

**Applicant contact details**

Title	Mr
First given name	Peter
Other given name/s	James
Family name	Sawyers
Contact number	██████████
Email	██████████
Address	4 WOROBIL STREET GULGONG 2852
Application on behalf of a company, business or body corporate	No

**Owner/s of the development site**

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mr
First given name	Peter
Other given name/s	James
Family name	Sawyers
Contact number	██████████
Email	██████████
Address	4 WOROBIL STREET GULGONG 2852
Owner #	2
Title	Mrs
First given name	Diane
Other given name/s	June
Family name	Sawyers
Contact number	██████████
Email	██████████
Address	4 Worobil Street

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	Development Application
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Site address #	1
Street address	4 WOROBIL STREET GULGONG 2852
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	210-/DP1284090 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012  Land Zoning R1: General Residential  Height of Building 8.5 m  Floor Space Ratio (n:1) NA  Minimum Lot Size 600 m <sup>2</sup>  Heritage NA  Land Reservation Acquisition NA  Foreshore Building Line NA  Local Provisions Former LEP Boundaries Map

#### Proposed development

Proposed type of development	Garages, carports and car parking spaces
Description of development	Construction of single storey shed for the purpose of the following:- 2 Bay garage Storage area Home workshop
<b>Dwelling count details</b>	
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)	332
Proposed gross floor area (m2)	123
Total site area (m2)	1,490
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$50,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	No
<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?	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
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	
What is the zone of the land?	
Address	4 WOROBIL STREET GULGONG 2852
Zone	R1
What are the objectives of the zone(s) ?	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> <li>To provide for a variety of housing types and densities.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>
Development Standard Variation details	
Name of the development standard being varied	Other
Clause name	DCP 3.1 - Garages, Outbuildings
Numeric value of the standard being varied	100m2
Numeric value of the development against this standard	123m2
Percentage value of the proposed variation	23
What are the objectives of the development standard(s) ?	Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties. The following standards apply for urban areas*.
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	See explanation below
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	<ol style="list-style-type: none"> <li>The proposed shed/garage's "L" shaped design and incorporation of a lean-to on the south, has been chosen to ameliorate any negative effect to the amenity of the streetscape or adjoining properties;</li> <li>Set-back of 7m from the eastern boundary.</li> </ol>
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	
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
<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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 4 shrubs
Number of trees to be impacted by the proposed work	4
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	12
Units	Square metres
<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?	Yes
Description provided	Diane Sawyers - Manager Revenue & Property
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	Yes
Description provided	Diane Sawyers - Manager Revenue & Property
<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	Peter
Other given name(s)	James

Family name	Sawyers
Contact number	██████████
Email address	██████████
Billing address	4 WOROBIL STREET GULGONG 2852

#### Application documents

The following documents support the application.

Document type	Document file name
Clause 4.6 variation request	Written statement - Exceptions to Developemt Standards DCP 3.1
Environmental impact statement	form-statement-of-environmental-effects-planning-2
Other	General Specifications and quote
Site plans	Site Plan August 2022
Statement of environmental effects	form-statement-of-environmental-effects-planning-2

#### 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).	