

Pre-Lodgement Application Form

Portal Application number:
PAN-139245

Applicant contact details

Title	Miss
First given name	Erin
Other given name/s	
Family name	Daniel
Contact number	0428883911
Email	admin@perceptionplanning.com.au
Address	PO Box 107 Clarence Town
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Perception Planning
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

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	Charles David Pty Limited
ABN / ACN	51 123 840 004

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.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Review of determination
DA number of the determination which is proposed to be reviewed	163/2017
Was the DA applied for via the NSW Planning Portal?	No
Site address #	1
Street address	150 GUNDY ROAD SCONE 2337

Local government area	UPPER HUNTER																							
Lot / Section Number / Plan	17 / - / DP1196235 2 / - / DP1169320 18 / - / DP1196235																							
Primary address?	Yes																							
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Upper Hunter Local Environmental Plan 2013</td> </tr> <tr> <td>Land Zoning</td> <td>RU4: Primary Production Small Lots</td> </tr> <tr> <td>Height of Building</td> <td>8.5 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>0.5:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>600 m²</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Obstacle Limitation Surface</td> <td>405.2</td> </tr> <tr> <td>Bushfire Prone Land</td> <td>Vegetation Category 3</td> </tr> <tr> <td>1.5 m Buffer around Classified Roads</td> <td>Classified Road Adjacent</td> </tr> </table>		Land Application LEP	Upper Hunter Local Environmental Plan 2013	Land Zoning	RU4: Primary Production Small Lots	Height of Building	8.5 m	Floor Space Ratio (n:1)	0.5:1	Minimum Lot Size	600 m ²	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Obstacle Limitation Surface	405.2	Bushfire Prone Land	Vegetation Category 3	1.5 m Buffer around Classified Roads	Classified Road Adjacent
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Proposed development

Proposed type of development	Subdivision of land
Description of development	Torrens title subdivision (one into 392 lots over 16 stages)
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	0
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	
Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	\$2,750,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	392
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	0

Number of loading bays	0
Is a new road proposed?	Yes
Description of the proposed roadworks	Please refer to supporting documentation.
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?	Yes
Acts under which licences or approvals are required	Roads Act 1993 Rural Fires Act 1997 Water Management Act 2000
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
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 voluntary planning agreement (VPA) ?	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?	No
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Please refer to supporting documentation
Number of trees to be impacted by the proposed work	0
Land area to be impacted by the proposed work	1.2
Units	Hectares
Approximate area of canopy REQUESTED to be removed	1
Units	Square metres
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?	
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	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 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	Erin
Other given name(s)	
Family name	Daniel
Contact number	0428883911
Email address	admin@perceptionplanning.com.au
Billing address	PO Box 107 Clarence Town

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	App 13_Aboriginal DD Assessment_150 Gundy Rd Scone
Acoustic report	App 8_Acoustic Report_150 Gundy Rd Scone
Biodiversity Assessment Report	App 19_FFAR_June 2021_V1_150 Gundy Rd Scone
Cost estimate report	Cost Estimate Report_150 Gundy Rd Scone
Design verification statement	App 5_Design Statement_150 Gundy Rd Scone
Geotechnical report	App 14_Geotechnical Site Investigation_150 Gundy Rd Scone
Landscape plan	App 7_Landscape Plan_150 Gundy Rd Scone
Other	App 24_Draft 88B Instrument_150 Gundy Rd Scone App 23_Land Use Conflict Report_V2_150 Gundy Rd, Lot 2 App 22_Introduction and Response to HRPP Matters_150 Gundy Rd Sc App 21_Water Supply Report_150 Gundy Rd Scone App 20_Sewer Drainage Strategy_150 Gundy Rd Scone App 18_CPTED Report_150 Gundy Rd Scone App 15_Preliminary Site Investigation_150 Gundy Rd Scone App 10_Drainage Reserve PoM_150 Gundy Rd Scone App 4_JRPP Determination_150 Gundy Rd Scone App 3_Deposited Plan 1169320_150 Gundy Rd Scone
Owner's consent	Owners consent_subject land_150 Gundy Rd Scone Owners consent_adjoining land_150 Gundy Rd Scone
Proposed Subdivision plan	App 6_Proposed Plans_150 Gundy Rd Scone
Salinity Assessment	App 17_Martens Salinity Progress Letter_150 Gundy Rd Scone App 16_Salinity Modelling Report GHD_150 Gundy Rd Scone
Statement of environmental effects	Statement of Environmental Effects_150 Gundy Rd Scone App 2_DCP Compliance Assessment_150 Gundy Rd Scone_V2

	App 1_EP&A Regulation Compliance Table_150 Gundy Rd Scone
Stormwater drainage plan	App 9_Stormwater Management Plan and Report_150 Gundy Rd Scone
Traffic report	App 11_Traffic Impact Assessment_Oct 2017_150 Gundy Rd Scone

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 have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	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 Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	