



02 June 2025

Notification of Development Application No. 2025/044

Site Description: Lot: 2 DP: 206195, 124 Stock Road GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves the operation of a home business (small-scale food catering).

The address of the proposed development is 124 Stock Road GUNNEDAH.

The applicant is Ms Genevieve Vickers and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **14** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email council@gunnedah.nsw.gov.au. The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **16 June 2025**. All submissions must include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on (02) 6740 2100.

Yours faithfully

Wade Hudson
MANAGER DEVELOPMENT ASSESSMENT

Contact: (02) 6740 2100

Reference: 2025/044

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Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 29/05/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2025.00000044.001

APPLICANT DETAILS

Name(s): G Mackey



LAND TO BE DEVELOPED

Address: 124 Stock Road, Gunnedah, 2380

Lot Number: 2 DP Number: 206195 Site Area:

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Home Occupation

Operate Sunday 8:00am - 5:00pm

PROPOSED DEVELOPMENT DETAILS

- ☒ Local Development
- ☐ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$0.00

Applicant contact details

Title	Mrs
First given name	Genevieve
Other given name/s	
Family name	Mackey
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	80332206861
ACN	
Name	E BLINCO JURY & G.P MACKEY
Trading name	E BLINCO JURY & G.P MACKEY
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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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	80 332 206 861
ACN	
Name	E BLINCO JURY & G.P MACKEY
Trading name	E BLINCO JURY & G.P MACKEY
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	124 STOCK ROAD GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	2/-/DP206195 <input checked="" type="checkbox"/>
Primary address?	Yes
	<p>Land Application LEP Gunnedah Local Environmental Plan 2012</p> <p>Land Zoning R2: Low Density Residential</p> <p>Height of Building NA</p>

Planning controls affecting property	Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 650 m² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA
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Proposed development

Selected common application types	Change of use of land or a building or the classification of a building under the Building Code of Australia
Selected development types	Home occupation
Description of development	Use of home kitchen for small-scale food catering business
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	No
Sunday	8:00 AM - 5:00 PM
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	3
Existing gross floor area (m2)	17
Proposed gross floor area (m2)	17
Total site area (m2)	600
Total net lettable area (m2)	189
What is the estimated development cost, including GST?	\$0.00
Estimated development cost	\$0.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	0
Number of staff/employees on the site	3

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	2	0	0
Total	2	0	0

Number of loading bays	0
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
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?	No
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?	Other
Provide details	nothing is being constructed, use of existing building
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	nothing is being constructed
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

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:

First name	Genevieve
Other given name(s)	
Family name	Mackey
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Category 1 Fire Safety Provisions	Not Needed
Floor plans	124 Stock Road floorplan final (1)
NABERS Embodied Emissions Materials Form	Not Needed
Owner's consent	Form - Owners Consent - signed final (1)
Site Plans	124 Stock Road site plan final (1)
Statement of environmental effects	Form - Statement of Environmental Effects final (1)

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).	



Owners Consent

Made under the *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993*

ABOUT THIS FORM

You can use this form to demonstrate that all owners have consented to the lodging of an application where Council is the consent authority.

LAND RELATING TO THE APPLICATION

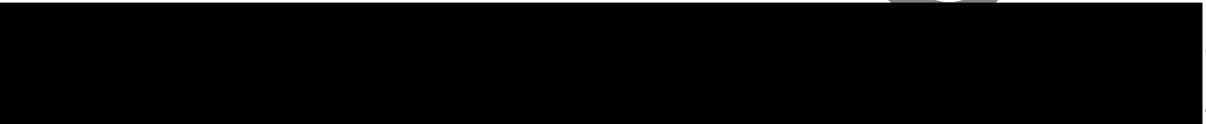
Address: 124 Stock Road

Town/Suburb: Gunnedah State: NSW Postcode: 2380

Lot Number: Section Number: DP Number:

OWNERS DETAILS

Name(s): Genevieve Mackey & Thomas Mackey



I/WE, THE OWNER(S) GIVE CONSENT TO

Nominated Agent: Ella Blinco Jury


TO ACT ON MY/OUR BEHALF TO

- Lodge all relevant applications for development consent, CCs, CDCs, Subdivision Works Certificates, Subdivision Certificates, Appointment of Principal Certifier, Building Information Certificates, Occupation Certificates, Planning Proposal and Section 68 Applications.
- Have discussions with all relevant authorities.
- Do all things required to be done, or provide all information and documents necessary to obtain such approvals.
- Where applicable, withdraw the application/s and obtain a refund of relevant fees paid.

CONSENT OF ALL OWNERS

As the owner(s) of the property, I/we consent to this application to apply for approval to carry out the development described herein and state that the information contained herein is, to the best of my/our knowledge, true and correct. I/we hereby give permission for Council authorised personnel to carry out inspections of the land and buildings as necessary for the purpose of assessing this application without prior notice of entry.

Name: Genevieve Mackey

Signature:  Date: 10/04/2025

Name: thomas Mackey

Signature:  Date: 10/04/2025

Note: if ownership is under a company name, please provide evidence that the signatory on the application has the authority to sign on behalf of the company, by providing authority on company letterhead.

