

Applicant contact details

Title	Mr
First given name	Lee
Other given name/s	
Family name	Bush
Contact number	
Email	
Address	PO Box 363 Raymond Terrace
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	Barnes Bush Pty Ltd
ABN / ACN	70 568 948 012

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	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	24 JACARANDA PLACE MIRADOR 2548
Local government area	BEGA VALLEY
Lot / Section Number / Plan	1082/-/DP1240676 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Bega Valley Local Environmental Plan 2013 Land Zoning R2: Low Density Residential

Planning controls affecting property	Height of Building 10 m Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 550 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Natural Resources Land Map Terrestrial Biodiversity Biodiversity
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Proposed development

Selected common application types	Subdivision
Description of development	Proposed Torrens Title Subdivision of Dual Occupancy.
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	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$20,000.00
Estimated development cost	\$20,000.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
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?	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
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?	Yes
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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:

First name	Lee
Other given name(s)	
Family name	Bush
Contact number	
Email address	
Billing address	9 SPRING ROAD NORTH CURL CURL 2099

Application documents

The following documents support the application.

Document type	Document file name
Approved DA Edit Details	2025.97 PAN-532373 Permission to edit application Lot 1082 DP 1240676 24 JACARANDA PLACE MIRADOR 2548 Parcel 42900
Bushfire report	20250506-9681-Integrated Bushfire Assessment
Digitised Plans	Proposed Subdivision Plan - 24 Jacaranda Pl, Mirador - 9681 PS-V1_PAN-532373_Survey plan.xml
Fee estimate	Quote 16116 PAN-532373
Generated Pre-DA form	Pre-DA form_1746280431.pdf
Other	9681_24 Jacaranda Avenue Mirador RFI #1 Response
Owner's consent	PLs_sign_Torrens_Title_DA-niccibarnes_gmail.com
Preliminary Engineering Drawings	Proposed Subdivision Plan - 24 Jacaranda Pl, Mirador - 9681 PS-V1
Prior DA Stamped plans	2024-132_Stamped_Plans_Development_Application_PAN-444119
Prior Notice of determination	2024-132_Notice_of_Determination_Development_Application_PAN-444119
Statement of environmental effects	9681_ SoEE_24 Jacaranda Place, Mirador (Torrens Sub)
Stormwater drainage plan	9681 SW-A 9681 SW-A
Survey plan	Proposed Subdivision Plan - 24 Jacaranda Pl, Mirador - 9681 PS-V1

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).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$786.00
Council unique identification number	2025.97
Date on which the application was lodged into Council's system	14/05/2025