



Pre-Lodgement Application Form

Portal Application number:
PAN-28135

Applicant contact details

Title	Mr
First given name	Warwick
Other given name/s	
Family name	Stimson
Contact number	[REDACTED]
Email	[REDACTED]
Address	P O Box 1912, Penrith, NSW 2751
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Stimson Urban & Regional Planning
ABN / ACN	34 824 672 534
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 #	[REDACTED]
Company, business or body corporate name	[REDACTED]
ABN / ACN	[REDACTED]

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	3989 LAKESIDE PARADE JORDAN SPRINGS 2747										
Local government area	PENRITH										
Lot / Section Number / Plan	3989 / - / DP1190132										
Primary address?	Yes										
Planning controls affecting property	<table> <tr><td>Land Application LEP</td><td>NA</td></tr> <tr><td>Land Zoning</td><td>NA</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>NA</td></tr> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA
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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
Bushfire Prone Land	Vegetation Category 1

Proposed development

Proposed type of development	Pub
Description of development	PROPOSED PUB AND ASSOCIATED CAR PARKING
Dwelling count details	
Number of dwellings / units proposed	0
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	5,190
Cost of development	
Please provide the estimated cost of the development	\$8,465,534.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	48
Number of loading bays	
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?	Yes
Acts under which licences or approvals are required	Water Management Act 2000
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or	No

their habitats, or is it located on land identified as critical habitat?	
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
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	
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Access report	19. Access Design Statement - Jordan Springs 18. Access Design Assessment - Jordan Springs

Acoustic report	16. Acoustic_Assessment - Jordan springs
Architectural Plans	05. Architectural Design Statement- Jordan Springs 04. Architectural Plans - Jordan Springs 05. Architectural Design Statement- Jordan Springs 04. Architectural Plans - Jordan Springs 05. Architectural Design Statement-Calderwood 04. Architectural Plans- Calderwood 1
BCA Performance Requirements Compliance Statement	10. BCA Assessment Report - Jordan Springs
Biodiversity Assessment Report	26. BC Act Summary - Jordan Springs
Bushfire report	17. Bushfire Assessment Report- Jordan Springs
Cost estimate report	02. Cost Estimate - Jordan Springs
Geotechnical report	14. Geotechnical Investigation - Jordan Springs
Landscape plan	09. Landscape Plan - Jordan Springs
Other	25. Lendlease Design Endorsement - Jordan Springs 15. Fire Engineering Concept Report- Jordan Springs 13. Preliminary Site Investigation - Jordan Springs 12. Sustainability Report - Jordan Springs 11. NCC Section J DTS Report - Jordan Springs
Owner's consent	01. Owners Consent - Jordan Springs
Plan of management	22. Plan of Management - Draft-Jordan Springs
Site plans	05. Architectural Design Statement- Jordan Springs 04. Architectural Plans - Jordan Springs
Social impact assessment	23. Social Impact Assessment 20NEW0042 - Jordan Springs
Statement of environmental effects	03. SEE Report - Jordan Springs
Stormwater drainage plan	06. Civil Engineering Package - Jordan Springs
Survey plan	27. Detailed Survey Jordan Springs Tavern
Traffic report	21. Parking Assessment-PTC-001 - Jordan Springs 20. Traffic Impact Assessment - Jordan Springs
Waste management plan	24. Waste Management Plan - Jordan Springs

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