

**Initiator details**

|                  |            |
|------------------|------------|
| Title            |            |
| First given name | EVAN       |
| Family name      | HAYES      |
| Contact number   | [REDACTED] |
| Email            | [REDACTED] |

**Applicant contact details**

|  |                            |
|--|----------------------------|
| Title  |                            |
| First given name   | EVAN                       |
| Other given name/s   |                            |
| Family name  | HAYES                      |
| Contact number   | [REDACTED]                 |
| Email  | [REDACTED]                 |
| Address  | 61 DEPOT ROAD MUDGEES 2850 |
| 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 one or more owners of the development site and the applicant is NOT one of them |
| Owner #                         | 1   |
| Title                           | Mr  |
| First given name                | Barry   |
| Other given name/s              |   |
| Family name                     | Swords  |
| Contact number                  | [REDACTED]  |
| Email                           | [REDACTED]  |
| Address                         | 99 Henry Bayly Drive Mudgee NSW 2850  |

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 |
|---|----|

**Developer details**

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

**Development details**

|                                      |   |
|--------------------------------------|---|
| Application type                     | Development Application   |
| Site address #                       | 1   |
| Street address                       | 30 ROBERTSON STREET MUDGEES 2850  |
| Local government area                | MID-WESTERN REGIONAL  |
| Lot / Section Number / Plan          | 12/-/DP1282112 <input checked="" type="checkbox"/>  |
| Primary address?                     | Yes   |
| Planning controls affecting property | Land Application LEP<br>Mid-Western Regional Local Environmental Plan 2012<br><br>Land Zoning<br>R1: General Residential<br><br>Height of Building<br>8.5 m<br><br>Floor Space Ratio (n:1)<br>NA<br><br>Minimum Lot Size<br>600 m <sup>2</sup><br><br>Heritage<br>Mudgee Significance: Local<br><br>Land Reservation Acquisition<br>NA<br><br>Foreshore Building Line<br>NA<br><br>Groundwater Vulnerability<br>Groundwater Vulnerable<br><br>Local Provisions<br>Former LEP Boundaries Map |

**Proposed development**

|  |  |
|--|--|
| Selected common application types                        | Erection of a new structure                                    |
| Selected development types                               | Multi-dwelling housing   |
| Description of development                               | Construction of 6 attached residential units - community title |
| 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                     | 6  |
| Number of storeys proposed                               | 1  |
| Number of pre-existing dwellings on site                 | 0  |
| Number of dwellings to be demolished                     | 0  |
| Number of proposed occupants                             | 16   |
| Existing gross floor area (m2)                           | 0  |
| Proposed gross floor area (m2)                           | 742  |
| Total site area (m2)                                     | 1,868  |
| Total net lettable area (m2)                             | 0  |
| What is the estimated development cost, including GST?   | \$1,580,000.00   |
| Estimated development cost                               | \$1,436,363.00   |
| Do you have one or more BASIX certificates?              | Yes  |
| BASIX Certificate Number                                 | 9616384<br>9616392<br>9616418<br>9616426<br>9616400<br>9616434 |

|  |                         |
|--|-------------------------|
|  | 1756074M                |
| <b>Climate Zone</b>  |                         |
| What climate zone/s is the development in?                   | Climate zone 8 - alpine |
| Has the climate zone impacted the design of the development? | No                      |
| <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   |
| <b>Concept development</b>            |  |
| Is the development to be staged?      | No, this application is not for concept or staged development. |
| <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             |
| 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?   | Yes            |
| Was the s68 applied for via the NSW Planning Portal?   | Yes            |
| Please provide portal reference number   | S68-2024-12354 |
| <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?   | 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   |     |

### Sustainable Buildings

|  |   |
|--|---|
| Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings? | No  |
| Has the proposed development been designed to enable any of the following sustainability measures?   | A reduction in peak demand for electricity, including through the use of energy-efficient technology<br>A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design<br>The metering and monitoring of energy consumption |
| Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application                              |   |
| Is the development seeking certification from a sustainability rating system?  | No  |
| <b>Embodied emissions for non-residential developments</b>   |   |
| Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.                        | No  |
| Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?                 | No  |
| <b>Low Emissions Construction Technologies</b>   |   |
| Describe any low emissions construction technologies incorporated in the development   | NIL   |
| 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  |
| <b>Other consideration for large commercial development</b>  |   |

|  |    |
|--|----|
| 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:

|               |                            |
|---------------|----------------------------|
| Company Name  | Hayes Construction company |
| ABN           | 22 611 129 410             |
| ACN           |                            |
| Trading Name  |                            |
| Email address | ██████████                 |
| ██████████    | ██████████ 2850            |

### Application documents

The following documents support the application.

| Document type  | Document file name   |
|--|--|
| BASIX certificate  | 1440 FINAL BASIX CERTIFICATE   |
| Cost estimate report   | Cost estimate report   |
| Design statement for compliance with low rise housing design | Low rise housing design guide  |
| Heritage impact statement                                    | Statement of Heritage Impact Infill 30 Robertson Street Mudgee June 2024   |
| NABERS Embodied Emissions Materials Form                     | NABERS - not commercial development  |
| Other  | NatHERS certificate_30 Robertson Street  |
| Owner's consent  | Owners Consent Form signed   |
| Site Plans   | 1440-30 Robertson Street Unit Complex_Issued for DACC Approval_NatHERS   |
| Statement of environmental effects                           | Community Title Subdivision plan 1   |
| Stormwater Management Plan                                   | 1440-30 Robertson Street Unit Complex_SITE LAYOUT UPDATED with storm water, cut and fill<br>45513 - C00-C20_A Barnsons Stormwater plan |
| Subdivision Plan   | HAY030_Statement of Environmental Effects<br>Community Title Plan 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 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).  |     |