

## Applicant contact details

Title	
Other given name/s	
Family name	
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	
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	8 DAVIS CRESCENT CAERLEON 2850
Local government area	MID-WESTERN REGIONAL



Lot / Section Number / Plan	803/-/DP1273341 <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 Subdivision
Selected development types	Dual occupancy (detached)
Description of development	Proposed new dual occupancy on vacant land 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	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	321
Total site area (m2)	1,045
Total net lettable area (m2)	
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$660,127.00
Capital Investment Value (CIV)	\$495,095.25
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1423013S 1423043S
<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	0



Type of subdivision proposed	Torrens Title
Number of proposed lots	2
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 ?	
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
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.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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



<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:


### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	0494-A01 Lot 803 Caerleon_FINAL_Floor Plan - Dwelling One_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Section & Notes_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Title & Basix Commitments_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Floor Plan - Dwelling Two_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Elevations - Dwelling Two_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Elevations - Dwelling One_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Electrical & Mechanical - Dwelling Two_Woods Dual Occ 0494-A01 Lot 803 Caerleon_FINAL_Electrical & Mechanical - Dwelling One_Woods Dual Occ



BASIX certificate	BASIX_CERT_LBG_Dwelling_Two_Lot_803_Davis_Crescent_Caerleon BASIX_CERT_LBG_Dwelling_One__Lot 803 Davis Cres_Dual Occupancy_Woods BASIX_CERT_LBG_Dwelling_Two_Lot_803_Davis_Crescent_Caerleon BASIX_CERT_LBG_Dwelling_One__Lot 803 Davis Cres_Dual Occupancy_Woods
Bushfire Assessment Report	Bushfire Report_803 Davis Crescent
Cost estimate report	Cost Estimate Report_Lot 803 Davis Cres_Dual Occupancy_Woods Cost Estimate Report_Lot 803 Davis Cres_Dual Occupancy_Woods
Owner's consent	Local_PCA_Authorisation_Letter_LBG Local_PCA_Authorisation_Letter_LBG
Preliminary Engineering Drawings	Barnson_Foundation Design_Lot 803, 8 Davis Crescent
Site Plans	0494-A01 Lot 803 Caerleon_FINAL_Site Landscape Location Subdivision Plan_Woods Dual Occ
Statement of environmental effects	Lot 803 Davis Crescent_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).	