



Pre-Development Application

Date Submitted: 15/01/2026

Project Name: DCA Project Discovery # 1
Case ID: PDA-126164927

Proponent Details

Project Owner Info

Title	Mr
First Name	Madhu
Last name	Bonam
Role/Position	Proponent
Phone	0470380649
Email	Proponent_MP@yopmail.com
Address	182 BLACKTOWN ROAD BLACKTOWN , , 2148 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Madhu	Bonam
Phone	Email	Role/Position
0470380649	Proponent_MP@yopmail.com	Proponent

Address

65
GILBA ROAD
GIRRAWEE, New South Wales 2145
AUS

Project Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	DCA Project Discovery # 1
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD900,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	20
Number of Occupants	9
Number of Dwellings	9
Gross Floor Area (GFA) sqm	12,000

Description of the Development/Infrastructure
DCA Project Discovery # 1

Statutory Context

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Permissibility

Which State Environmental Planning Policy (SEPP) does your application relate to?
Schedule 5: Critical State Significant Infrastructure (Planning Systems SEPP 2021)

Permissibility of Proposal
Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments
DCA Project Discovery # 1

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?

To confirm your Land use zone please refer to the [Standard Instrument—Principal Local Environmental Plan \(2006 EPI 155a\) - NSW Legislation](#)

Land use zones (select all that apply)
B1 Neighbourhood Centre, E1 Local Centre

Site Details

Site Information

Site Name	DCA Project Discovery # 1
Site Address (Street number and name)	blacktown
Site Co-ordinates - Latitude	-34.700000
Site Co-ordinates - Longitude	151.7

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	☒

Site Area

What is the total site area for your development?
Site Area sqm
12,000

Does the application relate to land owned by a Local Aboriginal Land Council?

No

Approvals - Part1

Would the infrastructure otherwise, but for [Section 5.23](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?
No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?
No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?
No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?
No

Approvals - Part2

Do you require any of the following approvals from [Section 5.24](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the infrastructure:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Sample Doc - Copy (5)
File Name	Sample Doc - Copy (4)

Political Donations

Do you need to disclose a political donation?

No