

**Applicant contact details**

Title	Mr
First given name	Hugh
Other given name/s	
Family name	Walker
Contact number	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED] 2290
Application on behalf of a company, business or body corporate	No

**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	Commercial Solar pty ltd
ABN / ACN	32 157 940 648

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
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**Developer details**

ABN	
ACN	
Name	
Trading name	PLAY DESIGN STUDIO
Address	
Email Address	

**Development details**

Application type	Review of determination
What is the DA number of the determination which is proposed to be reviewed ?	
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-391442
Site address #	1
Street address	106 SCHOOL LANE BUDGEE BUDGEE 2850
Local government area	MID-WESTERN REGIONAL

Lot / Section Number / Plan	264/-/DP755429 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R5: Large Lot Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 12 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Former LEP Boundaries Map

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Tourist and visitor accommodation Serviced apartment
Description of development	4 x new serviced apartments , new water tank ,new septic tank system, new access road, new road opening, new cabanas
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	20
Existing gross floor area (m2)	
Proposed gross floor area (m2)	292
Total site area (m2)	
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$0.00

Estimated development cost	\$1,130,000.00
Do you have one or more BASIX certificates?	
<b>Subdivision</b>	
Number of existing lots	
<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	1

#### Number of parking spaces

Number of loading bays	0
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?	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	No

heritage conservation area.	
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?	No
Has the proposed development been designed to enable any of the following sustainability measures?	The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials A reduction in peak demand for electricity, including through the use of energy-efficient technology A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design The generation and storage of renewable energy The metering and monitoring of energy consumption The minimisation of the consumption of potable water
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	insulated walls and roof to reduce energy use and create well sealed building fabric solar panels and power to be used throughout. this can be monitored for use. battery storage can be utilised. apartments face north to allow winter north sun in and keep out summer sun
Is the development seeking certification from a sustainability rating system?	No
<b>Embodied emissions for non-residential developments</b>	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	Yes
Provide details of the qualified person certifying the embodied emission amounts disclosed in the form	
First Name	Hugh
Family Name	WALKER
Professional Qualification	Architect or designer
Registration Details	10-1148
Business Name	Building Design Direct Pty Ltd
ABN	91135261237
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
<b>Low Emissions Construction Technologies</b>	
Describe any low emissions construction	well insulated walls Reduce energy consumption and require minimal manufacture and minimal waste

technologies incorporated in the development	screw piles instead of concrete piers
Is the development designed to retain or reuse an existing building on site?	Yes
What percentage of the total development has been re-used?	10%
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
<b>Other consideration for large commercial development</b>	
Is the development a prescribed large commercial development that involves any of the following:	No

### 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:

Company Name	commercial solar pty ltd
ABN	32 157 940 648
ACN	
Trading Name	HCB solar
Email address	████████████████████
Billing address	107 Mitchell Road cardiff nsw

### Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	ex granny basix apartment 4 apartment 3 apartment 2 apartment 1 apartment 4 apartment 3 apartment 2 apartment 1
Cost estimate report	Cost report budgee budgee 2
NABERS Embodied Emissions Materials Form	Embodied Emissions Materials Form (NSW SEPP) (1)
Other	Review letter tourist accomodation only Review letter 106 School Lane Budgee Budgee budgee budgee management plan
Owner's consent	owners-consent-form (2)
Site Plans	2024003 106 School Lane Modified
Statement of environmental effects	STATEMENT - serviced apartments 106 School Lane rev 2

**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 agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	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).	