



Pre-Lodgement Application Form

Portal Application number:
PAN-145088

Applicant contact details

Title	
First given name	J Mitcherson & M Hill
Other given name/s	
Family name	C/- Complete Planning Solutions
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application	
Site address #	1	
Street address	29 PERU LANE GULGONG 2852	
Local government area	MID-WESTERN REGIONAL	
Lot / Section Number / Plan	33 / - / DP1273458	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	R5: Large Lot Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	2 ha
	Heritage	NA
	Land Reservation Acquisition	NA

proposed to be generated through the operation of the development	0
Number of staff/employees on the site	0
Number of parking spaces	0
Number of loading bays	0
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?	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?	Yes
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	

	Foreshore Building Line	NA
	Local Provisions	Former LEP Boundaries Map

Proposed development

Proposed type of development	Other
Description of development	The proposed development involves i. The installation of one (1) manufactured home on the subject site. A section 68 application for the manufactured home accompanies this DA. ii. Proposed construction of a shed. at Lot 33 DP 1273458 (No. 29) Peru Lane, Gulgong
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	1
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	20,010
Cost of development	
Estimated cost of work / development (including GST)	\$439,200.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of additional jobs that are	

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	J Mitcherson & M Hill
Other given name(s)	
Family name	C/- Complete Planning Solutions
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	Cost report
Other	WWREPORT-25021 - A1 SGC21-266 Rev B - Site Classification - 29 Peru Lane Gulgong NS
Owner's consent	Updated Authority to Act
Site plans	MitchersonHill - Gulgong DA Sept 2021 R3
Statement of environmental effects	210239 - SoEE - Manor Homes - (No. 29) Peru Lane GULGONG

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).	