



Pre-Lodgement Application Form

Portal Application number:
PAN-191450

Applicant contact details

Title	
First given name	Jessica
Other given name/s	
Family name	Lynch
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	71612772380
ACN	612772380
Name	LYNCH BUILT PTY LIMITED
Trading name	
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	Mr
First given name	[REDACTED]
Other given name/s	
Family name	[REDACTED]
Contact number	
Email	[REDACTED]
Address	[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
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Site address #	1
Street address	21 SUTTOR AVENUE CAERLEON 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	417/-/DP1272614 <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 R1: General 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 NA</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	Dual occupancy
Description of development	Proposed detached 2x 3 bedroom dual occupancy with Torrens title subdivision on vacant land
Dwelling count details	
Number of dwellings / units proposed	2
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)	\$690,386.50
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1247297S 1247333S
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?	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	

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	Lynch Built 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	0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Site Subdivision Landscape Plan 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Section & Notes 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Elevations_Dwelling Two 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Elevations_Dwelling One 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Electrical & Mechanical Plans_Dwelling 2 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Floor Plan_Dwelling Two 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Floor Plan_Dwelling One 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Electrical & Mechanical Plans_Dwelling 1 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_BASIX Commitments 0452-A01 LBG Lot 417 Suttor Ave_Dual Occ Project_FINAL_Title Sheet
BASIX certificate	BASIX CERT LBG Dwelling Two_Lot 417_21 Suttor Ave Caerleon BASIX CERT LBG Dwelling One_Lot 417_21 Suttor Ave Caerleon
Cost estimate report	Cost Estimate Report_Lot 417 Suttor Ave_Dual Occupancy_Adam Woods - Copy
Statement of environmental effects	0452-A01 Lot 417 Suttor Avenue_Dual Occupancy_SOEE

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).	