

Initiator details

Title	
First given name	Gary
Family name	Peacock

Applicant contact details

Title	Mr
First given name	Gary
Other given name/s	
Family name	Peacock

Application on behalf of a company, business or body corporate	Yes
ABN	34003473112
ACN	003473112
Name	OUTLINE PLANNING CONSULTANTS PTY. LTD.
Trading name	OUTLINE PLANNING CONSULTANTS PTY. LTD.
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

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	79 447 271 579
ACN	
Name	HB DRURY AND SL DRURY
Trading name	HB DRURY AND SL DRURY
Address	1848 CASTLEREAGH HIGHWAY TALLAWANG 2852
Email Address	talingapast@bigpond.com

Development details

Application type	Development Application	
Site address #	1	
Street address	1848 CASTLEREAGH HIGHWAY TALLAWANG 2852	
Local government area	MID-WESTERN REGIONAL	
Lot / Section Number / Plan	1/-/DP1239728	<input checked="" type="checkbox"/>
	173/-/DP750767	<input type="checkbox"/>
	64/-/DP750751	<input type="checkbox"/>
	191/-/DP750751	<input type="checkbox"/>
	173/-/DP750751	<input type="checkbox"/>
	21/-/DP750767	<input type="checkbox"/>
	1/-/DP1080640	<input type="checkbox"/>
	180/-/DP750751	<input type="checkbox"/>
	103/-/DP750751	<input type="checkbox"/>
	19/-/DP750751	<input type="checkbox"/>
	10/-/DP113406	<input type="checkbox"/>
	189/-/DP750751	<input type="checkbox"/>
	65/-/DP750751	<input type="checkbox"/>
	186/-/DP750751	<input type="checkbox"/>
	41/-/DP750751	<input type="checkbox"/>
	40/-/DP750751	<input type="checkbox"/>
	63/-/DP750751	<input type="checkbox"/>
	67/-/DP750751	<input type="checkbox"/>
	40/-/DP1248995	<input type="checkbox"/>
	42/-/DP750751	<input type="checkbox"/>
	182/-/DP750751	<input type="checkbox"/>
	9/-/DP113406	<input type="checkbox"/>
	172/-/DP750767	<input type="checkbox"/>
	49/-/DP750751	<input type="checkbox"/>
171/-/DP750751	<input type="checkbox"/>	
187/-/DP750751	<input type="checkbox"/>	
179/-/DP750751	<input type="checkbox"/>	
Primary address?	Yes	

Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning RU1: Primary Production</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 100 ha</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> <p>Terrestrial Biodiversity High Biodiversity</p>
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Site address #	2
Street address	CASTLEREAGH HIGHWAY TALLAWANG 2852
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1/-/DP1239728 <input type="checkbox"/>
Primary address?	No

Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning RU1: Primary Production</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 100 ha</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> <p>Terrestrial Biodiversity High Biodiversity</p>
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Proposed development

Selected common application types	Change of use of land or a building or the classification of a building under the Building Code of Australia
Selected development types	Extractive Industries (non-mining)
Description of development	The owners propose to establish a quarry on the site to extract up to 350,000 tonnes per annum of quarry material within a quarry footprint of 7.34ha and a total resource of about 4.6 million tonnes. The internal access route to the quarry connects directly with the Castlereagh Highway.
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)	75,200
Total site area (m2)	11,910,000
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$4,395,384.00
Estimated development cost	\$3,995,804.00
Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Other for example rural/extractive industry	10	5	0
Total	10	5	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?	Yes
Acts under which licences or approvals are required	Protection of the Environment Operations Act 1997
Is your proposal categorised as designated development?	Yes
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?	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?	Yes
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	Loss of three mature paddock trees and (possibly) the loss of two trees in the highway road reserve: Blakely's Red Gum Grassy Woodland and Derived Native Grassland: 0.08ha affected.
Number of trees to be impacted by the proposed work	5
Land area to be impacted by the proposed work	0.08
Units	Hectares
Approximate area of canopy REQUESTED to be removed	0.08
Units	Hectares
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	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is permitted with or without consent or is exempt or complying development under State Environmental Planning Policy (Resources and Energy) 2021, Chapter 2

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 K ACHAR_2024
Acoustic & Vibration Assessment	Appendix C Noise, Vibration Impact Assess
Agricultural Impact Statement	Appendix E Agronomist report
Air Quality Assessment	Appendix H Air Quality Assessment
Biodiversity development assessment report	Appendix L BDAR V1 FINAL
Bushfire report	Appendix J RFS bush fire prone land - NSW Rural Fire Service
Category 1 Fire Safety Provisions	EIS Covering letter + EDC
Contamination and/or remediation action plan	Appendix I Preliminary Site Investigation - Gulgong Quarry
Cost estimate report	FINAL Estimated Development Cost
Environmental impact statement	EIS Gulgong Quarry FINAL
Geotechnical report	Appendix N geotech
Notification plans	Appendix B7 Rehabilitation Plan Appendix B6 Intersection concept Design Appendix B5 Site Facilities Appendix B4 quarry benches Appendix B3 SectionBB' Appendix B2 SectionAA Appendix B1 Staging plans
Other	Appendix P Newsletter Appendix O2 Pre-lodgement Meeting Minutes Gulgong Quarry Appendix O1 Minutes prelodgement 2.7.24 Appendix M Essential Energy advice 10.7.24 Appendix A3 TfNSW Response_EAR 1894_issued Appendix A2 Attach 2 Appendix A 1 EAR 1894 + CL - Gulgong Quarry
Owner's consent	Owners consent letter H&S Drury
Statement of environmental effects	EIS Covering letter + EDC
Traffic Impact Assessment	Appendix D1 Traffic assess
Traffic Management Plan	Appendix D3 Drivers Code of Conduct Appendix D2 TMP
Water Management Plan	Appendix G water balance Appendix F Groundwater

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
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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).	