

Applicant contact details

Title	
First given name	Alina
Other given name/s	Louise
Family name	Azar
Contact number	██████████
Email	██████████
Address	344 CASTLEREAGH HIGHWAY SPRING FLAT 2850
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mrs
First given name	Alina
Other given name/s	
Family name	Azar
Contact number	██████████
Email	██████████
Address	344 CASTLEREAGH HIGHWAY SPRING FLAT 2850
Owner #	2
Title	Mr
First given name	Michael
Other given name/s	
Family name	Azar
Contact number	██████████
Email	██████████
Address	344 Castlereagh Highway, Spring Flat NSW

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	344 CASTLEREAGH HIGHWAY SPRING FLAT 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	2/-/DP869780 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning RU4: Primary Production Small Lots Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 20 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Groundwater Vulnerability Groundwater Vulnerable Local Provisions Former LEP Boundaries Map Visually Sensitive Land Map Terrestrial Biodiversity High Biodiversity

Proposed development

Proposed type of development	Pools / decks / fencing Other
A pool or spa of 40,000 litres or greater proposed	No
Description of development	Farm Stay accommodation. Addition of 3 transportable dwellings to provide farm stay accommodation. Total site will have 8 bedrooms sleeping maximum of 20 people. 4m x 6m Decks to be built off transportable accomodation buildings.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Saturday	Yes
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
Dwelling count details	
Number of dwellings / units proposed	3
Number of storeys proposed	1

Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Existing gross floor area (m2)	72
Proposed gross floor area (m2)	288
Total site area (m2)	445,154
Cost of development	
Estimated cost of work / development (including GST)	\$353,100.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1315549S
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	0
Number of staff/employees on the site	0

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Other for example rural/extractive industry	4	0	0
Total	4	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	One transportable buildig to be installed immediately. Second and third transportable to be installed in future.
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?	
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?	Yes
Description provided	Alina Azar staff member at Mid-Western Regional Council. Ongoing Role: Manager Economic Development, however currently Acting Director Development.
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	Alina
Other given name(s)	Louise
Family name	Azar
Contact number	██████████
Email address	██████████
Billing address	344 CASTLEREAGH HIGHWAY SPRING FLAT 2850

Application documents

The following documents support the application. _____

Document type	Document file name
Architectural Plans	North Facing Plans - Cottage D Farmstay Plans - B, C
BASIX certificate	Basix
Cost estimate report	Cost Estimate x 1 for DA
Other	Engineer Footings Drawings
Owner's consent	Owners Consent
Site plans	Overall Site Plan- Total 4 Cabins
Statement of environmental effects	State of Environmental Effects

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).	