

**Applicant contact details**

|  |                         |
|--|-------------------------|
| Title  |                         |
| First given name   | Laura                   |
| Other given name/s   |                         |
| Family name  | Neville                 |
| Contact number   | [REDACTED]              |
| Email  | [REDACTED]              |
| Address  | [REDACTED]              |
| Application on behalf of a company, business or body corporate | Yes                     |
| ABN  | 96666568734             |
| ACN  | 666568734               |
| Name   | MUDGEES GARDENS PTY LTD |
| Trading name   | MUDGEES GARDENS PTY LTD |
| Is the nominated company the applicant for this application    | No                      |

**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 | GH Mudgee Pty Limited  |
| ABN / ACN                                | 602 734 770  |

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.

**Site access details**

|   |  |
|---|--|
| Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc. | Yes  |
| Provide details   | Please contact applicant prior to site inspection. |

**Developer details**

|               |  |
|---------------|--|
| ABN           |  |
| ACN           |  |
| Name          |  |
| Trading name  |  |
| Address       |  |
| Email Address |  |

**Development details**

|                  |                                |
|------------------|--------------------------------|
| Application type | Development Application        |
| Site address #   | 1                              |
| Street address   | 313 MAGPIE LANE GALAMBINE 2850 |

|                                      |  |
|--------------------------------------|--|
| Local government area                | MID-WESTERN REGIONAL   |
| Lot / Section Number / Plan          | 1-/DP174385 <input checked="" type="checkbox"/><br>1-/DP1003242 <input checked="" type="checkbox"/>  |
| Primary address?                     | Yes  |
| Planning controls affecting property | Land Application LEP<br>Mid-Western Regional Local Environmental Plan 2012<br>Land Zoning<br>RU4: Primary Production Small Lots<br>Height of Building<br>NA<br>Floor Space Ratio (n:1)<br>NA<br>Minimum Lot Size<br>20 ha<br>Heritage<br>NA<br>Land Reservation Acquisition<br>NA<br>Foreshore Building Line<br>NA<br>Groundwater Vulnerability<br>Groundwater Vulnerable<br>Local Provisions<br>Former LEP Boundaries Map |

#### Proposed development

|   |  |
|---|--|
| Selected common application types         | Erection of a new structure  |
| Selected development types                | Caravan park   |
| Description of development                | The proposed development is for the purposes of a Caravan Park, comprising: 147 short-term sites situated in the northern portion of the site, including 3 amenities blocks, and an office and activities building; 240 long-term sites situated in the southern portion of the site, including 2 community centres and an office and activities building; An internal road network, including main access to the site via Magpie Lane, and two one-way emergency exits, one onto Guntawang Road, and another further east |
| Provide the proposed hours of operation   |  |
| Proposed to operate 24 hours on Monday    |  |
| Monday                                    | -  |
| Proposed to operate 24 hours on Tuesday   |  |
| Tuesday                                   | -  |
| Proposed to operate 24 hours on Wednesday |  |
| Wednesday                                 | -  |
| Proposed to operate 24 hours on Thursday  |  |
| Thursday                                  | -  |
| Proposed to operate 24 hours on Friday    |  |
| Friday                                    | -  |
| Proposed to operate 24 hours on Saturday  |  |
| Saturday                                  | -  |
| Proposed to operate 24 hours on Sunday    |  |
| Sunday                                    | -  |
| Dwelling count details                    |  |
| Number of dwellings / units proposed      |  |
| 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                               |
|  |                                 |
| <b>Cost of development</b>   |                                 |
| Estimated cost of work / development (including GST)   | \$18,307,074.00                 |
| Capital Investment Value (CIV)   | \$20,513,432.00                 |
| Do you have one or more BASIX certificates?  |                                 |
|  |                                 |
| <b>Climate Zone</b>  |                                 |
| What climate zone/s is the development in?   | Climate zone 6 - mild temperate |
| Has the climate zone impacted the design of the development?   | No                              |
|  |                                 |
| <b>Subdivision</b>   |                                 |
| Number of existing lots  |                                 |
|  |                                 |
| <b>Proposed operating details</b>  |                                 |
| Number of additional jobs that are proposed to be generated through the operation of the development |                                 |
| 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?   | Yes   |
| Acts under which licences or approvals are required  | Roads Act 1993<br>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  |
| Is this application for biodiversity compliant development?  | No  |
| 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.                            |    |
| Are works proposed to any heritage listed buildings?   |    |
| Is heritage tree removal proposed?   |    |
| <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 |
| 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.                        | Yes  |
| Provide details of the qualified person certifying the embodied emission amounts disclosed in the form   |  |
| First Name   | John   |
| Family Name  | Portelli   |
| Professional Qualification   | Quantity surveyor  |
| Registration Details   | 53611016570  |
| Business Name  | CAM ENGINEERING AND CONSTRUCTION PTY LTD   |

