

**Applicant contact details**

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Title	Mr
First given name	Caerleon
Other given name/s	
Family name	[REDACTED]
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	43358649917
ACN	
Name	THE TRUSTEE FOR CAERLEON MUDGEES TRUST
Trading name	BLAXLAND PROPERTY MUDGEES TRUST
Is the nominated company the applicant for this applica	
ABN	43358649917
ACN	
Name	THE TRUSTEE FOR CAERLEON MUDGEES TRUST
Trading name	BLAXLAND PROPERTY MUDGEES TRUST
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	Caerleon Mudgee Pty Limited
ABN / ACN	

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	[REDACTED]
Local government area	MID-WESTERN REGIONAL

Lot / Section Number / Plan	535/-/DP1272615 <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 B4: Mixed Use C3: Environmental Management R1: General Residential R5: Large Lot Residential RE1: Public Recreation RU1: Primary Production</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 1000 m<sup>2</sup> 4000 m<sup>2</sup> 450 m<sup>2</sup> 600 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 Sewage Treatment Plant Buffer Map Visually Sensitive Land Map</p> <p>Terrestrial Biodiversity High Biodiversity Moderate Biodiversity</p>

### Proposed development

Proposed type of development	Subdivision of land
Description of development	Subdivision of land to create 237 residential lots, two super lots, three lots for drainage purposes, two lots for stormwater channel, roads and services
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$12,450,000.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	242

<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?	Yes
Description of the proposed roadworks	- Extend Hone Creek Drive - 11 New residential roads
<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?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997 Water Management Act 2000
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?	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	Removal of paddock trees as outlined in the BDAR
Number of trees to be impacted by the proposed work	16
Land area to be impacted by the proposed work	29.8
Units	Hectares
Approximate area of canopy REQUESTED to be removed	200
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?	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	

### 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	Caerleon
Other given name(s)	
Family name	Mudgee Pty Ltd
Contact number	██████████
Email address	██
Billing address	██

### Application documents

The following documents support the application.

Document type	Document file name
Bushfire report	319171_BRA_004A
Civil Engineering Plan	319171_39B_DA01-DA21_Issued 220315
Cost estimate report	319171_LET_0010A
Owner's consent	319171_LEO_007e_Owners Consent_Stage 14 DA
Statement of environmental effects	319171_SEE_014A

### 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	

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