



Pre-Lodgement Application Form

Portal Application number:
PAN-37942

Applicant contact details

Title	Mrs
First given name	Rebecca
Other given name/s	
Family name	Marshall
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Penrith City Council
ABN / ACN	43 794 422 563
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	
Owner #	
Company, business or body corporate name	
ABN / ACN	

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	4 PUNT ROAD EMU PLAINS 2750
Local government area	PENRITH
Lot / Section Number / Plan	7038 / - / DP94188
Primary address?	Yes
	Land Application LEP Penrith Local Environmental Plan 2010
	Land Zoning RE1: Public Recreation
	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size NA

Planning controls affecting property	Heritage	Former police station residence Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Clauses of LEP Apply
	Scenic Protection Land	Regional significance
	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence
	1.5 m Buffer around Classified Roads	Classified Road Adjacent

Proposed development

Proposed type of development	Restaurant or cafe
Description of development	The proposal involves the change of use to commercial uses, alterations and additions (external and internal), upgrading of services and amenities, provision of equitable access and fitout for café use.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	117
Number of existing site area	2,079
Cost of development	
Please provide the estimated cost of the development	\$1,490,665.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	5
Number of parking spaces	10
Number of loading bays	1
Is a new road proposed?	No
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	The current proposal does not include the following: i. On-site car parking or vehicular access i. Registration of a food premises i. On-premises liquor license i. Operational details for the future use of the site as a café/restaurant (e.g. numbers of patrons, staff, hours of operation etc.) i. Signage i. External lighting The above components of the proposed future use of the subject property are to be the subject of separate development applications and approvals.
Crown development	
Is this a proposed Crown development?	Yes

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?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes
Are works proposed to any heritage listed buildings?	Yes
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?	Yes
Description provided	Rebecca Marshall Senior Development Manager in Property team
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	Yes
Description provided	As a Council staff member I am colleagues with all staff that are assessing the application.
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	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	4 PUNT ROAD - EMU PLAINS - Proposed Plan 4 PUNT ROAD - EMU PLAINS - Existing and Demolitions 4 PUNT ROAD - EMU PLAINS -As Existing Elevations 4 PUNT ROAD - EMU PLAINS - Proposed Plan 4 PUNT ROAD - EMU PLAINS - Proposed North and West Elevations 4 PUNT ROAD - EMU PLAINS - Proposed East and South Elevations 4 PUNT ROAD - EMU PLAINS - Index 4 PUNT ROAD - EMU PLAINS - Existing Site Plan2 4 PUNT ROAD - EMU PLAINS - Existing Site Plan 4 PUNT ROAD - EMU PLAINS - Existing and Demolitions
Cost estimate report	Emu Plains Former Police Residence - Break-up
Elevations and sections	4 PUNT ROAD - EMU PLAINS -As Existing Elevations 4 PUNT ROAD - EMU PLAINS - Proposed North and West Elevations 4 PUNT ROAD - EMU PLAINS - Proposed East and South Elevations
Environmental Impact Statement	SoEE - Police Station Residence Emu Plains 30.09.2020
Heritage impact statement	Emu Plains Police Cottage SOHI_
Other	16072020 4 Punt Rd Emu Plains NSW 2750-Asbestos Clearance Inspec Former Police Station and Residence 4 Punt Road Emu Plains CMP_F 4 PUNT ROAD - EMU PLAINS - Index 4 PUNT ROAD - EMU PLAINS - Existing and Demolitions Schedule of Works for DA
Owner's consent	LandOwners Consent CrownLand
Site plans	4 PUNT ROAD - EMU PLAINS -Proposed Site Plan 4 PUNT ROAD - EMU PLAINS - Existing Site Plan2 4 PUNT ROAD - EMU PLAINS - Existing Site Plan 4 PUNT ROAD - EMU PLAINS -Proposed Site Plan
Statement of environmental effects	Statement of Environmental Effects - Police Station Residence Em
Survey plan	Appendix E - Regatta Park Emu Plains Detail Survey 2017
Waste management plan	Waste_Management_Plan_Application_Form

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