

Applicant contact details

| | |
|--|------------|
| Title | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Other given name/s | |
| Family name | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Address | [REDACTED] |
| 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 | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Address | [REDACTED] |
| Owner # | 1 |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Address | [REDACTED] |
| Owner # | 1 |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Other given name/s | |
| Family name | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| Address | [REDACTED] |

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

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| Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc. | No |
|---|----|

Developer details

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|---------------|--|
| ABN | |
| ACN | |
| Name | |
| Trading name | |
| Address | |
| Email Address | |

Development details

| | |
|--------------------------------------|---|
| Application type | Development Application |
| Site address # | 1 |
| Street address | 90 DOURO STREET MUDGEE 2850 |
| Local government area | MID-WESTERN REGIONAL |
| Lot / Section Number / Plan | 1/-/DP1297909 <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 m² Heritage Mudgee Significance: Local Land Reservation Acquisition NA Foreshore Building Line NA Groundwater Vulnerability Groundwater Vulnerable Local Provisions Former LEP Boundaries Map |

Proposed development

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| Selected common application types | Erection of a new structure Subdivision |
| Selected development types | Residential Accommodation Dual occupancy (attached) Dual occupancy |
| Description of development | The proposed development involves the Development of a New 2x Single Storey Attached Dwellings with Torrens Title Sub-Division. |
| Is the development proposed to be build-to-rent housing? | No |
| Does the development include affordable housing? | No |
| Dwelling count details | |
| Number of dwellings / units proposed | 2 |
| Number of storeys proposed | 1 |
| Number of pre-existing dwellings on site | 0 |
| Number of dwellings to be demolished | 0 |
| Number of proposed occupants | 5 |
| Existing gross floor area (m2) | 0 |

| | |
|--|---------------------------------|
| Proposed gross floor area (m2) | 282 |
| Total site area (m2) | 600 |
| Total net lettable area (m2) | 282 |
| | |
| Cost of development | |
| Estimated cost of work / development (including GST) | \$680,000.00 |
| Capital Investment Value (CIV) | \$680,000.00 |
| Do you have one or more BASIX certificates? | Yes |
| BASIX Certificate Number | 1428741S |
| | |
| Climate Zone | |
| What climate zone/s is the development in? | Climate zone 6 - mild temperate |
| Has the climate zone impacted the design of the development? | No |
| | |
| 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

| Category of development | Car parking spaces | Motorcycle spaces | Bicycle spaces |
|---------------------------|--------------------|-------------------|----------------|
| Residential accommodation | 4 | 0 | 0 |
| Total | 4 | 0 | 0 |

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| 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

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| 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 |
| 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)? | Yes |

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|---|--|
| 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 | Mid-Western Regional Local Environmental Plan 2012 |
| What is the zone of the land? | |
| Address | 90 DOURO STREET MUDGEES 2850 |
| Zone | R1 |
| What are the objectives of the zone(s) ? | <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. |
| Development Standard Variation details | |
| Name of the development standard being varied | Lot Size |
| Clause name | 4.1B |
| Numeric value of the standard being varied | 300 |
| Numeric value of the development against this standard | 280 |
| Percentage value of the proposed variation | 6.7 |
| What are the objectives of the development standard(s) ? | <p>(a) to ensure that subdivision of land occurs in a manner that promotes suitable land uses and development,</p> <p>(b) to minimise any likely impact of subdivision and other development on the amenity of neighbouring properties,</p> <p>(c) to ensure that lot sizes and dimensions are able to accommodate development, consistent with relevant development controls,</p> <p>(d) to ensure that rural lands are not fragmented in a manner that threatens either their future use, or the use of neighbouring land, for agricultural production,</p> <p>(e) to ensure that subdivision does not have an inappropriate impact on the natural environment,</p> <p>(f) to maximise the economic potential of, and provide for more intensive, small lot agricultural uses in, areas that are able to access commercial quantities of irrigation water.</p> |
| How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ? | Refer to attached statement of environmental effects. |
| Are there sufficient environmental planning grounds to justify variation of the development standard(s) ? | Refer to attached statement of environmental effects. |
| Is there any other relevant information to be considered to justify variation of the development standard(s) ? | Refer to attached statement of environmental effects. |
| 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? | No |
| | |
| 10.7 Certificate | |
| Have you already obtained a 10.7 certificate? | |
| | |
| Tree works | |

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| Is tree removal and/or pruning work proposed? | Yes |
| Please provide a description of the proposed tree removal and/or pruning work | Remove 1x tree in north west corner |
| Number of trees to be impacted by the proposed work | 1 |
| Land area to be impacted by the proposed work | |
| Units | |
| Approximate area of canopy REQUESTED to be removed | 60 |
| Units | Square metres |
| | |
| Local heritage | |
| Does the development site include an item of environmental heritage or sit within a heritage conservation area. | Yes |
| 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

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| Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings? | Yes |
| 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:

