



Development Application Form

Portal Application number: PAN-101360
Council Application number: DA0412/2021

Applicant contact details

Title	
First given name	Warwick
Other given name/s	
Family name	Stimson
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Stimson Urban & Regional Planning
ABN / ACN	34 824 672 534
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	Lincoln Place MHE Pty Ltd ATF LP Mudgee Sub Trust
ABN / ACN	15 902 516 154

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.

Development details

Application type	Development Application	
Site address #	1	
Street address	38 SPRING FLAT ROAD SPRING FLAT 2850	
Local government area	MID-WESTERN REGIONAL	
Lot / Section Number / Plan	B / - / DP162225 3 / - / DP1130059 4 / - / DP1164833	
Primary address?	Yes	
	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	RU4: Primary Production Small Lots
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m ²

Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Visually Sensitive Land
	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	Other
Description of development	Proposed Construction of a Land Lease Community
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	-
Dwelling count details	
Number of dwellings / units proposed	206
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	
Cost of development	
Estimated cost of work / development (including GST)	\$14,061,900.00
Do you have one or more BASIX certificates?	No

Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	
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?	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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
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
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	Lincoln Place MHE Pty Ltd ATF LP Mudgee Sub Trust
ABN	15 902 516 154
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Plans-38 Spring Flat Road, Mudgee
Civil Engineering Plan	Civils-38 Spring Flat Road, Mudgee
Cost estimate report	Cost Summary Report-38 Spring Flat Road, Mudgee
Fee estimate	Application Invoice 1544400.docx
Generated Pre-DA form	Pre-DA form_1624097566.pdf
Landscape plan	Concept Landscape Plans-38 Spring Flat Road, Mudgee
Other	210622 DA Fee Receipt DA 0412- 2021 R456842
Owner's consent	Owners Consent - Council Land- 38 Spring Flat Road, Mudgee
Statement of environmental effects	SEE-38 Spring Flat Road, Mudgee
Stormwater drainage plan	Stormwater Management Plan-38 Spring Flat Road, Mudgee
Survey plan	Survey-38 Spring Flat Road, Mudgee
Traffic report	Traffic Report-38 Spring Flat Road, Mudgee

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).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$21,140.10
Council unique identification number	DA0412/2021
Date on which the application was lodged into Council's system	24/06/2021