



Pre-Lodgement Application Form

Portal Application number:
PAN-175443

Applicant contact details

Title	
First given name	Emma
Other given name/s	
Family name	Mason
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
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	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	James
Other given name/s	
Family name	Paterson
Contact number	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Owner #	2
Title	
First given name	Simone
Other given name/s	
Family name	Paterson
Contact number	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[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	
ACN	
Name	

Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	46 GEORGE STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	9/-/DP37649 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Groundwater Vulnerability</p> <p>Local Provisions</p> <p>Land near Electrical Infrastructure</p>

Proposed development

Proposed type of development	<p>Dwelling</p> <p>Secondary dwelling</p> <p>Demolition</p> <p>Subdivision of land</p>
Description of development	<p>The proposed development consists of:</p> <ul style="list-style-type: none"> • Demolition of existing buildings • Proposed one (1) into two (2) lot subdivision (Proposed Lots 91 and 92) • Establishment of a dwelling on each proposed lot (Proposed Lots 91 and 92) • Establishment of a secondary dwelling on proposed lot 92
Dwelling count details	
Number of dwellings / units proposed	3
Number of storeys proposed	
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	
Number of existing site area	

Cost of development	
Estimated cost of work / development (including GST)	\$653,180.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1258854M
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
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 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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	removal of two (2) existing juvenile conifers (exotic species) and one (1) native juvenile eucalypt species (Myrtaceae)
Number of trees to be impacted by the proposed work	3
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	5

Units	Square metres
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	James
Other given name(s)	
Family name	Paterson
Contact number	██████████
██████████	████████████████████
██████████	████████████████████

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Appendix 2 - Architectural Plans
BASIX certificate	Appendix 4 - Stamped Plans-Dec-03-2021-04-34-07-43-AM Appendix 4 - HERS_Unit 3-Dec-03-2021-04-34-00-31-AM Appendix 4 - HERS_Unit 2-Dec-03-2021-04-34-00-53-AM Appendix 4 - HERS_Unit 1-Dec-03-2021-04-34-00-18-AM Appendix 4 - HERS_Combined-Dec-03-2021-04-33-59-47-AM Appendix 4 - BASIX Commitments_Table_Final-1 Appendix 4 - BASIX_Final-Dec-03-2021-04-33-58-82-AM
Cost estimate report	Indicative Build Cost - James & Simone Paterson
Other	Appendix 5 - AHIMS Search
Owner's consent	Signed Owners Consent

Proposed Subdivision plan	Appendix 3 - Proposed Plan of Subdivision-28.10.21
Site plans	Appendix 1 -12.08.21
Statement of environmental effects	12122- SEE_v1
Stormwater drainage plan	Appendix 6 - Stormwater Management Plan BTE-210083-SKE-0001-Layout1

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).	