

Pre-Lodgement Application Form

Portal Application number:
PAN-129478

Applicant contact details

Title	
First given name	Natasha
Other given name/s	
Family name	Stengert
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Hibbards Pty Ltd
ABN / ACN	22 057 895 020
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application	
Site address #	1	
Street address	46 SALEYARDS LANE MUDGEE 2850	
Local government area	MID-WESTERN REGIONAL	
Lot / Section Number / Plan	17 / - / DP1267151	
Primary address?	Yes	
	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	R1: General Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	450 m ²
	Heritage	NA

Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Refer to Clause 4.2A
	Terrestrial Biodiversity	High Biodiversity

Proposed development

Proposed type of development	Dual occupancy Subdivision of land Retaining walls, protection of trees
Description of development	Construction of an attached dual occupancy dwelling, retaining walls, boundary fencing - 2 Lot Strata Title Subdivision
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	630
Cost of development	
Estimated cost of work / development (including GST)	\$400,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1197967M
Subdivision	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	10
Number of parking spaces	2
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	PC0647/2021
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	Hibbards Pty Ltd
ABN	22 057 895 020
ACN	
Trading Name	
Email address	
Billing address	130 WEST HIGH STREET COFFS HARBOUR 2450

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Nathers Stamped Plans - Lot 17 Saleyards Lane
BASIX certificate	NatHERS Group Cert- Lot 17 (1&2), 46 Saleyards Lane NatHERS Cert- Lot 17, 46 Saleyards Lane - D2 NatHERS Cert- Lot 17, 46 Saleyards Lane - D1 BASIX Cert- Lot 17 (1&2), 46 Saleyards Lane
Cost estimate report	Cost Estimate report
Other	Lot 17 Saleyards Lane - DP1267151 Lot 17 Saleyards Lane - DP1267151 (88B) Lot 17 Saleyards Ln - SoEE Appendix B - AHIMS Basic Search w 200 Lot 17 Saleyards Lane - Title Search
Section 10.7 Planning Certificate (formerly Section 149)	Lot 17 Saleyards Lane - Planning Certificate
Statement of environmental effects	Lot 17 Saleyards Ln - 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).	