



Pre-Lodgement Application Form

Portal Application number:
PAN-129018

Applicant contact details

Title	Mrs
First given name	Annette
Other given name/s	
Family name	Webster
Contact number	[REDACTED]
Email	[REDACTED]
Address	170 ULAN ROAD BOMBIRA 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	Annette
Other given name/s	
Family name	Webster
Contact number	[REDACTED]
Email	[REDACTED]
Address	170 ULAN ROAD BOMBIRA 2850
Owner #	2
Title	Mr
First given name	Dennis
Other given name/s	
Family name	Webster
Contact number	[REDACTED]
Email	[REDACTED]
Address	170 ULAN ROAD BOMBIRA 2850

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	91 101 345 106
ACN	
Name	TROY
Trading name	TROY J LEATHEM
Address	
Email Address	[REDACTED]

Development details

Application type	Development Application	
Site address #	1	
Street address	170 ULAN ROAD BOMBIRA 2850	
Local government area	MID-WESTERN REGIONAL	
Lot / Section Number / Plan	102 / - / DP1148749	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	R2: Low Density Residential
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	2 ha
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Refer to Clause 4.2A
	1.5 m Buffer around Classified Roads	Classified Road Adjacent
	Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.

Proposed development

Proposed type of development	Dwelling
Description of development	Construction of a single storey dwelling , related landscaping co existing with present sheds already on the property.
Dwelling count details.	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	4,287
Cost of development	
Estimated cost of work / development (including GST)	\$390,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1207692S
Subdivision	
Number of existing lots	

Is subdivison proposed?	No
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	PC 1058/2021
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	prune 2 trees remove 4 trees
Number of trees to be impacted by the proposed work	6
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	20
Units	Square metres
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage	No

conservation area.	
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	Annette
Other given name(s)	
Family name	Webster
Contact number	
Email address	
Billing address	170 ULAN ROAD BOMBIRA 2850

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architect
BASIX certificate	36325_BASIX
Cost estimate report	Troy Leatham Constuctions
File	1070
Other	Title
Section 10.7 Planning Certificate (formerly Section 149)	1070
Site plans	Site Architect
Statement of environmental effects	specifics
Structural engineers report	Structure

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).	