

Applicant contact details

Title	Mr
First given name	Geoffrey
Other given name/s	Edward
Family name	Spice
Contact number	[REDACTED]
Email	[REDACTED]
[REDACTED]	[REDACTED] 2850
Application on behalf of a company, business or body corporate	No

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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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	433 KALUDABAH ROAD PIAMBONG 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	898/-/DP1278019 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning RU1: Primary Production Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 100 ha Heritage NA

Land Reservation Acquisition
NA
Foreshore Building Line
NA
Groundwater Vulnerability
Groundwater Vulnerable
Local Provisions
Former LEP Boundaries Map
Terrestrial Biodiversity
High Biodiversity

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Secondary dwelling
Description of development	We converted our approved shed dwelling, next to our house, into a self contained granny flat for my father. Our shed is 7mx12m. To complete the construction work, we used a variety of qualified trades people for the construction and plumbing works. We also organized for Barnson's to complete a structural Engineers report and a Site and Soil Assessment for Onsite Effluent Management.
Is the development proposed to be build-to-rent housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of proposed occupants	1
Existing gross floor area (m2)	84
Proposed gross floor area (m2)	84
Total site area (m2)	84
Total net lettable area (m2)	84
Cost of development	
Estimated cost of work / development (including GST)	\$80,000.00
Capital Investment Value (CIV)	\$80,000.00
Do you have one or more BASIX certificates?	No
Climate Zone	
What climate zone/s is the development in?	Climate zone 4 - hot dry summer, cool winter
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	2	2	2
Total	2	2	2

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
Is this application for biodiversity compliant development?	Yes
What are the reasons the development is biodiversity compliant development?	This building is situated on a 250acre property and the original dwelling (shed) was already approved by council
Is this application subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?	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 Planning Agreement ?	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?	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	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures? The generation and storage of renewable energy The minimisation of the consumption of potable water	A reduction in peak demand for electricity, including through the use of energy-efficient technology The generation and storage of renewable energy The minimisation of the consumption of potable water
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	Granny Flat is fully off the grid, has rain water tanks for its water consumption and its own septic system.
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	Not Applicable
Is the development designed to retain or reuse an existing building on site?	Yes
What percentage of the total development has been re-used?	100%
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

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:

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Family name	Spice
Contact number	██████████
██████████	████████████████████
Billing address	433 KALUDABAH ROAD PIAMBONG 2850

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	BASIX Certificate
NABERS Embodied Emissions Materials Form	20230404 - Internal Fit-Out for Habitable Shed - Building Information Certificate (BIC) Structural Inspection Report
Other	20230404 - Internal Fit-Out for Habitable Shed - Building Information Certificate (BIC) Structural Inspection Report
Site Plans	Site Plan 2 Diagram Site Plan 1 Diagram
Statement of environmental effects	20230418 - Site and Soil Assessment for Onsite Effluent Management System - Barnsons Report
Structural engineers report	20230404 - Internal Fit-Out for Habitable Shed - Building Information Certificate (BIC) Structural Inspection Report
Wastewater Management Plan	20230418 - Site and Soil Assessment for Onsite Effluent Management System - Barnsons Report

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).	