

**Applicant contact details**

Title	█
First given name	█
Other given name/s	
Family name	█
█	█
█	█
Application on behalf of a company, business or body corporate	Yes
ABN	█
ACN	
Name	█
Trading name	█
Is the nominated company the applicant for this application	Yes

**Owner/s of the development site**

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	█
First given name	█
Other given name/s	
Family name	█
█	█
Email	█
█	█
Owner #	█
█	█
█	█
█	
█	█
█	█
█	█
█	█

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.	Yes
Provide details	Please contact Thea before site inspection

**Developer details**

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ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

#### Development details

Application type	Development Application
Site address #	1
Street address	269 HENRY LAWSON DRIVE EURUNDEREE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	176/-/DP755418 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning RU4: Primary Production Small Lots</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 20 ha</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Groundwater Vulnerability Groundwater Vulnerable</p> <p>Local Provisions Former LEP Boundaries Map</p>

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure Change of use of land or a building or the classification of a building under the Building Code of Australia Hours of operation and trading
Selected development types	Educational Establishment Serviced apartment
Description of development	Alterations and Additions to current building, including the relocation of the first floor. First floor will become stand alone serviced apartment on the property. Change of use of the current building from a micro- winery to tourist educational facility housing a small retail space. All associated plumbing, drainage and landscape works.
<b>Provide the proposed hours of operation</b>	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	-

Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	No
Saturday	-
Proposed to operate 24 hours on Sunday	No
Sunday	-
<b>Dwelling count details</b>	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	26
Existing gross floor area (m2)	120
Proposed gross floor area (m2)	120
Total site area (m2)	40,000
Total net lettable area (m2)	115
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$60,000.00
Capital Investment Value (CIV)	\$60,000.00
Do you have one or more BASIX certificates?	
<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	
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	0
Number of staff/employees on the site	6

#### Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	14	0	0
Residential accommodation	1	0	0
Total	15	0	0

Number of loading bays	0
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
<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.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<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 council assessing the application?	Yes
Description provided	Spouse of Julian Geddes, Director of Operations, MWRC
<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:	An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

## 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	██████████
██████████	
██████████	██████████
██████████	██████████
██████████	████████████████████
██████████	██

## Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	628SPE-02_Rev C
Category 1 Fire Safety Provisions	blank
Cost estimate report	Cost Report
Other	TX17807.00-C01-C2.01 SPENCER COCOA IEF VISITOR EXPERIENCE BOOKING PLAN
Owner's consent	628SPE_Owners Consent Form_Stage 2
Site Plans	628SPE-02_Rev C_Siteplan
Statement of environmental effects	628SPE_D_SEE

## 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).	