

## Applicant contact details

Title	Mr
First given name	Adam
Other given name/s	Hughes
Family name	C/o Tomasy Planning
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	90583854056
ACN	
Name	The Trustee for the Moloney Family Trust
Trading name	The Trustee for the Moloney Family Trust
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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## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	232 MORTIMER STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1/-/DP865437 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning R3: Medium Density Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 600 m<sup>2</sup></p> <p>Heritage NA</p>

Land Reservation Acquisition  
 NA  
 Foreshore Building Line  
 NA  
 Groundwater Vulnerability  
 Groundwater Vulnerable  
 Local Provisions  
 Former LEP Boundaries Map

**Proposed development**

Proposed type of development	Multi-dwelling housing
Description of development	Demolition of existing structures and construction of seven single storey multi-dwelling housing, community title subdivision, landscaping, driveways and associated site works.
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
<b>Dwelling count details</b>	
Number of dwellings / units proposed	7
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Existing gross floor area (m2)	200
Proposed gross floor area (m2)	1,177
Total site area (m2)	3,980
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$2,035,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1319961S 1320182S 13201192S 1320222S 1320238S 1320250S 1320262S
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Community Title
Number of proposed lots	8
<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?	
<b>Concept development</b>	
Is the development to be staged?	
<b>Crown development</b>	
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
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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<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	

## 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	Adam
Other given name(s)	Hughes
Family name	C/o Adam Hughes P/L
Contact number	[REDACTED]
Email address	[REDACTED]
Billing address	[REDACTED]

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	FINAL_Complete_Amended_9th Augst_2022_Issued (1)
BASIX certificate	Basix_U7_232 Mortimer St Mudgee 1 (1) Basix_U1_232 Mortimer St Mudgee. 1 (1) Basix_U4_232 Mortimer St Mudgee 1 (1) Basix_U6_232 Mortimer St Mudgee 1 (1) Basix_U2_232 Mortimer St Mudgee 1 (1) Basix_U3_232 Mortimer St Mudgee 1 (1) Basix_U5_232 Mortimer St Mudgee 1 (1)
Civil Engineering Plan	Civil Drawings
Cost estimate report	HUGHES - 232 Mortimer St, Mudgee - QUOTE - Ver.1 - 01.08.2022
Geotechnical report	232 Mortimer Street - Geotech Report 8 Aug 22
Owner's consent	Signed Letter of Authority - 22 Aug 22 ADAM HUGHES PTY LTD ASIC Statement ADAM HUGHES PTY LTD Letter of consent from neighbour 15 Aug 2022
Proposed Subdivision plan	21-753 Proposed Subdivision
Statement of environmental effects	Final SoEE 232 Mortimer Street Mudgee - 23 August 2022
Survey plan	Survey Plan 21-753 232 Mortimer Street GDA2020 Zone 55 Detail
Waste management plan	Waste management plan -232 Mortimer St Mudgee_Issued

#### 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).	