

Applicant contact details

Title	Mr
First given name	Greg
Other given name/s	
Family name	Dowker
Contact number	
Trading name	THE TRUSTEE FOR THE G & S DOWKER FAMILY 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 THE G & S DOWKER FAMILY TRUST	
ABN / ACN	81 053 659 529	

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.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application	
Site address #	1	
Street address	59 HORATIO STREET MUDGEE 2850	
Local government area	MID-WESTERN REGIONAL	

Primary address? No Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning SPS Tourist Hagh of building Na Planning controls affecting property High of building Planning controls affecting property High of building NA Himmun Lot Size NA Himmun Lot Size NA Himmun Lot Size NA Groundwater Vulnerobility Groundwater Vulnerobility Groundwater Vulnerobility Groundwater Vulnerobility Groundwater Vulnerobility Groundwater Vulnerobility Mid-Western Regional Local Environmental Plan 2012 Local government area MID-WESTERN REGIONAL Lot / Section Number / Plan 7/44/DP758721 Primary address? No Height of Building Na Height of Building Na Height of Building Na Planning controls affecting property Hid Reservation Acquisition NA Na Planting bilding Na Planting controls affecting proporty Na	Lot / Section Number / Plan	26/-/DP1106100	
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		8/44/DP758721 10/44/DP758721 9/44/DP758721	
Primary address? Yes	Primary address?		

	Land Application LEP Mid-Western Regional Local Environmental Plan 2012
	Land Zoning SP3: Tourist
	Height of Building NA
Planning controls affecting property	Floor Space Ratio (n:1) NA
	Minimum Lot Size NA
	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	Hotel or motel accommodation	
Description of development	The proposed development consists of demolition works; the construction of motel accommodation; a manager's unit, car spacing, civil works, signage, and associated landscaping	
Dwelling count details		
Number of dwellings / units proposed	60	
Number of storeys proposed		
Number of pre-existing dwellings on site		
Number of dwellings to be demolished		
Existing gross floor area (m2)	0	
Proposed gross floor area (m2)	0	
Total site area (m2)	0	
Cost of development		
Estimated cost of work / development (including GST)	\$7,000,000.00	
Do you have one or more BASIX certificates?	No	
Subdivision		
Number of existing lots		
Is subdivison proposed?		
Proposed operating details		
Number of staff/employees on the site		

Number of parking spaces

Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
Crown development	

Is this a proposed Crown development?	٩V
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Related planning information

Is the application for integrated	
development?	No
Is your proposal categorised as designated development?	Νο
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?	Νο
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?	No
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.

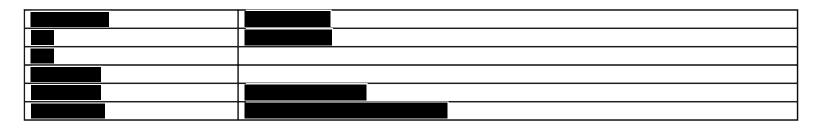
The Environmental Planning and Assessment Regulation 2021 and Council's adopted fees and charges establish how to calculate the fee payable for

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:



The following documents support the application.

Document type	Document file name
Acoustic report	MAC221600-01RP1
Architectural Plans	37806-A00~A08_F
Civil Engineering Plan	37806 - C00 to C10_A
Cost estimate report	NA Cost estimate
Heritage impact statement	SoHI Proposed Motel Horatio Street Mudgee Final
Landscape plan	37806-LA01~LA03_A
Owner's consent	[Untitled]
Statement of environmental effects	37806-PR01_A full
Traffic report	37806-TIA_0

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).	