

Applicant contact details

First given name	Grace
Other given name/s	
Family name	Kilgour
Contact number	
Email	
Application on behalf of a company, business or body corporate	Yes
ABN	30142824333
ACN	142824333
Name	DEVINE DRAFTING & DESIGN PTY. LTD.
Trading name	DEVINE DRAFTING & DESIGN PTY. LTD.
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	TALBOT DEVELOPMENT PTY LTD
ABN / ACN	646 894 386

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	MAYBE SITE FENCING

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	3 MARGARET LANE CAERLEON 2850
Local government area	MID-WESTERN REGIONAL

Lot / Section Number / Plan	1223/-/DP1302496 ☒
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building 8.5 m 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
Selected development types	Dwelling House Secondary dwelling
Description of development	CONSTRUCTION OF SINGLE STOREY DWELLING HOUSE & ATTACHED SECONDARY DWELLING
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
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
What is the estimated development cost, including GST?	
Estimated development cost	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1801405M
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
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Is a new road proposed?	
Concept development	
Is the development to be staged?	
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 wholly residential An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost 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:

Company Name	DEVINE DRAFTING & DESIGN
ABN	
ACN	
Trading Name	
Email address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plans 25037-3
BASIX certificate	NatHERS Stamped Plans 25037-1 NatHERS Certificate_Secondary Dwelling NatHERS Certificate_Primary Dwelling NatHERS Group Certificate BASIX Certificate_1801405M
Cost estimate report	Cost Summary Report
Elevations and sections	Elevations & Sections from Architectural Plans 25037-3
Floor plans	Floorplan from Architectural Plans 25037-3
Landscape plan	Landscape Plan from Architectural Plans 25037-3
Owner's consent	owners-consent_SIGNED ASIC Extract_TALBOT DEVELOPMENTS PTY LTD_ACN 646 894 386
Schedule of colours, materials and finishes	External Colours Schedule from Architectural Plans 25037-3
Site Plans	Site Plan from Architectural Plans 25037-3
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	Drainage Plan from Architectural Plans 25037-3
Survey plan	Survey Plan 2024-1606_Lot 1223
Waste management plan	Waste Management 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	Yes

application.		
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).		