

## Pre-Lodgement Application Form

Portal Application number:  
PAN-90616

### Applicant contact details

Title	
First given name	Toby
Other given name/s	
Family name	Breakspear
Address	Level 1,13 The Corso, Manly NSW 2095
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	BRKSPR
ABN / ACN	81 601 670 991
Is the nominated company the applicant for this application?	Yes

### Development details

Application type	Development Application													
Site address #	1													
Street address	12 RIVER ROAD EMU PLAINS 2750													
Local government area	PENRITH													
Lot / Section Number / Plan	A / - / DP33205													
Primary address?	Yes													
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>Penrith Local Environmental Plan 2010</td> </tr> <tr> <td>Land Zoning</td> <td>RE1: Public Recreation</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> <tr> <td>Heritage</td> <td>NA</td> </tr> </table>		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	Heritage	NA
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Minimum Lot Size	NA													
Heritage	NA													

	Land Reservation Acquisition      NA Foreshore Building Line      NA Local Provisions      Wind Turbine Buffer Zone Scenic Protection Land      Regional significance
Site address #	2
Street address	16 RIVER ROAD EMU PLAINS 2750
Local government area	PENRITH
Lot / Section Number / Plan	A / - / DP190049
Primary address?	No
Planning controls affecting property	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 Heritage      NA Land Reservation Acquisition      NA Foreshore Building Line      NA Local Provisions      Wind Turbine Buffer Zone Scenic Protection Land      Regional significance
Site address #	3
Street address	8A -16A RIVER ROAD EMU PLAINS 2750
Local government area	PENRITH
Lot / Section Number / Plan	B / - / DP190049 B / - / DP338385
Primary address?	No
Planning controls affecting property	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 Heritage      International style house & garden Significance: Local Land Reservation Acquisition      Regional Open Space (RE1 or E2) Foreshore Building Line      NA Local Provisions      Wind Turbine Buffer Zone Scenic Protection Land      Regional significance

Site address #	4																						
Street address	15 GREAT WESTERN HIGHWAY EMU PLAINS 2750																						
Local government area	PENRITH																						
Lot / Section Number / Plan	5 / - / DP342116 11 / - / DP751662 12 / - / DP751662 1 / - / DP1117991 16 / - / DP1117951 15 / - / DP751662 14 / - / DP751662 125 / - / DP751662 124 / - / DP751662 13 / - / DP751662 126 / - / DP751662																						
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#### Proposed development

Proposed type of development	Recreational uses Restaurant or cafe
Description of development	Development of a pavilion that will provide recreational areas and a cafe
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	
Do you have one or more BASIX certificates?	No

<b>Subdivision</b>	
Number of existing lots	8
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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 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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	Yes
Description provided	The development proponent and the subject lands and are owned by Penrith City Council
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	Yes

Description provided	The development proponent and the subject lands and are owned by Penrith City Council
<b>Political Donations</b>	
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	

#### Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	S200822RP1
Architectural Plans	2015 210319 DA
BCA Performance Requirements Compliance Statement	112535-BCA-r1
Contamination / remediation action plan	03032021_DSI_Regatta Park_Kiosk_v1
Cost estimate report	Council cover letter 2021-04-16 - Brief Estimate Summary
Flood risk management report	80821190 Regatta Park Flood Advice All v2 23Mar21
Floor plans	K102-SK_B
Heritage impact statement	Heritage Impact Statement - Regatta Park Kiosk Penrith - revised
Owner's consent	Letter to PCC Regatta Park 20210331 Owners Consent Regatta Park Pavilion_Kiosk DA
Site plans	2015 210303 CADASTRAL OVERLAY - masterplan
Statement of environmental effects	regatta park SEE 300316 final
Stormwater drainage plan	80821190-CI-2201-1 80821190LO01 80821190-CI-2101_1 80821190-CI-1001_1 80821190-CI-1201_1 80821190-CI-0002_1 80821190-CI-0001_1
Traffic report	80821190 Traffic Letter for DA_v01
Waste management plan	Regatta Park Kiosk and Cafe - Operational 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
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 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).	