



# Pre-Lodgement Application Form

Portal Application number:  
PAN-141261

## Applicant contact details

Title	
First given name	Tash
Other given name/s	
Family name	Stengert
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Hibbards Pty Ltd
ABN / ACN	22 057 895 020
Is the nominated company the applicant for this application?	Yes

## 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	
First given name	Maxwell & Colleen
Other given name/s	
Family name	Walker
Contact number	
Email	
Address	

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	Proposed Lot 16 Saleyards Lane, Mudgee NSW 2850

Local government area	MID-WESTERN REGIONAL																
Lot / Section Number / Plan																	
Primary address?	Yes																
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>NA</td> </tr> <tr> <td>Land Zoning</td> <td>NA</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> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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### Proposed development

Proposed type of development	Dual occupancy Pools / decks / fencing Subdivision of land
A pool or spa of 40,000 litres or greater proposed	No
Description of development	Construction of 2 x single storey detached residential dwellings, , 2 Lot Torrens Title subdivision, boundary fencing
<b>Dwelling count details</b>	
Number of dwellings / units proposed	2
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	
Number of existing site area	
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$504,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1233788M_02
<b>Subdivision</b>	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
<b>Proposed operating details</b>	
Number of staff/employees on the site	10
Number of parking spaces	4
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.
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
<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:

Company Name	Hibbards Pty Ltd
ABN	
ACN	
Trading Name	
Email address	
Billing address	

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Nathers Stamped Plans - 1&2 Lot 16 Saleyards Lane
BASIX certificate	NatHERS Certificate - Lot 16 Saleyards Lane (Dwelling 2) NatHERS Certificate - Lot 16 Saleyards Lane (Dwelling 1) NatHERS Group Certificate - Lot 16 (D1 & D2) Saleyards Lane BASIX Certificate - Lot 16 (D1 & D2) Saleyards Lane
Cost estimate report	Cost Estimate report
Geotechnical report	Soil Report - Lot 16 Saleyards Lane
Other	DRAFT DP
Statement of environmental effects	SoEE Appendix B - Design Plans Lot 16 Saleyards - SoEE SoEE Appendix A - Draft DP SoEE - Appendix C - AHIMS Basic Search 200m

### 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).