

Applicant contact details

Title	Mrs
First given name	Amy
Other given name/s	
Family name	Claypole
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Application on behalf of a company, business or body corporate	No

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	Daniel
Other given name/s	
Family name	Claypole
[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.	Yes
Provide details	[REDACTED]

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	43 LECONFIELD DRIVE BOMBIRA 2850
Local government area	MID-WESTERN REGIONAL

Lot / Section Number / Plan	1/-/DP1193415 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R2: Low Density Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 2 ha 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	Alterations or additions to an existing building or structure Change of use of land or a building or the classification of a building under the Building Code of Australia Erection of a new structure
Selected development types	Dual occupancy Dwelling House Dual occupancy (detached)
Description of development	Staged Development Stage 1 Construction of new single storey 4-bedroom residential dwelling GFA 351m2 New 8.2x4.2m swimming pool and associated landscaping Change of use from DA approved shed to secondary dwelling with verandah and garage GFA 215m2 Stage 2 Construction of new external garage 87m2
Is the development proposed to be build-to-rent housing?	
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
Number of proposed occupants	5
Existing gross floor area (m2)	100
Proposed gross floor area (m2)	553
Total site area (m2)	6,351
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$635,000.00
Estimated development cost	\$635,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1758558S_02

Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	5	0	0
Total	5	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Is it a concept only application?	No
Description of the proposed staging of the development	house will be stage one and garage will be stage 2
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?	Yes
Was the s68 applied for via the NSW Planning Portal?	Yes
Please provide portal reference number	S68-2024-20018
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?	No
Has the proposed development been designed to enable any of the following sustainability measures?	A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	Locally sourced materials where possible.
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	

Is the development a prescribed large commercial development that involves any of the following:	No
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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:

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Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	00031 - A+D_Claypole 43 Leconfield_BASIX 13 Nov_1758558S_02 00031 - Claypole 1775617S_BSX-105369
Cost estimate report	00031 - Claypole_43 Leconfield_Cost Estimate Report (2)
NABERS Embodied Emissions Materials Form	Planning Portal Attachment Response
Owner's consent	IMG_6400
Site Plans	00031 - A+D_Claypole 43 Leconfield_DACC (1)
Statement of environmental effects	00031- Claypole_43 Leconfield_Statement of Environmental Effects_C

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).

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