



Pre-Lodgement Application Form

Portal Application number:
PAN-166671

Applicant contact details

Title	Ms
First given name	[REDACTED]
Other given name/s	
Family name	[REDACTED]
Contact number	[REDACTED]
Email	[REDACTED]
Address	34B KESWICK PARKWAY DUBBO 2830
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	
ABN / ACN	
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	Mudgee Golf Club Limited
ABN / ACN	[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	32 644 875 847
ACN	644 875 847
Name	INVERNESS PROPERTY GROUP PTY LTD
Trading name	
Address	
Email Address	[REDACTED]

Development details

Application type	Development Application
Site address #	1
Street address	21 ROBERTSON STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
	27/-/DP1165146
	<input checked="" type="checkbox"/>
	182/-/DP1125697

Lot / Section Number / Plan	<input type="checkbox"/> 2/-/DP153695 <input checked="" type="checkbox"/> 1/-/DP508542 <input type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line Flood Planning Groundwater Vulnerability Local Provisions 1.5 m Buffer around Classified Roads Land near Electrical Infrastructure

Proposed development

Proposed type of development	Dual occupancy Subdivision of land
Description of development	Subdivision of Proposed Lot 2 created in DA0102/2021 – One (1) lot into eleven (11) Lots with new Road being extension of Inverness Avenue. The existing detention basin will be replaced with an extension of the acoustic mound and the road extended. Proposed Development of Dual Occupancies in each of the 11 lots created and subsequent subdivision to create total of 22 lots (i.e. 22 dwellings each with own Torrens title).
Dwelling count details	
Number of dwellings / units proposed	22
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)	\$7,114,450.00

Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	2
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	22
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	
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) ?	
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	Inverness Property Group Pty Ltd
ABN	
ACN	
Trading Name	
Email address	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	21310_Lot 11 - Mudge Development_B 21309_Lot 10 - Mudge Development_D 21308_Lot 9 - Mudge Development_D 21305-Lot 6-Mudgee Development_D 21306-Lot 7 - Mudgee Development_E 21307 - Lot 8 - Mudgee Development_D 21303-Lot 4-Mudgee Development-C 21302_Lot 3 - Mudge Development_29.10.2021 21300_Lot 1 Mudgee Development_C 21301_Lot 2 - Mudge Development_D
BASIX certificate	BASIX FOLDER
Civil Engineering Plan	211108 TX15318.02 - CIVIL updated
Cost estimate report	Inverness Ave Cost Estimate
Other	Owners Consent Letter
Site plans	Master Site Plan
Statement of environmental effects	A176 SEE Inverness (vers002)
Survey plan	SUBDIVISION DWG 21-97_07

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
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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).	