



Pre-Lodgement Application Form

Portal Application number:
PAN-155154

Applicant contact details

Title	
First given name	Mervyn
Other given name/s	
Family name	Vessey
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	Modification Application
On what date was the development application to be notified determined	12/10/2021
Type of modification requested	S4.55(1) - Modification to correct a minor error, misdescription or miscalculation made in the consent
Development Application number of the consent to be modified	DA0284/2021
Description of the proposed modification	Variation of fill and drop wall height as per the revised footing plan
Was the DA applied for via the NSW Planning Portal?	No
Site address #	1
Street address	23 BUCHANAN STREET KANDOS 2848
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	12/5/DP8161 <input checked="" type="checkbox"/>
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	RU5: Village
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
Local Provisions	Former LEP Boundaries Map	

Proposed development

Proposed type of development	Shed
Description of development	Modifying DA 0284/2021 With CCC0175/2021
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	0
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of existing floor area	70
Number of existing site area	1,000
Cost of development	
Estimated cost of work / development (including GST)	\$35,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
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?	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	No

development?	
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)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	
What is the zone of the land?	
Address	23 BUCHANAN STREET KANDOS 2848
Zone	RU5
What are the objectives of the zone(s) ?	
Development Standard Variation details	
Name of the development standard being varied	Height
Clause name	3.1
Numeric value of the standard being varied	4.5
Numeric value of the development against this standard	5.3
Percentage value of the proposed variation	18
What are the objectives of the development standard(s) ?	
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	The reason i am asking for an amendment is the shed floor would need to be 600mm below the grass level of the drive way (no measurement of the natural ground level has been taken below the grass) The excavation of the majority of the yard would include removing and realignment of the sewer from the house to the sewer main as the line is approximately 500mm deep
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	
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?	Yes
Was the s68 applied for via the NSW Planning Portal?	No
Please enter s68 reference number related to this application	S68.0270/2021
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:

First name	Mervyn
Other given name(s)	
Family name	Vessey
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Clause 4.6 variation request	variation request
Floor plans	20211376-S1-S3-REVA-20210915
Other	variation request

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	Yes

inspection at its Offices and on its website and/or the NSW Planning Portal	
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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	