



Pre-Lodgement Application Form

Portal Application number:
PAN-192002

Applicant contact details

Title	
First given name	Jye
Other given name/s	
Family name	Saliba
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	29068798158
ACN	068798158
Name	IAN CUBITT'S CLASSIC HOME IMPROVEMENTS PTY LIMITED
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	
First given name	Jessica
Other given name/s	
Family name	Field
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Jye
Other given name/s	
Family name	Saliba
Contact number	[REDACTED]
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	29 068 798 158
ACN	068 798 158

Name	IAN CUBITT'S CLASSIC HOME IMPROVEMENTS PTY LIMITED
Trading name	
Address	152 Russell street, Emu Plains NSW 2750
Email Address	██████████

Development details

Application type	Development Application
Site address #	1
Street address	41 MEDLEY STREET GULGONG 2852
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1-/DP101068 <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 5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 600 m²</p> <p>Heritage Gulgong Significance: Local House Significance: Local</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Local Provisions Former LEP Boundaries Map</p>

Proposed development

Proposed type of development	Secondary dwelling Demolition
Description of development	Proposed Secondary Dwelling and Awning to be removed
Dwelling count details	
Number of dwellings / units proposed	1
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	
Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	██████████
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	

Is subdivison proposed?	
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	0
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?	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.	Yes
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	Ian Cubitt's Classic Home Improvements
ABN	29 068 798 158
ACN	
Trading Name	Cubitt's Granny Flats & Home Extensions
Email address	
Billing address	152 Russell Street, Emu Plains NSW 2750

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	A3 Architectural Plans - ISSUE B - 41 Medley Street, Gulgong
BASIX certificate	NatHERS Stamped Plans - 41 Medley Street, Gulgong NatHERS Certificate - 41 Medley Street, Gulgong BASIX Certificate - 41 Medley Street, Gulgong
Cost estimate report	Cost Estimate - 41 Medley Street, Gulgong
Elevations and sections	Elevations & Section - 41 Medley Street, Gulgong
Floor plans	Floor Plan - 41 Medley Street, Gulgong
Heritage impact statement	Heritage Impact Statement - 41 Medley Street, Gulgong
Landscape plan	Landscape Plan - 41 Medley Street, Gulgong
Notification plans	A4 Notification Plans - 41 Medley Street, Gulgong
Other	Roof Plan - 41 Medley Street, Gulgong Cover Sheet - 41 Medley Street, Gulgong Services Plan - 41 Medley Street, Gulgong Commitments & Schedules - 41 Medley Street, Gulgong
Owner's consent	Owners Consent - 41 Medley Street, Gulgong
Site plans	Site Plan - 41 Medley Street, Gulgong
Statement of environmental effects	Statement of Environmental Effects - 41 Medley Street, Gulgong
Stormwater drainage plan	Stormwater Management Plan - 41 Medley Street, Gulgong
Survey plan	Topographical Survey Plans - 41 Medley Street, Gulgong
Waste management plan	Waste Management Plan - 41 Medley Street, Gulgong

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	Yes

determination of this development application.	
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).	