



Pre-Lodgement Application Form

Portal Application number:
PAN-168520

Applicant contact details

Title	Mr
First given name	Cameron
Other given name/s	
Family name	Anderson
Contact number	██████████
██████████	██████████████████
██████████	██████████████████████████████
Application on behalf of a company, business or body corporate	Yes
ABN	78385853147
ACN	
Name	The trustee for CAA Business Trust
Trading name	
Is the nominated company the applicant for this application?	No

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	Mr
First given name	John
Other given name/s	
Family name	Egan
Contact number	██████████
██████████	██████████████████
██████████	██████████████████████████████

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	64 LAWSON STREET MUDGEES 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1/-/DP735817 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning R3: Medium Density Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 600 m²</p> <p>Heritage House Significance: Local Mudgee Significance: Local</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Groundwater Vulnerability Groundwater Vulnerable</p> <p>Local Provisions Former LEP Boundaries Map</p>

Proposed development

Proposed type of development	Dwelling Secondary dwelling Demolition
Description of development	<p>Demolition and rebuilding of the existing dwelling to provide:</p> <ul style="list-style-type: none"> - 3 beds , living, kitchen, dining, laundry, bathroom, and study - The rebuilt house will replace the various outbuildings to the rear with a single extension which is designed so as not to impact the historic street frontage. <p>The construction of a new build secondary dwelling at the rear of the site containing; garage, kitchenette, dining, lounge, bedroom, bathroom, and laundry.</p>
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	172
Number of existing site area	951
Cost of development	
Estimated cost of work / development (including GST)	\$700,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1255567S 1255668S
Subdivision	
Number of existing lots	1

Is subdivison proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	3
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?	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.	Yes
Are works proposed to any heritage listed buildings?	Yes
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	Cameron
Other given name(s)	
Family name	Anderson
Contact number	██████████
██████████	██████████████████
██████████	██████████████████████████████

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	296_201220_64 Lawson Street - Existing Conditions Drawings 296_64 LAWSON STREET_DA_DA07-06_FLOOR PLAN - HOUSE 296_64 LAWSON STREET_DA_DA08-03_FLOOR PLAN - STUDIO 296_64 LAWSON STREET_DA_DA06-06_ROOF PLAN 296_64 LAWSON STREET_DA_DA03-06_EXISTING SITE PLAN 296_64 LAWSON STREET_DA_DA04-03_EXISTING FLOOR PLAN 296_64 LAWSON STREET_DA_DA00-06_COVER PAGE 296_64 LAWSON STREET_DA_DA02-02_SCHEDULES 02 296_64 LAWSON STREET_DA_DA01-06_SCHEDULES 01
BASIX certificate	296_211216_BASIX CERTIFICATE_STUDIO 296_211216_BASIX CERTIFICATE_HOUSE
Cost estimate report	296_211217_Cost Estimate
Elevations and sections	296_64 LAWSON STREET_DA_DA10-03_ELEVATIONS 02_HOUSE 296_64 LAWSON STREET_DA_DA09-03_ELEVATIONS 01_HOUSE 296_64 LAWSON STREET_DA_DA13-02_SECTIONS 01 296_64 LAWSON STREET_DA_DA11-06_ELEVATIONS 03_STUDIO 296_64 LAWSON STREET_DA_DA14-02_SECTIONS 02 296_64 LAWSON STREET_DA_DA12-06_ELEVATIONS 04_STUDIO
Heritage impact statement	296_211216_Heritage Impact Statement
Owner's consent	Owners Consent Letter 64LS SIGNED 201121
Site plans	296_64 LAWSON STREET_DA_DA05-06_SITE PLAN
Statement of environmental effects	296_211216_SoEE
Structural engineers report	36386-SR01_B

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).	