



## Pre-Lodgement Application Form

Portal Application number:  
PAN-141138

### Applicant contact details

Title	Mr
First given name	Peter
Other given name/s	Consadine
Family name	[REDACTED]
Contact number	[REDACTED]
Email	[REDACTED]
Address	6 [REDACTED]
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Diamond 7 Pty Ltd
ABN / ACN	86 641 313 591
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	Diamond 7 PTY LTD
ABN / ACN	86 641 313 591

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.

### Developer details

ABN	86 641 313 591
ACN	641 313 591
Name	DIAMOND 7 PTY LTD
Trading name	
Address	[REDACTED]
Email Address	[REDACTED]

### Development details

Application type	Development Application
Site address #	1
Street address	33 HORATIO STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	2 / - / DP743615 3 / - / DP743615
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	SP3: Tourist
	Height of Building	NA
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	Mudgee Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Former LEP Boundaries Map
1.5 m Buffer around Classified Roads	Classified Road Adjacent	
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.	

#### Proposed development

Proposed type of development	Demolition Food and drink premises
Description of development	Proposed demolition of existing dwelling and development of a 'food and drink premises' being a 40 seat fast food store.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	10:30 AM - 10:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	10:30 AM - 10:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	10:30 AM - 10:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	10:30 AM - 10:00 PM
Proposed to operate 24 hours on Friday	No
Friday	10:30 AM - 10:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	10:30 AM - 10:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	10:30 AM - 10:00 PM
<b>Dwelling count details</b>	
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	1
Number of existing floor area	
Number of existing site area	2,260
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$1,800,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	8
Number of parking spaces	23
Number of loading bays	1
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
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 voluntary planning agreement (VPA) ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	Yes

Please provide a description of the proposed tree removal and/or pruning work	Listed in architect plans
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	
Units	Square metres
Approximate area of canopy REQUESTED to be removed	10
Units	Square metres
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes
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?	No
<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	

#### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 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	Peter
Other given name(s)	Consadine
Family name	
Contact number	
Email address	
Billing address	

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	20200079_KFC Mudgee_DA Package_20210827 FINAL
Civil Engineering Plan	TX15361.00-C01
Cost estimate report	KFC Development team costing unit model

Heritage impact statement	SoHI 33 Horatio Street Mudgee Final H21 9188 Statement of Heritage Impact - 33-35 Horatio Street, Mu
Statement of environmental effects	A170 SEE KFC MUDGEE (vers002)

**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 have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	