

## Pre-Lodgement Application Form

Portal Application number:  
PAN-158728

### Applicant contact details

Title	Mrs
First given name	Rebecca
Other given name/s	
Family name	Marshall
Application on behalf of a company, business or body corporate	

### Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

### Development details

Application type	Modification Application
On what date was the development application to be notified determined	23/06/2021
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	DA20/0628
Description of the proposed modification	The proposed modifications relate to the former Police Station and Residence located at No. 4 Punt Road only (Lot 7038 DP 94188) and include new addition to the privy, waste room move and minor other alterations outlined in SEE. The modified works do not involve any change to the proposed adjacent carparking located across allotments Lot 1 DP 50164, Lot 10 DP 1216230, Lot 9 DP 228204, Lot A DP435464.

Was the DA applied for via the NSW Planning Portal?	Yes																									
Please provide portal application number (PAN)	PAN-37942																									
Site address #	1																									
Street address	4 PUNT ROAD EMU PLAINS 2750																									
Local government area	PENRITH																									
Lot / Section Number / Plan	7038/-/DP94188 <input checked="" type="checkbox"/>																									
Primary address?	Yes																									
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Penrith Local Environmental Plan 2010</td> </tr> <tr> <td>Land Zoning</td> <td>SP2: Infrastructure</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>Punt Road, Nepean River Significance: Local</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Local Provisions</td> <td>Wind Turbine Buffer Zone Map</td> </tr> <tr> <td>Scenic Protection Land</td> <td>Regional significance</td> </tr> <tr> <td>Sydney Trains Corridor Protection Zone</td> <td>Clause 86/Concurrence</td> </tr> <tr> <td>1.5 m Buffer around Classified Roads</td> <td>Classified Road Adjacent</td> </tr> </table>		Land Application LEP	Penrith Local Environmental Plan 2010	Land Zoning	SP2: Infrastructure	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	Punt Road, Nepean River Significance: Local	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Local Provisions	Wind Turbine Buffer Zone Map	Scenic Protection Land	Regional significance	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence	1.5 m Buffer around Classified Roads	Classified Road Adjacent
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Site address #	2																									
Street address	28 GREAT WESTERN HIGHWAY EMU PLAINS 2750																									
Local government area	PENRITH																									
Lot / Section Number / Plan	1/-/DP50164 <input type="checkbox"/>																									
Primary address?	No																									
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Site address #	3
Street address	30 GREAT WESTERN HIGHWAY EMU PLAINS 2750
Local government area	PENRITH
Lot / Section Number / Plan	10/-/DP1216230 <input type="checkbox"/>
Primary address?	No
Planning controls affecting property	<div>Land Application LEP</div> <div>Land Zoning</div> <div>Height of Building</div> <div>Floor Space Ratio (n:1)</div> <div>Minimum Lot Size</div> <div>Heritage</div> <div>Land Reservation Acquisition</div> <div>Foreshore Building Line</div> <div>Local Provisions</div> <div>Scenic Protection Land</div> <div>Sydney Trains Corridor Protection Zone</div> <div>1.5 m Buffer around Classified Roads</div> <div>Penrith Local Environmental Plan 2010</div> <div>RE1: Public Recreation</div> <div>NA</div> <div>NA</div> <div>NA</div> <div>Police Station (former) Significance: Local</div> <div>NA</div> <div>NA</div> <div>Wind Turbine Buffer Zone Map</div> <div>Regional significance</div> <div>Clause 86/Concurrence</div> <div>Classified Road Adjacent</div>
Site address #	4
Street address	4 RIVER ROAD EMU PLAINS 2750
Local government area	PENRITH
Lot / Section Number / Plan	9/-/DP228204 <input type="checkbox"/>
Primary address?	No
	<div>Land Application LEP</div> <div>Land Zoning</div> <div>Height of Building</div> <div>Floor Space Ratio (n:1)</div> <div>Minimum Lot Size</div> <div>Penrith Local Environmental Plan 2010</div> <div>RE1: Public Recreation</div> <div>NA</div> <div>NA</div> <div>NA</div>

Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone Map
	Scenic Protection Land	Regional significance
Site address #	5	
Street address	6 RIVER ROAD EMU PLAINS 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	A/-DP435484 <input type="checkbox"/>	
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 Map
Scenic Protection Land	Regional significance	

#### 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.
<b>Dwelling count details</b>	
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	
Number of existing site area	
Do you have one or more BASIX certificates?	No

<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	5
Number of parking spaces	10
Number of loading bays	1
Is a new road proposed?	No
<b>Concept development</b>	
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	Registration of Food Premises, liquor licence, operational hours and signage separate
<b>Crown development</b>	
Is this a proposed Crown development?	Yes
Please identify NSW government agency	Department of Planning Industry and Environment Crown Land (Reserve 90020 reserved for Future Public Requirements notified 7th April 1972).

#### 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
<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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Five trees to be relocated; • New plantings;
Number of trees to be impacted by the proposed work	5
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	1
Units	Square metres
<b>Local heritage</b>	
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
<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	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.
<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
Architectural Plans	s4-55 Combined Drawings 211012
Heritage impact statement	s4-55 HIS 211012
Other	20210601 EPPOL DBC Title Search 7038_94188 20210601 EPPOL DBC Attachment 1 Gazettal Crown Land Manager Appointment
Species impact statement	s4-55 SEE 211012
Waste management plan	21-025-PCC Police Cottage S4.55 waste report 6.10.21

#### Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and	Yes
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correct.	
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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	