



## Pre-Lodgement Application Form

Portal Application number:  
PAN-145230

### Applicant contact details

Title	Mr
First given name	Symond
Other given name/s	
Family name	Carr
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	S.a Carr And Co P/l
ABN / ACN	24 099 940 584
Is the nominated company the applicant for this application?	Yes

### Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mr
First given name	Symond
Other given name/s	
Family name	Carr
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Mrs
First given name	Catherine
Other given name/s	
Family name	Carr
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

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	24 099 940 584
ACN	099 940 584
Name	SA CARR & CO. PTY LIMITED
Trading name	

Trading name	
Address	
Email Address	

#### Development details

Application type	Development Application	
Site address #	1	
Street address	31 COURT STREET MUDGEE 2850	
Local government area	MID-WESTERN REGIONAL	
Lot / Section Number / Plan	15 / 19 / DP758721	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Mid-Western Regional Local Environmental Plan 2012
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	600 m <sup>2</sup>
	Heritage	Mudgee Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Groundwater Vulnerability	Groundwater Vulnerable
	Local Provisions	Former LEP Boundaries Map
	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 Multi-dwelling housing Stratum / community title subdivision
Description of development	Demolition of existing house, Construction of 3 Multi-dwelling houses, Community Title Subdivision.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	3
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	240
Number of existing site area	2,023
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$1,170,000.00
Do you have one or more BASIX certificates?	Yes

BASIX Certificate Number	1239161S 1239575S 1239583S
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Community Title
Number of proposed lots	3
<b>Proposed operating details</b>	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
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?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	PC0725/2021
<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	Remove 3 trees
Number of trees to be impacted by the proposed work	3
Land area to be impacted by the proposed work	

Units	Square metres
Approximate area of canopy REQUESTED to be removed	50
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:

Company Name	S.a Carr And Co P/l
ABN	24 099 940 584
ACN	
Trading Name	S.a Carr And Co P/l
Email address	
Billing address	

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	3708-Set
BASIX certificate	3708-BASIX Certificate Unit 3 3708-BASIX Certificate Unit 2 3708-BASIX Certificate Unit 1
Car parking and vehicle access	3708-A09
Cost estimate report	Quote 31 Court St
Flood risk management report	36900-CR01_0 Flood Study
	SoHI 31 Court Street FINAL Mudgee

Heritage impact statement	SOHI 31 Court Street Adendum 18 August 2021
Other	Pre-lodgement Meeting Minutes - 31 Court Street, Mudgee Email MWRC Building Exempt near creek Demolition Plan 31CourtStMudgee Aabeston Removal Control Plan 31CourtStMudgee Sample Fencing
Section 10.7 Planning Certificate (formerly Section 149)	Planning Certificate and Drainage Diagram Planning Certificate and Drainage Diagram Planning Certificate and Drainage Diagram Planning Certificate and Drainage Diagram Planning Certificate and Drainage Diagram
Shadow diagrams	607DEN_Rev B2 - Shadow Diagrams
Statement of environmental effects	form---statement-of-environmental-effects---planning-2. 5 8 21
Stormwater drainage plan	36900 - C01 to C10_2 Stormwater and Crossover Design
Structural engineers report	MBC Asbestos Demolition Inspection Report 31CourtStMudgee 31 Court Street - Building Report 36900-SR01_a Structural Dilapidation Report
Survey plan	Ident 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 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).	