcare Compliance Statement.pdf Salinity Assessment.pdf Preliminary Evacuation Plans - Child Care & Aged Care.pdf Electro Magnetic Field Information.pdf Electrical - Endeavour Energy Supply Offer.pdf Ecology Assessment.pdf Capital Investment Value.pdf Bushfire Evacuation Plan - Child Care.pdf Bushfire Evacuation Plan - Aged Care.pdf
Owner's consent	Owner's Consent.pdf
Proposed Subdivision plan	Subdivision Plan.pdf
Statement of environmental effects	Statement of Environmental Effects.pdf
Stormwater drainage plan	Stormwater Management Report.pdf
Survey plan	Survey.pdf
Traffic report	Traffic Report.pdf
Waste management plan	Waste Management Plan.pdf

Applicant declarations

I declare that all the information in my development 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 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 NSW Planning Portal Privacy Notice.	Yes

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$79,811.06
Council unique identification number	DA/2019/619/1
Date on which the application was lodged into Council's system	6/08/2019