Pre-Lodgement Application Form

Portal Application number:
PAN-29707

Applicant contact details

Title	Miss
First given name	jessica
Other given name/s	
Family name	gan
Contact number	0435008388
Email	charlygan@msn.com
Address	20 station street, concord nsw 2137
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Cairich Enterprise Pty Ltd
ABN / ACN	640 678 128
Is the nominated company the applicant for this application?	No

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	Cairich Enterprise Pty Ltd
ABN / ACN	640 678 128

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	27 ALBERT ROAD STRATHFIELD 2135
Local government area	STRATHFIELD
Lot / Section Number / Plan	1 / - / DP914078
Primary address?	Yes
Planning controls affecting property	Land Application LEP: Strathfield Local Environmental Plan 2012 Land Zoning: R3: Medium Density Residential Height of Building: 14 m Floor Space Ratio (n:1): 1.45:1 Minimum Lot Size: 1000 m² Heritage: NA

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DA2020/156
8 September 2020

Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5

Proposed development

Proposed type of development	Boarding house
Description of development	Demolition of existing structures, construction of a boarding house with basement parking.
Dwelling count details	
Number of dwellings / units proposed	53
Number of storeys proposed	5
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	240
Number of existing site area	810
Cost of development	
Please provide the estimated cost of the development	$4,114,018.30
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1129314M
Subdivision	
Number of existing lots	1
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	1
Number of parking spaces	27
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	Yes

(eg LEP or SEPP)?	
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Upload supporting document
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:

Company Name	Cairich Enterprise Pty Ltd
ABN	640,678,128
ACN	
Trading Name	
Email address	charlygan@msn.com
Billing address	20 STATION STREET CONCORD 2137

Application documents

The following documents support the application.

Document type	Document file name
Access report	27 Albert Road Strathfield - BCA & ACCESS Report
Acoustic report	27 Albert Road Strathfield - Acoustic Impact Assessment
	27 Albert Road Strathfield - Architectural Combined Plans

Architectural Plans	27 Albert Road Strathfield - Architectural Combined Plans
BASIX certificate	27 Albert Road Strathfield - BASIX Certificate
BCA Performance Requirements Compliance Statement	27 Albert Road Strathfield - BCA & ACCESS Report
Clause 4.6 variation request	27 Albert Road Strathfield - Clause 4.6 Variation
Contamination / remediation action plan	27 Albert Road Strathfield - Stage One Contamination Investigati
Cost estimate report	27 Albert Road Strathfield - QS Cost Report
Council DA Checklist	27 Albert Road Strathfield - Council DA checklist
Design verification statement	27 Albert Road Strathfield - Demolition Plan
Elevations and sections	27 Albert Road Strathfield - Elevations 27 Albert Road Strathfield - Sections
Floor plans	27 Albert Road Strathfield - Floor Plans
Geotechnical report	27 Albert Road Strathfield - Geotechnical Assessment
Landscape plan	27 Albert Road Strathfield - Landscape Plans
Notification plans	27 Albert Road Strathfield - Neighbour Notification Plans
Other	27 Albert Road Strathfield - Architectural Combined Plans
Owner's consent	27 Albert Road Strathfield - Owner's consent
Plan of management	27 Albert Road Strathfield - Plan of Management
Schedule of colours, materials and finishes	27 Albert Road Strathfield - Material Schedule
Shadow diagrams	27 Albert Road Strathfield - Shadow Diagrams
Site plans	27 Albert Road Strathfield - Site Plan & Analyses
Social impact assessment	27 Albert Road Strathfield - BCA 2019 Section J Report DTS
Statement of environmental effects	27 Albert Road Strathfield - Statement of Environmental Effects
Stormwater drainage plan	27 Albert Road Strathfield - Stormwater Concept Drainage Plans
Survey plan	27 Albert Road Strathfield - Survey Plan
Traffic report	27 Albert Road Strathfield - Traffic Impact Assessment
Waste management plan	27 Albert Road Strathfield - Waste Management Plan

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
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes