

Applicant contact details

Title	Mr
First given name	Greg
Other given name/s	
Family name	Smith
Contact number	0413867961
Email	Greg@maas.net.au
Address	30 Mountbatten Drive
Application on behalf of a company, business or body corporate	Yes
ABN	61112798268
ACN	112798268
Name	Maas Constructions (Dubbo) Pty Limited
Trading name	Maas Constructions (Dubbo) Pty Limited
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	Aboriginal Housing Office
ABN / ACN	52 430 134 196

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	52 430 134 196
ACN	
Name	Aboriginal Housing Office
Trading name	Aboriginal Housing Office
Address	12 DARCY STREET PARRAMATTA 2150
Email Address	Mostafa.Marey@aho.nsw.gov.au

Development details

Application type	Development Application
Site address #	1
Street address	17 CATO STREET BREWARRINA 2839
Local government area	BREWARRINA
Lot / Section Number / Plan	17/-/DP227232 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Brewarrina Local Environmental Plan 2012 Land Zoning

Planning controls affecting property	RU5: Village
	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size 800 m ²
	Heritage NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA

Proposed development

Proposed type of development	Secondary dwelling Balconies, decks, patios, terraces or verandahs Garages, carports and car parking spaces
Description of development	Construction of detached 2 Bed Granny Flat. Slab on ground, timber frame, metal roof, weathertex cladding, with associated driveway and landscaping.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Existing gross floor area (m2)	121
Proposed gross floor area (m2)	180
Total site area (m2)	1,434
Cost of development	
Estimated cost of work / development (including GST)	\$389,560.91
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1300338S
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	0

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	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?	Yes

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
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?	
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	

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:

Company Name	Maas Constructions (Dubbo) Pty Ltd
ABN	61 112 798 268
ACN	112 798 268
Trading Name	Maas Constructions (Dubbo) Pty Ltd
Email address	Greg@maas.net.au
Billing address	30 Mountbatten Drive

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Drawings - Brewarrina - Architectural Plans - Construction
BASIX certificate	BASIX Certificate - Brewarrina
Cost estimate report	LOA - RFT-10048591 BREWARRINA 17 AKA 239 Cato St - Signed
Geotechnical report	Geotec Report - 17 Cato Street Brewarrina
Other	Home Warranty Exemption Letter - Home Building Act 1989 Section 103E Drawings - Brewarrina - Structural - Construction
Owner's consent	Letter of Consent - 17 Cato St Brewarrina
Statement of environmental effects	SOEE - Granny Flat - Brewarrina

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 confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	