

Pre-Lodgement Application Form

Applicant contact details

Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	
Owner/s of the development site	I am the only owner of the development site

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	Locked gate & dog, please advise to arrange 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	521 ULAN ROAD EURUNDEREE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	2/-/DP618062
Primary address?	Yes
	Land Application LEP Mid-Western Regional Local Environmental Plan 2012
	Land Zoning RU4: Primary Production Small Lots
	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size 20 ha
	Heritage

1

Planning controls affecting property	NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA
	Groundwater Vulnerability Groundwater Vulnerable
	Local Provisions Former LEP Boundaries Map
	Terrestrial Biodiversity High Biodiversity

Proposed development

Proposed type of development	Dwelling Signage Change of use Food and drink premises	
Description of development	The site contains an existing framed, metal-clad shed, which was previously fit-out for a dwelling. Approval is sought for the retrospective approval for a dwelling within the existing shed & change of use for Cellar Door Premises.	
Provide the proposed hours of operation		
Proposed to operate 24 hours on Monday		
Monday	-	
Proposed to operate 24 hours on Tuesday		
Tuesday	-	
Proposed to operate 24 hours on Wednesday		
Wednesday	-	
Proposed to operate 24 hours on Thursday		
Thursday	-	
Proposed to operate 24 hours on Friday	No	
Friday	10:00 AM -	
Proposed to operate 24 hours on Saturday	No	
Saturday	10:00 AM - 5:00 PM	
Proposed to operate 24 hours on Sunday	No	
Sunday	10:00 AM - 5:00 PM	
Does the development include affordable housing?	No	
Dwelling count details		
Number of dwellings / units proposed	1	
Number of storeys proposed	2	
Number of pre-existing dwellings on site	0	
Number of dwellings to be demolished	0	
Existing gross floor area (m2)	163	
Proposed gross floor area (m2)	163	
Total site area (m2)	107,000	
Cost of development		
Estimated cost of work / development (including GST)	\$91,000.00	
Do you have one or more BASIX certificates?	Yes	
BASIX Certificate Number	1414479S	
Subdivision		
Number of existing lots	1	

Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	2
Number of staff/employees on the site	2

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	2	0	0
Commercial including business premises and retail premises	15	0	0
Total	17	0	0

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?	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	

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	
Other given name(s)	
Family name	
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	400_230825_UlanRd_CellarDoor_DA - BINDER
BASIX certificate	400_230825_Basix Certificate
Contamination / remediation action plan	400_230824_Contamination
Cost estimate report	400_230824_Opinion of Probable Cost
Statement of environmental effects	400_230825_Statement of Environmental Effects
Structural engineers report	400_230411_Structural Adequacy Report
Survey plan	400_211126_Survey

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 materi provided may be made available to the public for inspection at its Office and on its website and/or the NSW Planning Portal	
I acknowledge that copies of this application and supporting documental may be provided to interested persons in accordance with the Governm Information (Public Access) 2009 (NSW) (GIPA Act) under which it may required to release information which you provide to it.	nent Vos
I agree to appropriately delegated assessment officers attending the sit the purpose of inspection.	te for Yes
I have read and agree to the collection and use of my personal informa as outlined in the Privacy Notice	tion Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	