

Applicant contact details

Title	Mr
First given name	Brian
Other given name/s	Augustus
Family name	Jones
Contact number	[REDACTED]
Email	[REDACTED]
[REDACTED]	[REDACTED]
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them	
Owner #	1	
Title	Mr	
First given name	Brian	
[REDACTED]	[REDACTED]	
Family name	Jones	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
Owner #	2	
Title		
First given name	Dale	
[REDACTED]	[REDACTED]	
Family name	Jones	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	
[REDACTED]	[REDACTED]	

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.	No
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Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	82 HENRY BAYLY DRIVE MUDGEES 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	216/-/DP756894 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning R2: Low Density Residential Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size 2 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Local Provisions Former LEP Boundaries Map Visually Sensitive Land Map Terrestrial Biodiversity High Biodiversity

Proposed development

Proposed type of development	Subdivision of land
Description of development	The DA seeks the consent of Mid-Western Regional Council (Council) for the subdivision of the land into three (3) lots pursuant to clause 2.6 of Mid-Western Regional Local Environmental Plan 2012 (LEP). The primary purpose of the subdivision is to facilitate the subsequent development of each of proposed lots 2 and 3 for the purposes of residential development.
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	0
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	49,500
Cost of development	
Estimated cost of work / development (including GST)	\$30,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	3
Proposed operating details	

Number of staff/employees on the site	0
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Number of parking spaces

Number of loading bays	0
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?	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
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)?	No
Is the application accompanied by a Planning Agreement ?	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	See attached BDAR and bushfire Assessment Report for spatial indication of vegetation to be removed.
Number of trees to be impacted by the proposed work	0
Land area to be impacted by the proposed work	0
Units	
Approximate area of canopy REQUESTED to be removed	1
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
Affiliations and Pecuniary interests	
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
Political Donations	
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 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:

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	Appendix 4 AHIMS
Bushfire report	Appendix 5 Bushfire Hazard Assessment
Other	Appendix 3 BDAR AEP 2023 Appendix 2 Utility Services & Telecommunications
Owner's consent	Landowner Consent to DA Lodgement
Statement of environmental effects	Statement of Environmental Effects 23 August 2023
Survey plan	Appendix 1 Proposed Plan of Subdivision

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).	