

## Applicant contact details

Title	Mr
First given name	Jessica
Other given name/s	
Family name	Lynch
Contact number	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	71612772380
ACN	612772380
Name	LYNCH BUILT PTY LIMITED
Trading name	LYNCH BUILT PTY LIMITED
Is the nominated company the applicant for this application	Yes

## Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Sutton Cross Investments Pty Ltd
ABN / ACN	

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.

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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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	20 SHEARMAN STREET CAERLEON 2850
Local government area	MID-WESTERN REGIONAL

Lot / Section Number / Plan	910/-/DP1274170 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	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 m²  Heritage NA  Land Reservation Acquisition NA  Foreshore Building Line NA  Groundwater Vulnerability Groundwater Vulnerable  Local Provisions Former LEP Boundaries Map

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dual occupancy (detached)
Description of development	Proposed detached dual occupancy with Torrens Title subdivision.
Is the development proposed to be build-to-rent housing?	No
<b>Dwelling count details</b>	
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 proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$684,579.00
Capital Investment Value (CIV)	\$513,434.25
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1418498S 1418499S
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 6 - mild temperate
Has the climate zone impacted the design of the development?	No
<b>Subdivision</b>	
Number of existing lots	

Proposed operating details	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	

#### 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
Is this application for biodiversity compliant development?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
<b>Section 68 of the Local Government Act</b>	
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
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
<b>Affiliations and Pecuniary interests</b>	
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	No

council assessing the application?	
<b>Political Donations</b>	
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	

### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* 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	

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	0496-A01 LBG_Lot 910 Shearman St_FINAL_Elevations_Dwelling Two_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Floor Plans_Dwelling Two_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Electrical & Mechanical_Dwelling Two_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Title & Basix Commitments_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Elevations_Dwelling One_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Floor Plans_Dwelling One_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Section & Notes_Dual Occupancy 0496-A01 LBG_Lot 910 Shearman St_FINAL_Electrical & Mechanical_Dwelling One_Dual Occupancy

BASIX certificate	BASIX_CERT_LBG_Dwelling_Two_Lot_910_Shearman_Street_Caerleon BASIX_CERT_LBG_Dwelling_One_Lot_910_Shearman_Street_Caerleon
Cost estimate report	Cost Estimate Report_Lot 910, 20 Shearman Street_Dual Occupancy_Woods
Owner's consent	Local PCA Authorisation Letter_signed
Site Plans	0496-A01 LBG_Lot 910 Shearman St_FINAL_Site Location Subdivision & Landscape_Dual Occupancy
Statement of environmental effects	Lot 910 Shearman Street_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 agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	