

## Applicant contact details

## Owner/s of the development site

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

## Development details

Application type	Development Application
Site address #	1
Street address	11 SOUTHDOWN ROAD MARULAN 2579
Local government area	GOULBURN MULWAREE

Lot / Section Number / Plan	11/-/DP1271846 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Goulburn Mulwaree Local Environmental Plan 2009 Land Zoning R5: Large Lot Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 2000 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

### Proposed development

Selected common application types	Subdivision
Description of development	A Large Lot Residential subdivision for eventual residential development. The subdivision also includes a lot to be dedicated as a drainage reserve.
<b>Dwelling count details</b>	
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	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	17,050
Total net lettable area (m2)	0
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	
Capital Investment Value (CIV)	
Do you have one or more BASIX certificates?	
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 7 - cool temperate
Has the climate zone impacted the design of the development?	Yes
Briefly describe how the climate zone has impacted the design of the development	The prevalence of rainfall has been incorporated into a flooding assessment which has dictated the size and location of lots.
<b>Subdivision</b>	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	7
<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?	Yes
Description of the proposed roadworks	Road 100m long (boundary to end of cul-de-sac) 15 m wide.
<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?	Yes
Acts under which licences or approvals are required	Roads Act 1993
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:	An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

### 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
Aboriginal Due Diligence Assessment	AHIMS Search 12-12-2023
Biodiversity development assessment report	BDAR - Macrozamia BMATReport
Bushfire Assessment Report	Bushfire Assessment Report - ABS
Civil Engineering Plan	Sheet 6 Services - Water & Sewerage 17 January 2024
Cost estimate report	Cost Estimates
Flood Risk Impact and/or Management Plan	Flood Assessment SEEC - Preliminary
Landscape plan	Sheet 7 Landscape, Driveway & Pathway 17 January 2024
Owner's consent	Owner authority to lodge
Preliminary Engineering Drawings	Preliminary Engineering Plans SEEC 23000043 <b>Sheet 8 Preliminary AEngineering Sewer Design Details 16 August 2023</b>

Site Plans	Sheet 2 Existing Site Aerial Photograph 16 August 2023 Locality photo GM Heritage Map GM Mineral Resource Map GMLZN Map GMLSZ Map GM Terrestrial Biodiversity Map Sheet 1 Existing Site Topographic Detail 16 August 2023
Statement of environmental effects	SEE 2301 25 January 2024
Subdivision Plan	Sheet 5 Subn Plan Aerial 17 January 2024 Sheet 4 Subn Plan Topographic Detail 17 January 2024 Sheet 3 Subn Plan 17 January 2024
Title Documentation / Certificate of Title	DP 1271846 DP 1271846 88B ASIC Current Extract - Big Merino Investments CT 11-1271846 10 August 2023
Water Management Plan	Water Cycle Managemenet Study SEEC - preliminary

**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).	