

Applicant contact details

First given name	ROBERT
Other given name/s	
Family name	UNCLES
Contact number	[REDACTED]
Email	[REDACTED]
Address	2A SYDNEY ROAD MUDGEES 2850
Application on behalf of a company, business or body corporate	Yes
ABN	50320245230
ACN	
Name	ROBERT UNCLES
Trading name	ROBERT UNCLES
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	Greg
Other given name/s	
Family name	Boyce
Contact number	[REDACTED]
Email	[REDACTED]
Address	14 WYNELLA STREET GULGONG 2852

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	Modification Application
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On what date was the development application to be notified determined	6/05/2025
Type of modification requested	S4.55(1) - Modification to correct a minor error, misdescription or miscalculation made in the consent
Development Application number of the consent to be modified	
Description of the proposed modification	Change side Setback from 1500mm to 900mm
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-524797
Site address #	1
Street address	14 WYNELLA STREET GULGONG 2852
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1/-/DP801685 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R2: Low Density Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 10 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Former LEP Boundaries Map

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	Construct a 9 x 16 x 3.5 Ranbuild Shed
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Existing gross floor area (m2)	
Proposed gross floor area (m2)	144
Total site area (m2)	
What is the estimated development cost, including GST?	
Estimated development cost	
Do you have one or more BASIX certificates?	
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?	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?	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.	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	ROBERT UNCLES T/AS MID WESTERN SHEDS
ABN	50 320 245 230
ACN	
Trading Name	MID WESTERN SHEDS
Email address	
Billing address	2A SYDNEY ROAD MUDGEE 2850

Application documents

The following documents support the application.

Document type	Document file name
Other	Greg setback letter
Owner's consent	Greg PCA and Consent
Site Plans	corrected site plan

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).	