



Pre-Lodgement Application Form

Portal Application number:
PAN-139279

Applicant contact details

Title	Mr
First given name	EVAN
Other given name/s	
Family name	HAYES
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	J & A Sydney Pty Ltd
ABN / ACN	82 614 989 043
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	J & A Sydney Pty Ltd
ABN / ACN	82 614 989 043

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	82 614 989 043
ACN	614 989 043
Name	J & A SYDNEY PTY LTD
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	22 LAWSON STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1 / - / DP231976
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m ²
	Heritage	Mudgee Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Former LEP Boundaries Map
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.	

Proposed development

Proposed type of development	Dual occupancy Subdivision of land
Description of development	2 lot vacant land torrens title subdivision plus 2 x dual occupancies and subsequent torrens title subdivisions resulting in 4 dwellings on 4 torrens title lots, including the removal of 2 trees. The development is proposed to be undertaken in stages.
Dwelling count details	
Number of dwellings / units proposed	4
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	2,555
Cost of development	
Estimated cost of work / development (including GST)	\$1,644,500.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1233726S 1233739S 1233743S 1233723S
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	4
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	

Number of loading bays	
Is a new road proposed?	No
Concept development	
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	Stage 1 – 2 lot vacant land Torrens title subdivision. As part of Stage 1, removal of 2 trees as noted on the development plans consisting of a palm tree and a deciduous tree. Stage 2- Dual occupancy of Lot 2 and subsequent Torrens title subdivision. Stage 3 – Dual occupancy of Lot 1 and subsequent Torrens title subdivision.
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?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	As part of Stage 1, the development proposes the removal of 2 trees as noted on the development plans consisting of a palm tree and a deciduous tree.
Number of trees to be impacted by the proposed work	2
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	29
Units	Square metres
Local heritage	
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?	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:

Company Name	J & A Sydney Pty Ltd
ABN	82 614 989 043
ACN	
Trading Name	J & A Sydney Pty Ltd
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	AHIMS Search 200m
Architectural Plans	1221-A01~A12_ISSUED FOR DA
BASIX certificate	1221 - 20B LAWSON ST BASIX CERTIFICATE 1221 - 20A LAWSON ST BASIX CERTIFICATE 1221 - 22A LAWSON ST BASIX CERTIFICATE 1221 - 22 LAWSON ST BASIX CERTIFICATE
Civil Engineering Plan	37340 - C00 to C06_A
Cost estimate report	22 Lawson Street - Cost Estimate_000882
Heritage impact statement	SoHI 22 Lawson Street Mudgee
Other	DA Demolition
Statement of environmental effects	SEE - 22 Lawson Street Mudgee FINAL
Traffic report	37340 - C00 to C06_A

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).	