



MID-WESTERN REGIONAL COUNCIL

PO Box 156, MUDGEE NSW 2850

86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louee Street, Rylstone

T 1300 765 002 or 02 6378 2850 | F 02 6378 2815

E council@midwestern.nsw.gov.au

DEVELOPMENT APPLICATION FORM (DA)

Made under the Environment Planning and Assessment Act 1979 Section 78A

PLEASE ANSWER ALL QUESTIONS, failure to do so may result in the return of the application.

1 Applicant Details

If the applicant is not the owner of the land, then the owners' written consent to lodge the application is required. All correspondence, both written and verbal and notice of determination will be sent to the applicant. It is important to notify Council of any change of address and / or telephone number if this occurs during the processing of the application.

 Mr Mrs Ms Miss Other:

Family name(s) OR company name

Liu

Given name(s)

Trevor Andrew

Postal Address

(All correspondence will be sent to this address)

PO Box 143

Bathurst NSW 2795

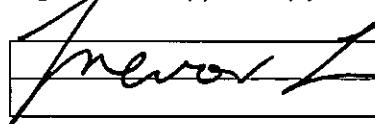
Email Address

trevor.liu@finance.nsw.gov.au

Daytime telephone number(s)

0427 226 104

Signature of applicant(s)

 10 MAY 2018

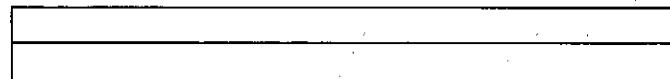
2 Owners details and consent

This section must be completed by all property owners. If the owner of the property is a company, then the director/s or the secretary of the company must sign the application and affix the body corporate stamp, if required, to this form or as an attachment with the appropriate details confirming consent.

Name(s) OR company name

Mid Western Regional Council

Signature(s)



Daytime telephone number



Office Use Only:

Application Reference No:

Date of Receipt:

Receipt No:

3 Property description / Land to be developed

It is important that the property is accurately identified by its legal description. This information is shown on your Rates Notices, property deeds etc.

Unit / street no.	Street name	Suburb / Locality	Postcode
363	Ulan Rd	Eurunderee	2850
Lot no.	Section no.	Deposited Plan no.	Parish
201		1210399	

4 Description of proposed development

Please briefly describe everything you are seeking approval for from Council. If you are constructing a building, what is the proposed use? (e.g Change of Use – Retail shop to Restaurant, Dwelling, shed, Subdivision work, etc)

Construction of NSW Rural Fire Service facility
Cudgegong Community Education Centre and Fire Control Centre

5 Cost of the proposed development

The cost of the proposal should include all of the costs of developing the site (e.g., building, construction, landscaping, carparking, drainage, fencing etc).but should not include the cost of the land. \$ 6.1m

6 Disclosure required for reportable Political donations or Gifts

A reportable gift or political donation is defined under the Election Funding and Disclosures Act 1981. If you have made a political donation to a political party, elected member, group or candidate or provided a gift to a local councillor or council employee where the value exceeded \$1,000 or the combined value in any financial year exceeded \$1,000 in the past two (2) years, a disclosure statement must be provided with the lodgement of a development application.

A disclosure statement can be obtained from Council's website (www.midwestern.nsw.gov.au) or Administration building.

Is a disclosure statement attached to this application?

YES NO

7 Type of Development

You may require a tick in more than one box. Please tick which type of development you are applying for.

- Local Development is all types of development that requires consent, other than those listed below
- Integrated Development requires development consent from Council and other State Government Authority(ies)
- Designated Development requires the preparation of an Environmental Impact Statement (EIS) under the provisions of the EP&A Act. Council or the Minister maybe the consent authority (EIS required)
- Subdivision requires consent from Council
- Demolition removal of any structure

8 Statement of Environmental Effects (SEE)

A Statement of Environmental Effects (SEE) or an Environmental Impact Statement (EIS) must accompany your application. The SEE is a short report which includes written information about the proposed development that cannot be readily shown on your plans.

The SEE should describe in detail the proposed development. The SEE should outline the likely impacts and issues of the proposed development and how you will minimise these impacts.

Where relevant, a SEE must include, however not limited to the following details:

- How the development achieves the requirements of the Merriwa Mudgee and Rylstone Local Environmental Plans, Development Control Plans and State Environmental Planning Policies;
- Previous use of the site. Some previous land uses may have lead to site contamination.
- Flooding, drainage, landslip, soil erosion, mine subsidence, bushfires and any other risk.
- Impacts on existing and future amenity of the locality.
- Availability of utility services, power, telephone and water/sewer.
- Impacts on historical, aboriginal heritage and archaeological aspects.
- Impacts on flora and fauna
- Access for the disabled
- Social and economic affects

For shops, offices, commercial or industrial or change of use development: hours of operation; erection of any signage; plant and machinery to be installed; the type, size and quantity of goods to be made; provision of carparking and stored or transported of goods and loading and unloading facilities.

