

## Applicant contact details

Title	Mr
First given name	Andrew
Other given name/s	
Family name	Connor
Contact number	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	20699153548
ACN	
Name	The Trustee for Investment Management Group Hotels Unit Trust
Trading name	The Trustee for Investment Management Group Hotels 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	Investment Management Group Hotels Pty Limited
ABN / ACN	649 117 528

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	34-36 INGLIS STREET MUDGEES 2850
Local government area	MID-WESTERN REGIONAL

Lot / Section Number / Plan	10/-/DP1275386 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012  Land Zoning SP3: Tourist  Height of Building NA  Floor Space Ratio (n:1) NA  Minimum Lot Size NA  Heritage Hotel Significance: Local Mudgee Significance: Local  Land Reservation Acquisition NA  Foreshore Building Line NA  Groundwater Vulnerability Groundwater Vulnerable  Local Provisions Former LEP Boundaries Map
Site address #	2
Street address	38 INGLIS STREET MUDGEES 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	18/43/DP758721 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012  Land Zoning MU1: Mixed Use  Height of Building 8.5 m  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
Site address #	3
Street address	40-42 INGLIS STREET MUDGEES 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	16/43/DP758721 <input checked="" type="checkbox"/>  17/43/DP758721 <input checked="" type="checkbox"/>
Primary address?	No
	Land Application LEP

Planning controls affecting property	Mid-Western Regional Local Environmental Plan 2012 Land Zoning MU1: Mixed Use Height of Building 8.5 m 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
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#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure Change of use of land or a building or the classification of a building under the Building Code of Australia Erection of a new structure Hours of operation and trading Subdivision
Selected development types	Pub
Description of development	Alterations and addition to the Federal Hotel, construction of a single storey drive through liquor store and construction of a two-storey hotel accommodation building containing 38 rooms for the Federal Hotel. Associated works include construction of a surface car park with 38 spaces (includes 2 accessible spaces), associated site servicing and loading areas, landscaping across the site. Amalgamation of the 4 lots over 34-36, 38 and 40 – 42 Inglis Street, Mudgee into 1 lot.
<b>Provide the proposed hours of operation</b>	
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	-
<b>Dwelling count details</b>	
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)	2,500
Proposed gross floor area (m2)	3,121

Total site area (m2)	5,065
Total net lettable area (m2)	0
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$14,164,366.00
Capital Investment Value (CIV)	\$14,164,366.00
Do you have one or more BASIX certificates?	
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 4 - hot dry summer, cool winter
Has the climate zone impacted the design of the development?	No
<b>Subdivision</b>	
Number of existing lots	4
Type of subdivision proposed	Torrens Title
Number of proposed lots	1
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	25
Number of staff/employees on the site	9

#### Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	38	0	0
Total	38	0	0

Number of loading bays	2
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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
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

<b>Section 68 of the Local Government Act</b>	
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?	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?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Removal of an existing tree situated towards the centre of 38 Inglis Street is proposed as part of the development.
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	10
Units	Square metres
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	Yes
Are works proposed to any heritage listed buildings?	Yes
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	

### 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?	A reduction in peak demand for electricity, including through the use of energy-efficient technology The generation and storage of renewable energy The minimisation of the consumption of potable water
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.	No
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	These matters will be determined as part of the CC.
Is the development designed to retain or reuse an existing building on site?	Yes
What percentage of the total development has been re-used?	100%
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?	No
<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:


The following documents support the application.

Document type	Document file name
Access report	23213_Vista Access_DA_Issue B_BCA2022
Acoustic report	Noise Impact Assessment_Draft NDY 20230707

Arborists report	Tree Assessment Report - Oct 23 Version 1
Category 1 Fire Safety Provisions	NDY-FSK-001[1.0] - FIRE CONCEPT - PRE-DA
Cost estimate report	Cost Estimate Letter
Fire safety upgrade report	220912 Federal Hotel Mudgee BCA Report R1.0
Heritage impact statement	Federal Hotel Mudgee_HIS_20231009
Landscape plan	230928_Federal Pub Mudgee_Landscape DA Package_A
NABERS Embodied Emissions Materials Form	NABERS EMBodied Emissions Materials Form
Other	ELECTRICAL- NDY ESK - 001
Owner's consent	Owners Consent Letter
Parking Report	MUDGEE - FEDERAL HOTEL - PARKING PLAN [B]
Preliminary Engineering Drawings	Preliminary Engineering Drawings
Site Plans	22-017_DA-001-SITE ANALYSIS_A
Statement of environmental effects	Statement of Environmental Effects - Federal Hotel Mudgee - Final V5
Stormwater Management Plan	STORMWATER MANAGEMENT STRATEGY
Survey plan	Site Survey Plan - Federal Hotel and adjoining properties Mudgee
Traffic Impact Assessment	Traffic and Transport Assessment Report DA_v_2.0

#### 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).	