

Applicant contact details

Title	
First given name	Neil
Other given name/s	
Family name	Mumme
Contact number	██████████
Email	████████████████████
Address	PO Box 491 NAROOMA NSW 2546
Application on behalf of a company, business or body corporate	Yes
ABN	14003971631
ACN	003971631
Name	INSTEP MANAGEMENT GROUP PTY LIMITED
Trading name	INSTEP MANAGEMENT GROUP PTY LIMITED
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	Mr
First given name	Craig
Other given name/s	
Family name	Hearn
Contact number	██████████
Email	████████████████████
Address	87 HENRY BAYLY DRIVE MUDGEE 2850
Owner #	2
Title	Mrs
First given name	Vyonne
Other given name/s	
Family name	Hearn
Contact number	██████████
Email	████████████████████
Address	87 HENRY BAYLY DRIVE MUDGEE 2850

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	
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ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	87 HENRY BAYLY DRIVE MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	2/-/DP1014531 <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 R1: General Residential R2: Low Density Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 2 ha 600 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Local Provisions Former LEP Boundaries Map Visually Sensitive Land Map</p>

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Secondary dwelling Manufactured home
Description of development	Installation of a 'Manufactured Home as a Secondary Dwelling'
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	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$240,224.00

Capital Investment Value (CIV)	\$218,385.00
Do you have one or more BASIX certificates?	No
Climate Zone	
What climate zone/s is the development in?	Climate zone 7 - cool temperate
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

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?	No clearing required for the project.
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?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is permitted with or without consent or is exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

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	Instep Management Group P/L
ABN	14 003 971 631
ACN	003 971 631
Trading Name	Progressive Project Solutions
Email address	████████████████████
Billing address	PO Box 491 NAROOMA NSW 2546

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Due Diligence Assessment	LD10. AHIMS Search - 87 Henery Bayly Drive MUDGEE LD9. Due Diligence - 87 Henry Bayly Drive MUDGEE
Architectural Plans	LD2. Full Plans Set - 87 Henry Bayly Drive MUDGEE
BASIX certificate	XLD. BASIX CERTIFICATE - 87 HENRY BAYLY DRIVE mudgee
Construction Management Plan	LD11. CMP - 87 Henery Bayly Drive MUDGEE
Cost estimate report	LD6. Cost Estimate Report - 87 Henry Bayle Drive MUDGEE
Notification Plan	LD4. Notification Plan - 87 Henry Bayly Drive MUDGEE
Other	LD15. Description of Works -87 Henry Bayle Drive MUDGEE
Owner's consent	LD1. Covering Letter & Authroity to Represent - 87 Henry Bayly Drive MUDGEE
Site Plans	LD3. Site Plan - 87 Henry Bayly Drive MUDGEE
Statement of environmental effects	LD5. SoEE - 87-95 Henry Baly Drive MUDGEE
Structural engineers report	LD14. Structural Drawings - 87 Henry Bayly Drive MUDGEE LD13. Engineers Certificate - 87 Henry Bayly Drive MUDGEE
Survey plan	LD8. Survey - 87 Henry Bayly Drive MUDGEE
Waste management plan	LD12. WMP -87 Henry Bayly Drive MUDGEE
Wastewater Management Plan	LD7. OSSM - 87 Henry Bayly Drive MUDGEE

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).	