



Pre-Lodgement Application Form

Portal Application number:
PAN-149064

Applicant contact details

Title	
First given name	Michael
Other given name/s	
Family name	Khoury
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	The Trustee for mgm khoury family trust
ABN / ACN	74 342 388 183
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	The Trustee for mgm khoury family trust
ABN / ACN	74 342 388 183

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	74 342 388 183
ACN	
Name	The Trustee for mgm khoury family trust
Trading name	
Address	
Email Address	

Development details

Application type	Modification Application
On what date was the development application to be notified determined	27/06/2008
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	DA0072/2008
Description of the proposed	The site layout has been modified to be more functional and compliant with current

modification	requirements. The form of the proposed building and canopies have been modified to be more consistent with current service station designs.																								
Was the DA applied for via the NSW Planning Portal?	No																								
Site address #	1																								
Street address	8 BYLONG VALLEY WAY ILFORD 2850																								
Local government area	MID-WESTERN REGIONAL																								
Lot / Section Number / Plan	11 / - / DP1153315																								
Primary address?	Yes																								
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Mid-Western Regional Local Environmental Plan 2012</td> </tr> <tr> <td>Land Zoning</td> <td>RU1: Primary Production</td> </tr> <tr> <td>Height of Building</td> <td>NA</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>NA</td> </tr> <tr> <td>Minimum Lot Size</td> <td>100 ha</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Groundwater Vulnerability</td> <td>Groundwater Vulnerable</td> </tr> <tr> <td>Local Provisions</td> <td>Former LEP Boundaries Map</td> </tr> <tr> <td>Bushfire Prone Land</td> <td>Vegetation Category 2</td> </tr> <tr> <td>1.5 m Buffer around Classified Roads</td> <td>Classified Road Adjacent</td> </tr> </table>	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012	Land Zoning	RU1: Primary Production	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	100 ha	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Groundwater Vulnerability	Groundwater Vulnerable	Local Provisions	Former LEP Boundaries Map	Bushfire Prone Land	Vegetation Category 2	1.5 m Buffer around Classified Roads	Classified Road Adjacent
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Proposed development

Proposed type of development	Take-away food and drink premises Other
Description of development	Proposed service station
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on	Yes

Saturday	
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	90,000
Cost of development	
Estimated cost of work / development (including GST)	\$600,000.00
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	3
Number of parking spaces	30
Number of loading bays	1
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?	Yes

Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	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

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	The Trustee for mgm khoury family trust
ABN	74 342 388 183
ACN	
Trading Name	The Trustee for mgm khoury family trust
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
	01. BMD20219953 8 Bylong Valley Way ILFORD DACC F

Architectural Plans	Submission
Other	02. BMD20219953 8 Bylong Valley Way ILFORD Part J Compliance Re
Statement of environmental effects	03. BMD20219953 8 Bylong Valley Way ILFORD SOEE

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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	