

## Applicant contact details

tion?

Title	
First given name	Railene
Other given name/s	
Family name	Geddes
Contact number	██████████
Email	██████████
Address	PO Box 13, Mudgee NSW 2850
Application on behalf of a company, business or body corporate	Yes
ABN	92439450078
ACN	
Name	RAILENE GEDDES
Trading name	SUNRAI DESIGNS
Is the nominated company the applicant for this applica	
ABN	92439450078
ACN	
Name	RAILENE GEDDES
Trading name	SUNRAI DESIGNS
Is the nominated company the applicant for this application?	Yes
Yes	

## Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	P & D Eldred Holdings Pty Ltd
ABN / ACN	91 062 200 846
Owner #	2
Company, business or body corporate name	Eldro Pty Limited
ABN / ACN	58 722 483 295

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.

## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	19 SYDNEY ROAD MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1/-/DP614991 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning B5: Business Development</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 2000 m<sup>2</sup></p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Groundwater Vulnerability Groundwater Vulnerable</p> <p>Local Provisions Former LEP Boundaries Map</p>
Site address #	2
Street address	21 SYDNEY ROAD MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	21/-/DP737341 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning B5: Business Development</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 2000 m<sup>2</sup></p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Groundwater Vulnerability Groundwater Vulnerable</p> <p>Local Provisions Former LEP Boundaries Map</p>
Site address #	3
Street address	23 SYDNEY ROAD MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	22/-/DP737341 <input checked="" type="checkbox"/>

Primary address?	No
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning B5: Business Development Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 2000 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Groundwater Vulnerability Groundwater Vulnerable Local Provisions Former LEP Boundaries Map

### Proposed development

Proposed type of development	Other
Description of development	Demolition of existing buildings, construction of new commercial buildings, renovations of existing commercial buildings and related driveways and landscaping. The works will be carried out over three individual sites forming one combined development.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	6:00 AM - 6:00 AM
Proposed to operate 24 hours on Thursday	No
Thursday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Friday	No
Friday	6:00 AM - 6:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	- 6:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	- 2:00 PM
<b>Dwelling count details</b>	
Number of dwellings / units proposed	21
Number of storeys proposed	1
Number of pre-existing dwellings on site	7
Number of dwellings to be demolished	7
Number of existing floor area	2,265
Number of existing site area	14,115
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$4,808,560.00
Do you have one or more BASIX certificates?	No

<b>Subdivision</b>	
Number of existing lots	3
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	35
Number of staff/employees on the site	7
Number of parking spaces	104
Number of loading bays	21
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Stage 1 - Demolition of existing residence and commercial building on No. 21 and the erection of units 4,5,6,7 & units 10 to 17. Renovation of Units 8 & 9 and associated driveways Stage 2 - Demolition of 6 residential units on No. 23 and erection of Units 18,19,20 & 21 and associated driveways Stage 3 - Erection of Unit 2 and refurbishment of Units 1 & 3.
<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
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 voluntary planning agreement (VPA) ?	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?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 10 trees and 7 shrubs.
Number of trees to be impacted by the proposed work	10
Land area to be impacted by the proposed work	
Units	

Approximate area of canopy REQUESTED to be removed	20
Units	Square metres
<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?	Yes
Description provided	Spouse of the Director of Operations - Julian Geddes
<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	

#### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 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	Peter
Other given name(s)	
Family name	Eldred
Contact number	██████████
Email address	████████████████████
Billing address	████████████████████

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	591ELD_Rev B
Cost estimate report	Project Pricing for DA
Owner's consent	Eldro Pty Ltd Directors letter P and D Eldred Directors letter
Statement of environmental effects	591ELD_SOEE_A
Stormwater drainage plan	TX15963.00-C01

Survey plan	19 21 23 sydney rd DOC030714
Traffic report	TX15963.00-01.jd_Rev A

**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 have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	