

**Applicant contact details**

Title	
First given name	Natasha
Other given name/s	
Family name	Stengert
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	22057895020
ACN	057895020
Name	HIBBARDS PTY LTD
Trading name	HIBBARDS 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	Karl & Leanne
Other given name/s	
Family name	Vaclavik
Contact number	
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.

**Site access details**

[REDACTED]	[REDACTED]
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**Developer details**

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

**Development details**

Application type	Development Application
Site address #	1
Street address	18 MARGARET LANE CAERLEON 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1226/-/DP1302496 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 450 m <sup>2</sup> 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	Erection of a new structure
Selected development types	Residential Accommodation Dwelling House
Description of development	Construction of a single storey residential dwelling, attached garage, porch, alfresco, boundary fencing, retaining walls
Does the development include affordable 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	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	234
Total site area (m2)	500
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$387,500.00
Estimated development cost	\$387,500.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1777570S
<b>Subdivision</b>	
Number of existing lots	
<b>Proposed operating details</b>	

Number of staff/employees on the site	
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### 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 ?	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?	
<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	No

two years?	
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:

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### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Lot 1226 Margaret Lane Caerleon - Nathers Stamped Plans
BASIX certificate	Lot 1226 Margaret Lane Caerleon - NatHERS Cert Lot 1226 Margaret Lane Caerleon - BASIX Cert
Cost estimate report	Lot 1226 Margaret Lane - Cost Estimate report
Geotechnical report	Lot 1226 Margaret Lane Caerleon - Soil Report
Notification Plan	Lot 1226 Margaret Lane - Notification Plans
Other	DP1302496 DP1302496 88B Lot 1226 Margaret Lane - Flood height confirmation - MWRC Lot 1226 Margaret Lane - Drainage Diagram
Owner's consent	Lot 1226 Margaret Lane - Land Owners Consent
Section 10.7 Planning Certificate (formerly Section 149)	Lot 1226 Margaret Lane - Planning Certificate
Site Plans	Lot 1226 Margaret Lane - Site plan
Statement of environmental effects	Lot 1226 Margaret Lane - SoEE
Title Documentation / Certificate of Title	Lot 1226 Margaret Lane - Title Search

### 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).	