

Applicant contact details

Title	
First given name	Adam
Other given name/s	
Family name	Rayner
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	52001909520
ACN	001909520
Name	RAYNER CONSTRUCTIONS PTY. LIMITED
Trading name	RAYNER CONSTRUCTIONS PTY. LIMITED
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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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	17 DAVIS CRESCENT CAERLEON 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	814/-/DP1273341 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building 8.5 m

Planning controls affecting property	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	450 m ²
	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	Dwelling House Dual occupancy Dual occupancy (detached)
Description of development	construction of 2 new houses and subdivision on completion
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
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 proposed occupants	6
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	334
Total site area (m2)	904
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$500,000.00
Capital Investment Value (CIV)	\$800,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1372674S 1372673S
Climate Zone	
What climate zone/s is the development in?	Climate zone 6 - mild temperate
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	1
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	4	4	10
Total	4	4	10

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?	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?	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:

First name	Adam
Other given name(s)	
Family name	Rayner
Contact number	██████████
Email address	██████████
Billing address	████████████████████

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	1381 UNIT B BASIX CERTIFICATE 1381 UNIT A BASIX CERTIFICATE
Cost estimate report	cost estimate report
Floor plans	1381-A01-A13_FINAL DRAWINGS
Preliminary Engineering Drawings	1381-A01-A13_FINAL DRAWINGS
Site Plans	1381-A01-A13_FINAL DRAWINGS
Statement of environmental effects	SEE - 17 Davis Crescent, Caerleon

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).	