



# Pre-Lodgement Application Form

Portal Application number:  
PAN-141076

## Applicant contact details

Title	Mr
First given name	Peter
Other given name/s	
Family name	Duggan
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

## Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Ian
Other given name/s	
Family name	Campbell
Contact number	[REDACTED]
Email	[REDACTED]
Address	[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.

## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	643 CAMPBELLS CREEK ROAD WINDEYER 2850
Local government area	MID-WESTERN REGIONAL
	248 / - / DP756917 43 / - / DP756917 107 / - / DP756917

Lot / Section Number / Plan	156 / - / DP756917 44 / - / DP756917 241 / - / DP756917 237 / - / DP756917 139 / - / DP756917 254 / - / DP756917 79 / - / DP756917 61 / - / DP756917 296 / - / DP705274 297 / - / DP705274 281 / - / DP756917 7302 / - / DP1147844																										
Primary address?	Yes																										
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Mid-Western Regional Local Environmental Plan 2012</td> </tr> <tr> <td>Land Zoning</td> <td>RU1: Primary Production</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>100 ha</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Groundwater Vulnerability</td> <td>Groundwater Vulnerable</td> </tr> <tr> <td>Local Provisions</td> <td>Former LEP Boundaries Map</td> </tr> <tr> <td>Terrestrial Biodiversity</td> <td>High Biodiversity</td> </tr> <tr> <td>Bushfire Prone Land</td> <td>Vegetation Category 2</td> </tr> <tr> <td>Land near Electrical Infrastructure</td> <td>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.</td> </tr> </table>	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012	Land Zoning	RU1: Primary Production	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	100 ha	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Groundwater Vulnerability	Groundwater Vulnerable	Local Provisions	Former LEP Boundaries Map	Terrestrial Biodiversity	High Biodiversity	Bushfire Prone Land	Vegetation Category 2	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.
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### Proposed development

Proposed type of development	Other
Description of development	Demolition of existing cottage, construction of new weekender cabin
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on	

Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
<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	1
Number of existing floor area	0
Number of existing site area	6,693
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$90,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1231090S
<b>Subdivision</b>	
Number of existing lots	1
Is subdivison proposed?	No
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	0
Number of staff/employees on the site	0
Number of parking spaces	1
Number of loading bays	0
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	Rural Fires Act 1997
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?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<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	

### 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:

First name	Ian
Other given name(s)	
Family name	Campbell
Contact number	
Email address	
Billing address	

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	CCD02A_6 Sep-21 CCD01A_6 Sep-21 CCD00_6 Sep-21
BASIX certificate	Campbell BASIX Certificate 6 Sep-21
Bushfire report	Campbell_Bushfie Assessment Report 16 Aug-21
Other	QUOT00013-2022 Campbell Dwelling Entitle Report 6 September 2021
Statement of environmental effects	Campbell SoEE 6 September 2021

#### 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).	