Statement of Environmental Effects

SINGLE DWELLING HOUSES, RESIDENTIAL ANCILLARY & OUTBUILDING DEVELOPMENTS ONLY

LAST UPDATED 15 AUGUST 2023

INTRODUCTION

A Statement of Environmental Effects is to be submitted with all development applications other than "designated development" or proposals having negligible environmental impact, eg internal alterations. This form is to be used for single dwelling houses, residential ancillary & outbuilding developments only. All other developments require a detailed, site specific Statement of Environmental Effects.

This Statement of Environmental Effects is not exhaustive and should be augmented where appropriate. If insufficient space has not been provided, please attach additional sheets.

Please place a tick (✓) in the appropriate box.

SITE AND CONTEXT SUITABILITY

	YES	NO
Is the development compatible with the land zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the development compatible with adjoining development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does your application include a site plan illustrating the topography of the development site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe the topography of the site (eg slope of the land, existing vegetation, groundwater issues, orientation of dwelling, streetscape and setbacks etc)		

PRESENT AND PREVIOUS USES

What is the current use of the site?

Residential

Has there been any other land use other than that listed above?

No

What is the use of the adjoining land?

Residential

Is the present use a potentially contaminated activity?

YES NO

☐ ☒

Was the previous use a potentially contaminated activity?

☐ ☒

Has there been any testing or assessment of the site for land contamination?

☐ ☒

Have any of the following land uses or activities been undertaken on the site:

- Service station
- Sheep or cattle dip
- Intensive agriculture
- Mining or extractive industry
- Waste storage or waste treatment
- Manufacture of chemicals
- Asbestos or asbestos products
- Other - Refer to State Environmental Planning Policy (Resilience and Hazard) 2021

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

If a "Yes" answer is given above, please provide details:

.....

.....

Could the proposal result in soil contamination?

☐ ☒

ELECTRICITY

Where will electricity be accessed from?

.....

ACCESS AND TRAFFIC

YES NO

Is there adequate provision for vehicle access to a public road?

☒ ☐

Will the proposal generate traffic?

☐ ☒

If "yes" a traffic impact assessment report should be prepared and submitted.

What road will the site be accessed from? (road name, existing entrance location, etc)

Stock Road

.....

Will local traffic movements and volumes be affected?

☐ ☒

Is existing servicing inadequate?

☐ ☒

Will additional access requirements be needed?

☐ ☒

Is there an attached garage with a minimal 2 spaces or has parking arrangements been made for such spaces parking?

☒ ☐

What is the current formation of the existing access?

.....

WATER AND DRAINAGE

Where will water be sourced from?

- Town Supply
- Rainwater Tank
- Bore

YES NO

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

How will stormwater be disposed from the site?

- Street
- Onsite retention

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are inter-allotment drainage easement across a downstream property required?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Will the proposed design increase stormwater runoff or adversely affect flooding on other land?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Does the development site contain an existing rainwater tank that is currently being utilised?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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If disposal of stormwater is on site, describe disposal system.

.....

.....

Are measures in place to maximise infiltration and minimise water runoff?
(eg groundcover, banks, stormwater reuse, low water demand, native plants)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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PRIVACY, VIEWS AND SUNLIGHT

Will the proposal affect the amenity of surrounding residences by:

- Overshadowing
- Loss of privacy

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

WASTE MANAGEMENT SYSTEM

How will effluent be disposed of?

- Onsite
- Sewer

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the proposal lead to direct discharges of stormwater or waste water into a natural water system?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Will other wastes be generated by this development?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Does the site plan include the location of any proposed onsite waste management system?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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HERITAGE

Is a heritage item located on the development site?

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Is the development site located in a heritage conservation area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Is the development site an archaeological or potential archaeological site?
(eg having Aboriginal Heritage significance)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL IMPACTS

SOIL

Will excavation and/or filling be required?

YES NO

☐ ☒

Slopes of greater than 15% require a geotechnical report. Is the slope is greater than 15%?

☐ ☒

Are suitable retaining walls or vegetated earth batters to be installed?

☐ ☒

HABITAT

Will the proposal involve the removal of vegetation?

☐ ☒

If vegetation is to be removed, how much area of vegetation will be removed?

(this area should be measured based on canopy size and includes areas that may be affected by access driveways, installation of services, operation of Onsite Sewerage Management Systems, APZ, etc)

Could the proposal affect native vegetation or animal habitats?

☐ ☒

(Zones other than RU1, RU4, RU6 and C3)

Does the development have low or nil impact on koalas or koala habitat?

☒ ☐

Refer to State Environmental Planning Policy (Biodiversity and Conservation) 2021, Clause 4.9

For lots within the RU1, RU4, RU6 and C3 zones a Koala Assessment Report is Required in accordance with Chapter 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021

HAZARDS

YES NO

Is the site subject to natural hazards such as:

- Subsidence
- Other

☐ ☒

☐ ☒

FLOOD PRONE LAND

YES NO

Is the site subject to flooding?

☐ ☒

If "yes", detailed levels are to be provided with the application as part of a Flood Survey Plan.

AQUACULTURE

YES NO

Is the development located closer than 40m from a natural water course or body of water?

☐ ☒

BUSHFIRE PRONE LAND

YES NO

Has the land been identified as Bushfire Prone Land on the Gunnedah LGA in accordance with the Bushfire Prone Land Map 2003?

☐ ☒

If "yes", the development will need to take into consideration the policy "Planning for Bushfire Protection" (NSW Rural Fire Service).

SIGNED

Ella Blinco Jury and Genevieve Mackey

Author's Name:

Author's Signature: *E. Blinco for G. Mackey* Date: 10/04/2025