

**Applicant contact details**

Title	Mr
First given name	Andrew
Other given name/s	
Family name	Palmer
Contact number	[REDACTED]
Email	[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	I am the only owner of the development site
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**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	64 MORTIMER STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	17/12/DP758721 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R3: Medium Density Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 600 m <sup>2</sup> Heritage House Significance: Local Mudgee Significance: Local

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

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Dwelling House
Description of development	<p>Single stage alterations &amp; additions incorporating the following:</p> <p>Demolishing the extension, shed and timber pergola at the rear Extension containing a new living, kitchen and dining space. Internal refurbishment of the rear wing of the original brick building to provide a new master bedroom suite, laundry and a bath. Extension to the existing brick gable end to accommodate a new master bedroom. New external dining area with timber deck and verandah facing the rear garden.</p>
Does the development include affordable housing?	No
<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
Number of proposed occupants	0
Existing gross floor area (m2)	272
Proposed gross floor area (m2)	320
Total site area (m2)	2,023
Total net lettable area (m2)	0
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$797,245.00
Capital Investment Value (CIV)	\$760,108.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	A1734131_02
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 6 - mild temperate
Has the climate zone impacted the design of the development?	Yes
Briefly describe how the climate zone has impacted the design of the development	The design is influenced by the local climatic conditions in terms of shading, protection of glazing, glazing spec and insulation levels.
<b>Subdivision</b>	
Number of existing lots	
<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
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
<b>Section 68 of the Local Government Act</b>	
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
<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.	Yes
Are works proposed to any heritage listed buildings?	Yes
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	

## Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential An alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million

## 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	Andrew
Other given name(s)	
Family name	Palmer
Contact number	██████████
Email address	██████████
Billing address	████████████████████

## Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	338_240208_Mortimer Street_DA BINDER
BASIX certificate	A1734131_02_AL-20521_02
Cost estimate report	338_Mortimer Street_OPINION OF PROBABLE COST - 31 JAN 2024
Heritage impact statement	338_Mortimer Street_Heritage Impact Statement
Owner's consent	Owners Consent
Site Plans	338_64 MORTIMER STREET_DA_DA03-R06_EXISTING SITE PLAN 338_64 MORTIMER STREET_DA_DA04-R01_DEMOLITION & PROPOSED SITE PLANS
Statement of environmental effects	338_Mortimer Street_Statement of Environmental Effects

## 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).	