



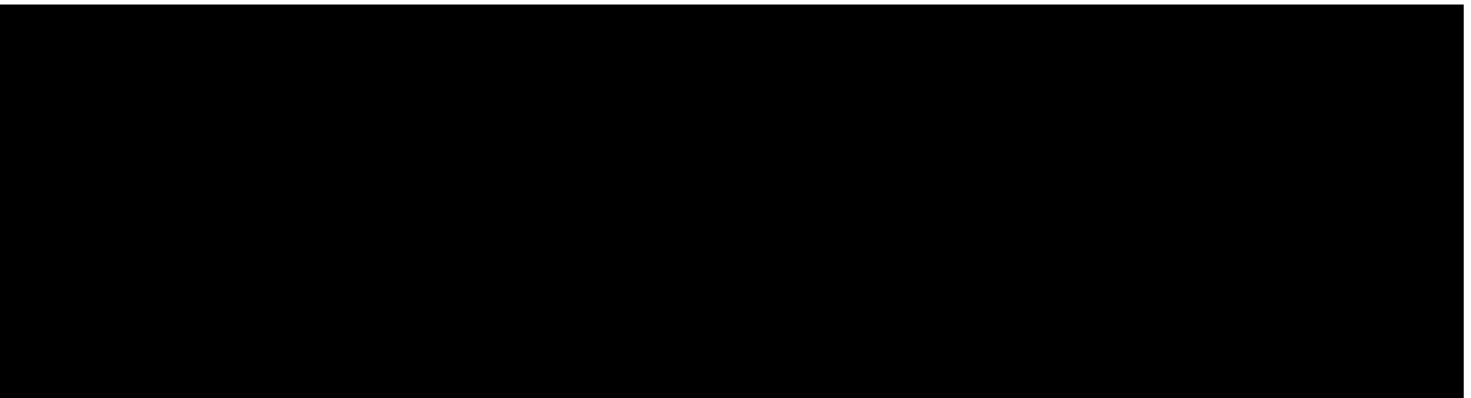
Pre-Lodgement Application Form

Portal Application number: PAN-7119

Applicant contact details

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| Title | Ms |
| First given name | Melissah |
| Other given name/s | |
| Family name | Osland |
| Contact number | 0265836722 |
| Email | melissah.osland@hopcon.com.au |
| Address | PO Box 1556, Port Macquarie, NSW, 2444 |
| Application on behalf of a company, business or body corporate | Yes |
| Company, business or body corporate name | Hopkins Consultants Pty Ltd |
| ABN / ACN | 27 055 060 878 |
| Is the nominated company the applicant for this application? | Yes |

Owner/s of the development site



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 | 44-50 TENCH AVENUE JAMISONTOWN 2750 |
| Local government area | PENRITH |
| Lot / Section Number / Plan | 7 / - / DP38950 |
| Primary address? | Yes |
| | Land Application LEP Penrith Local Environmental Plan 2010 |
| | Land Zoning SP3: Tourist |
| | Height of Building 8.5 m |

| | | |
|--------------------------------------|-------------------------|-----------------------|
| Planning controls affecting property | Floor Space Ratio (n:1) | NA |
| | Minimum Lot Size | NA |
| | Heritage | NA |
| | Local Provisions | Clauses of LEP Apply |
| | Scenic Protection Land | Regional significance |
| | Bushfire Prone Land | Vegetation Category 2 |

Proposed development

| | |
|--|---|
| Proposed type of development | Demolition Signage Commercial development Food and drink premises |
| Description of development | <ul style="list-style-type: none"> • Alterations and additions to the existing building to create cafe with indoor and outdoor dining areas, bakery, take away coffee and amenities. • Outdoor dining pavilion, wood fired pizza hut and farmers co-op pavilion. • Water tanks. • Demolish tin sheds. • Seating pods and playground. • Livestock enclosures. • Car parking at the rear of the site behind orchard and disabled car parking near Tench Avenue. • OSD basin and channel on southern boundary. • Loading dock in south west corner behind cafe. |
| Provide the proposed hours of operation | |
| Proposed to operate 24 hours on Monday | No |
| Monday | 7:00 AM - 9:00 PM |
| Proposed to operate 24 hours on Tuesday | No |
| Tuesday | 7:00 AM - 9:00 PM |
| Proposed to operate 24 hours on Wednesday | No |
| Wednesday | 7:00 AM - 9:00 PM |
| Proposed to operate 24 hours on Thursday | No |
| Thursday | 7:00 AM - 9:00 PM |
| Proposed to operate 24 hours on Friday | No |
| Friday | 7:00 AM - 12:00 AM |
| Proposed to operate 24 hours on Saturday | No |
| Saturday | 7:00 AM - 12:00 AM |
| Proposed to operate 24 hours on Sunday | No |
| Sunday | 7:00 AM - 9:00 PM |
| | |
| Dwelling count details | |
| Number of dwellings / units proposed | 0 |
| 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 | 225 |
| Number of existing site area | 410 |
| Cost of development | |
| Please provide the estimated cost of the development | \$900,000.00 |
| Do you have one or more BASIX certificates? | No |
| Subdivision | |
| Number of existing lots | |
| Is subdivision proposed? | No |
| Proposed operating details | |
| Number of staff/employees on the site | 20 |
| Number of parking spaces | 109 |
| 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 |
| 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 | No |

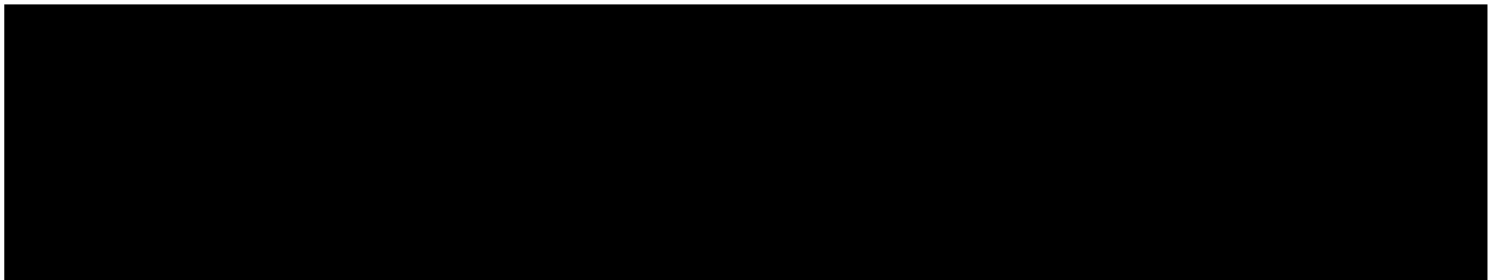
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| assessing the application? | |
| Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application? | No |
| | |
| Political Donations | |
| Are you aware of any person who has financial interest 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:



Application documents

The following documents support the application.

| Document type | Document file name |
|---|---|
| Access report | Access Review - 44-50 Tench Ave, Jamisontown Access Review Plans - 44-50 Tench Ave, Jamisontown |
| Air Quality | Air Quality Impact - 44-50 Tench Ave, Jamisontown |
| Contamination / remediation action plan | Contamination Report - 44-50 Tench Ave, Jamisontown |
| Cost estimate report | DA Fee Quote QUO190622 - 44-50 Tench Ave, Jamisontown |
| Flood risk management report | Flood Report - 44-50 Tench Ave, Jamisontown |
| Other | Wastewater Report - 44-50 Tench Ave, Jamisontown DA Form - 44-50 Tench Ave, Jamisontown Prelodgement Advice PL19 0057 |
| Owner's consent | Owner's Consent - 44-50 Tench Ave, Jamisontown |
| Site plans | Plans - 44-50 Tench Ave, Jamisontown |
| Statement of environmental effects | SOEE - 44-50 Tench Ave, Jamisontown |
| Stormwater drainage plan | Stormwater Plans - 44-50 Tench Ave, Jamisontown MUSIC Link Report - 44-50 Tench Ave, Jamisontown |
| Survey plan | Survey - 44-50 Tench Ave, Jamisontown |
| Traffic report | Traffic Report - 44-50 Tench Ave, Jamisontown |

Applicant declarations

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| 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 | |

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| 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 |