

Pre-Lodgement Application Form

Portal Application number:
PAN-161610

Applicant contact details

Title	Mr
First given name	Jamie
Other given name/s	
Family name	Stewart
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Fitzpatrick Investments Pty Ltd
ABN / ACN	42 001 662 862
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	Fitzpatrick Investments Pty Ltd
ABN / ACN	42 001 662 862

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	
ACN	
Name	
Trading name	
Address	22-24 Junction St Forest Lodge NSW 2037
Email Address	jamie.stewart@fitzpatrickproperty.com.au

Development details

Application type	Development Application
Site address #	1
Street address	68-124 Lockwood Road Erskine Park NSW
Local government area	PENRITH
Lot / Section Number / Plan	
Primary address?	Yes

Planning controls affecting property	Land Application LEP	NA
	Land Zoning	NA
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA

Proposed development

Proposed type of development	Subdivision of land Earthworks / change in levels Industrial development
Description of development	Construction and 24/7 operation of two (2) industrial warehouse facilities in one building including ancillary office space, amenities, landscaping, hardstand loading / unloading areas and parking; i,§ Bulk Earthworks across 11.92Ha i,§ Construction of a new Private Estate Road being 13.0m wide i,§ Subdivision of Lot 1 DP 1261030 to create two industrial lots: a 17.33Ha Lot (inclusive of the Acco Brands Site of 4.12Ha) and a residual lot.
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 Saturday	Yes
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	1
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	

Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	120
Number of staff/employees on the site	120
Number of parking spaces	121
Number of loading bays	15
Is a new road proposed?	Yes
Description of the proposed roadworks	Private access Road to be constructed off Lockwood Road
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?	No
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:

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	12393_FIE_WH1_DAsat
Civil Engineering Plan	REPT002-190050-01-Enspire-R01-211021-DA1ErskineParkIndustrialDevelopmentLockwoodRoad DRWG-Civil-190050-DA1-Enspire-211022-IssuedForDevelopment Application
Cost estimate report	FDC_Letter 210806 Lot 1A & 1B
Landscape plan	20210619_WH1- Landscape_DA_02 20210619_WH1- Landscape_DA_02 L100 20210619_WH1- Landscape_DA_02 L105 20210619_WH1- Landscape_DA_02 L102 20210619_WH1- Landscape_DA_02 L101 20210619_WH1- Landscape_DA_02 L106 20210619_WH1- Landscape_DA_02 L103 20210619_WH1- Landscape_DA_02 L104
Proposed Subdivision plan	11251.DA.002.A 1 LINEWORK ONLY_

Statement of environmental effects	SEE_Speculative Warehouse 1 DA_28.08.21Rev 1
Traffic report	20-014_Fitzpatrick Industrial Estate, Erskine Park_Traffic Report_R1v1
Waste management plan	Stage 1 Lockwood Rd Spec_DA Waste Management Plan

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 confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	