

### Applicant contact details

Title	Mr
First given name	[REDACTED]
Other given name/s	[REDACTED]
Family name	[REDACTED]
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	79894094521
ACN	
Name	The Trustee for Edan Investments Unit Trust
Trading name	The Trustee for Edan Investments Unit Trust
Is the nominated company the applicant for this application	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	The Trustee for Edan Investments Unit Trust
ABN / ACN	79 894 094 521
Owner #	2
Company, business or body corporate name	Edan Enterprises Pty LTD
ABN / ACN	644 592 549

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	[REDACTED]
Email Address	[REDACTED]

### Development details

Application type	Development Application
Site address #	1
Street address	81 LAWSON STREET MUDGEES 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	3/62/DP758721 <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 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 600 m <sup>2</sup> Heritage Mudgee Significance: Local Land Reservation Acquisition NA Foreshore Building Line NA Groundwater Vulnerability Groundwater Vulnerable Local Provisions Former LEP Boundaries Map

#### Proposed development

Proposed type of development	Multi-dwelling housing Subdivision of land Stratum / community title subdivision
Description of development	Existing lot to be subdivided with existing house to remain on lot 1. Three new homes to be built on a second lot.
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	4
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Existing gross floor area (m2)	140
Proposed gross floor area (m2)	537
Total site area (m2)	1,947
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$974,188.61
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1293097M
<b>Subdivision</b>	
Number of existing lots	1
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
<b>Proposed operating details</b>	
Number of staff/employees on the site	

#### Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	7	0	0
Total	7	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 5 trees
Number of trees to be impacted by the proposed work	5
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	120
Units	Square metres
Local heritage	
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:

Company Name	Jetcharm Constructions
ABN	19 090 566 340
ACN	
Trading Name	Jetcharm Constructions
Email address	[REDACTED]
Billing address	[REDACTED]

### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	EDEN ENTERPRISES DWELLINGS 2 & 3 SECT SHT 11 EDEN ENTERPRISES DWELLINGS 2 & 3 FLR PLNS SHT 8 EDEN ENTERPRISES DWELLING 3 ELEV SHT 10 EDEN ENTERPRISES DWELLING 2 ELEV SHT 9 EDEN ENTERPRISES WINDOW LIST SHT 14 EDEN ENTERPRISES DWELLING 1 FLR PLN SHT 5 EDEN ENTERPRISES DWELLING 1 ELEV SHT 6 EDEN ENTERPRISES CVR SHT 1 of 20 EDEN ENTERPRISES DOOR LIST SHT 13 EDEN ENTERPRISES SAFETY NOTES SHT 18 of 18 EDEN ENTERPRISES GEN CONST NOTES SHT 17
BASIX certificate	BASIX_81 Lawson Street, Mudgee
Car parking and vehicle access	EDEN ENTERPRISES SITE PLN SHT 2
Cost estimate report	Q1662-Cost estimate
Landscape plan	EDEN ENTERPRISES LANDSCP PLN SHT 4
Proposed Subdivision plan	EDEN ENTERPRISES PRELIM SUBDIVISION PLN, SITE MANOEUVERING SHT 3
Schedule of colours, materials and finishes	EDEN ENTERPRISES DWELLING 1 ELEV SHT 6
Shadow diagrams	EDEN ENTERPRISES SHADOW DIAG SHT 16
Site plans	EDEN ENTERPRISES SITE PLN SHT 2
Statement of environmental effects	SoEE EDEN ENTERPRISES 81 LAWSON ST MUDGEE

Stormwater drainage plan	38940-C01_0
Survey plan	36090 - L01_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).	