

**Applicant contact details**

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	32123586096
ACN	123586096
Name	TAYLOR MADE BUILDINGS PTY LTD
Trading name	TAYLOR MADE BUILDINGS PTY LTD
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	
First given name	Catherine
Other given name/s	
Family name	Cox
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[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.

**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
---	----

**Developer details**

ABN	32 123 586 096
ACN	123 586 096
Name	TAYLOR MADE BUILDINGS PTY LTD
Trading name	TAYLOR MADE BUILDINGS PTY LTD
Address	PO Box 989 DUBBO NSW 2830
Email Address	admin@taylormadebuildings.com.au

**Development details**

Application type	Development Application
Site address #	1
Street address	441 WILBETREE ROAD MENAH 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	53/-/DP1124333 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning RU1: Primary Production RU4: Primary Production Small Lots</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 100 ha 20 ha</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Flood Planning Flood Planning Area</p> <p>Groundwater Vulnerability Groundwater Vulnerable</p> <p>Local Provisions Former LEP Boundaries Map</p> <p>Terrestrial Biodiversity High Biodiversity Moderate Biodiversity</p>

### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Non-standard Housing Manufactured home
Description of development	<p>The works will include the delivery and installation of a new manufactured dwelling.</p> <p>The manufactured dwelling will be constructed of Steel Frame and Trusses, cladding to be 1/3 Heritage Board painted Colour Bond Blue Gum, 2/3 Corro Cladding Shale Grey and the Roof will be Colour Bond Corro Southerly.</p> <p>The dwelling will have attached verandahs 111.45m<sup>2</sup>   front and rear. Both with bellcast roof with lined eaves and hardwood decking boards.</p>
Is the development proposed to be build-to-rent housing?	No
<b>Dwelling count details</b>	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	2
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	151
Total site area (m2)	6,719,000
Total net lettable area (m2)	151

What is the estimated development cost, including GST?	\$470,496.00
Estimated development cost	\$470,496.00
Do you have one or more BASIX certificates?	
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
<b>Subdivision</b>	
Number of existing lots	
<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
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
<b>Section 68 of the Local Government Act</b>	
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?	Yes
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No

<b>Local heritage</b>	
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
<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	

### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

### 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:

██████████	████████████████████
████	██████████
████	██████████
██████████	
██████████	████████████████████
██████████	████████████████████

### Application documents

The following documents support the application.

---

Document type	Document file name
Architectural Plans	24118_TMH_Cox_A_010724
Bushfire Assessment Report	Bushfire Assessment Report
Cost estimate report	Cost Estimate Report
Other	TMB Specification - Taylor Made Buildings Pty Ltd TMB Engineering 2023 19920-S01 to S14_6 Description of Works 45014-GR01_A
Owner's consent	Owners Consent
Site Plans	Site Plan
Statement of environmental effects	Statement of Environmental Effects

#### 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).	