|  |                                    |
|--|------------------------------------|
| ABN  | 53611016570                        |
| 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   | N/A- refer embodied emissions form |
| Is the development designed to retain or reuse an existing building on site?   | No                                 |
| 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?   | Yes                                |
| <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:

|                 |                        |
|-----------------|------------------------|
| Company Name    | Mudgee Gardens Pty Ltd |
| ABN             |                        |
| ACN             |                        |
| Trading Name    |                        |
| Email address   | ██████████             |
| Billing address | ██████████             |

#### Application documents

The following documents support the application.

| Document type                                | Document file name   |
|--|--|
| Aboriginal Due Diligence Assessment          | Appendix F- AHIMS Search   |
| Bushfire report                              | Appendix S- Bushfire Report  |
| Civil Engineering Plan                       | Appendix U- Civil Engineering Plans  |
| Contamination and/or remediation action plan | Appendix G- Preliminary Site Investigation   |
| Cost estimate report                         | Quantity Surveyors Report  |
| Flora and Fauna Assessment                   | Appendix I- Ecological Assessment Report<br>Appendix T- Riparian Assessment Report |
| Geotechnical report                          | Appendix H- Geotechnical Report  |
| Heritage impact statement                    | Appendix X- Heritage Impact Statement  |

|  |   |
|--|---|
| Landscape plan                           | Appendix W- Landscape Plan  |
| NABERS Embodied Emissions Materials Form | Appendix Q- SEPP (Sustainable Buildings) 2022- Step 2<br>Appendix Q- SEPP (Sustainable Buildings) 2022- Step 3<br>Appendix Q- SEPP (Sustainable Buildings) 2022- Step 1   |
| Other                                    | Appendix K- Electrical Design<br>Appendix A1- Deposited Plan<br>Appendix O- Signage Plan & Overview<br>Appendix A2- Deposited Plan (2)<br>Appendix A3- Deposited Plan (3)   |
| Owner's consent                          | Appendix Z3- ASICs Search<br>Appendix Z2- ASICs Search<br>Appendix Z1- Owners Consent   |
| Plan of management                       | Appendix Y- Plan of Management  |
| Site Plans                               | Appendix B- Masterplan  |
| Social impact assessment                 | Appendix V- Social and Economic Assessment  |
| Statement of environmental effects       | SEE- 313 Magpie Lane, Galambine<br>Appendix R- Mid-Western Regional DCP Assessment Table<br>Appendix N- Local Government (MHE, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021<br>Appendix D- Pre-DA Minutes Assessment Table<br>Appendix P- State Environmental Planning Policy (Industry and Employment) 2021 Assessment Table |
| Stormwater Management Plan               | Appendix L- Stormwater Report   |
| Traffic report                           | Appendix M- Traffic Impact Assessment   |
| Water Management Plan                    | Appendix J- Water and Sewer Servicing Report  |

**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).  |     |