

**Applicant contact details**

Title	Mr
First given name	Brodie
Other given name/s	
Family name	MCGANN
Contact number	
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	

**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**

[REDACTED]	[REDACTED]
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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	4 FISHER STREET GULGONG 2852
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	4/38/DP758482 <input checked="" type="checkbox"/> 5/38/DP758482 <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 5.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 600 m <sup>2</sup>

Heritage  
 Gulgong Significance: Local  
 Land Reservation Acquisition  
 NA  
 Foreshore Building Line  
 NA  
 Local Provisions  
 Former LEP Boundaries Map

**Proposed development**

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Dual occupancy (detached)
Description of development	Converting a garage into a secondary habitable structure
Is the development proposed to be build-to-rent housing?	
<b>Dwelling count details</b>	
Number of dwellings / units proposed	1
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
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?	\$150,000.00
Estimated development cost	\$150,000.00
Do you have one or more BASIX certificates?	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?	
<b>Concept development</b>	
Is the development to be staged?	
<b>Crown development</b>	
Is this a proposed Crown development?	

**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	No

is it located on land identified as critical habitat?	
Is this application for biodiversity compliant development?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
<b>Section 68 of the Local Government Act</b>	
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?	No
<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?	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?	The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials Other
Provide details	Turning a garage into a dwelling
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	not applicable
Is the development designed to retain or reuse an existing building on site?	Yes
What percentage of the total development has been re-used?	100%
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:

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#### Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	3910-BASIX Report (1)
Cost estimate report	Garage Conversion to Secondary Habitable Dwelling
Heritage impact statement	SoHI 4 Fisher Street Gulgong DRAFT docx (1)
NABERS Embodied Emissions Materials Form	3910 SOEE (1)
Site Plans	3910-Set (1)
Statement of environmental effects	3910 SOEE (1)

**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).	