

Applicant contact details

Title	Mr
First given name	Dean
Other given name/s	
Family name	Fozard
Contact number	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[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	Mr
First given name	Dean
Other given name/s	
Family name	Fozard
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Owner #	2
Title	Mrs
First given name	Fareena
Other given name/s	[REDACTED]
Family name	Fozard
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[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

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	95 BELLEVUE ROAD MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	2/-/DP1270241 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R2: Low Density Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 10 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Groundwater Vulnerability Groundwater Vulnerable Local Provisions Former LEP Boundaries Map

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dwelling House Secondary dwelling
Description of development	Build a main dwelling and a secondary dwelling and shed
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	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$700,070.00
Estimated development cost	\$700,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1738776S 1738782S_02
Climate Zone	

What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
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)?	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	95 BELLEVUE ROAD MUDGEES 2850
Zone	R2
What are the objectives of the zone(s) ?	Requesting frontage boundary variation from 6.5 metres to 6 metres to reach a BAL of 29 this will not impact the neighbouring properties or environment
Development Standard Variation details	
Name of the development standard being varied	Other
Clause name	.
Numeric value of the standard being varied	6
Numeric value of the development against this standard	6
Percentage value of the proposed variation	3
What are the objectives of the development	Requesting frontage boundary variation from 6.5 metres to 6 metres to reach a BAL of 29 this will

standard(s) ?	not impact the neighbouring properties or environment
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	-
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	Yes
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	Enviro statement & fire report attached with application
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?	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?	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.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
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

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	Other
Provide details	not applicable

Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	Not applicable
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	Yes
Provide details of the qualified person certifying the embodied emission amounts disclosed in the form	
First Name	Mid
Family Name	Western
Professional Qualification	Architect or designer
Registration Details	.
Business Name	Mid-Western Regional Council
ABN	96149391332
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	-
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

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:

██████████	██████
████████████████████	

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	1394-FINAL DACC DRAWINGS_2.0
BASIX certificate	1394 BASIX Secondary Dwelling (1) 1394 BASIX Main Dwelling (1)
Clause 4.6 variation request	24SBC_916 - Bush Fire Assessment Report – 95 Bellevue Road Mudgee
Cost estimate report	COW_0001
NABERS Embodied Emissions Materials Form	NABERS_0001
Site Plans	Survey 10-23
Statement of environmental effects	FOZARD - 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).	