Is a Statement of Environment Effects included as part of this application?

YES NO

9 Integrated Development

This question is only applicable if Integrated Development was nominated above in Question 7.

Integrated Development is where an approval is required from another Government Department or Agency. Please specify what Act approval is being sought under. (tick the appropriate box/es)

- Fisheries Management Act 1994 (s144, s201, s205, s219)
- Heritage Act 1977 (s58)
- Mine Subsidence Compensation Act 1961 (s15)
- National Parks and Wildlife Act 1974 (s90)
- Protection of the Environment Operations Act 1977 (ss43(a), 47 and 55; ss43 (b), 48 and 55; ss43(3) 55 and 122)
- Roads Act 1993 (s138)
- Rural Fires Act 1997 (s100B)
- Water Management Act 2000 (s89, s90, s91)

10 Staged Development

Are you applying for a staged development or deferred commencement consent?

YES NO

11 Other approvals sought

Certain types of development may include activities that also require other approvals from Council in addition to Development Consent. These additional approvals are required by the Local Government Act, 1993 and by the Roads Act, 1993.

Approval under Section 68 Local Government Act 1993

YES NO

- Structures or places of public entertainment: includes installing a temporary structure on the land
- Water supply sewerage and stormwater drainage work; includes carrying out water supply work
- Management of waste: includes placing a waste storage container in a public space
- Public roads: includes swinging or hoisting goods across or over any part of a public road by means of a crane, hoist etc.

Note: These approvals are not required at this stage and can be made at a later date.

Approval under Section 138 Roads Act 1993

YES NO

Does this application propose any form of alteration to Council's road reserve, i.e., driveway, footpath reconstruction, drainage connection or the like?

Note: Full details of the layout of proposed driveway crossing, drainage connections and the like are required to be with the development application.

12 Heritage and Conservation

Is the building or site an item of Environmental Heritage or within a Conservation Area or within the vicinity of an item of Environmental Heritage?

YES NO

If you answered 'no' please go to Question 13

If your answer is 'yes' to either of the below questions, a heritage impact statement will be required with lodgement of the development application. If the proposed works are minor, the details can be provided in the submitted Statement of Environmental Effects.

Are you demolishing all or any part of the building?

YES NO

Are you altering or adding to any part of the building?

YES NO

13 Planning for bushfire protection

If you answer 'yes' to the following question a bush fire assessment is required to be prepared and attached. The following documents are to be obtained from Council or www.bushfire.nsw.gov.au

- *Building in Bushfire Prone Areas – Guidelines for single dwelling development applications;*
- *Building in Bushfire Prone Areas – Guidelines for subdivision applications*

Is the subject site located in a bushfire hazard area?

YES NO

14 Construction Certificate

Is an application for a Construction Certificate being made at the same time as the application for Development Consent?

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
--------------------------	-----	-------------------------------------	----

15 Building Sustainability Index (BASIX)

BASIX is a new planning tool that affects residential development. BASIX is a web-based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indices. By applying practical measures to the design of a new home, BASIX ensures there is the potential to save energy and water – saving you money on your bills and protecting the environment.

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall/ceiling insulation.

You need a BASIX Certificate in the Mid-Western Regional Local Government Area when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at www.basix.nsw.gov.au.

The applicant is required to submit the BASIX Certificate with the Development Application or Complying Development Certificate application. The plans and specifications must also identify the BASIX commitments which will be checked by a professional building certifier during construction. Where submitted plans or specifications are inconsistent with the relevant BASIX Certificate, Council should require applicants to submit consistent applications before progressing the assessment process, either by amending plans / specifications or by submitting a new BASIX Certificate with commitments that match the rest of the application.

Applicants can generate the BASIX Certificate only on the NSW Department of Infrastructure, Planning and Natural Resources' BASIX website: www.basix.nsw.gov.au. For more information, phone DIPNR's BASIX Help Line on 1300 650 908

Is a BASIX Certificate required?

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
--------------------------	-----	-------------------------------------	----

Is a BASIX Certificate attached?

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
--------------------------	-----	-------------------------------------	----

Note: Council cannot accept a Development Application for residential purposes without a BASIX Certificate that has been issued no earlier than 3 months before the date on which this application is being made.

16 Site plan and plans/drawings of proposed development

The site plan is to indicate the following: location, boundary dimensions, site area and north point of the site; existing vegetation and trees on the land; location and uses of existing buildings on the site and adjoining sites, where applicable; existing levels of the land in relation to buildings and roads.

Plans or drawings of the proposed development must include the following: location of proposed new buildings or works in relation to the site's boundaries; floor plans of proposed buildings; proposed finished levels; proposed parking and access (dimensioned where appropriate) proposed landscaping (Indicating plant types and their height at maturity) and proposed method of drainage.

Five (5) copies of all plans are to be provided including one (1) set of A4 plans.

Three (3) copies of all plans / drawings (plus 1 A4 set) are submitted as part of this application.

<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
-------------------------------------	-----	--------------------------	----

