

**Applicant contact details**

First given name	Ian
Other given name/s	
Family name	Webber
Contact number	[REDACTED]
Email	[REDACTED]
Address	1775 LIMEKILNS ROAD LIMEKILNS 2795
Application on behalf of a company, business or body corporate	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	Hucks Holding Pty Ltd
ABN / ACN	609 518 658

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	Modification Application
On what date was the development application to be notified determined	11/07/2024
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	
Description of the proposed modification	Demolition of internal metal spiral stair and new timber framed stair, partial demolition of masonry wall to accommodate new stair. Demolition of timber framed wall to upper stairwell. Reinforcement of Veranda floor bearers and replace of compromised timbers where applicable.
Was the DA applied for via the NSW Planning Portal?	Yes

Please provide portal application number (PAN)	PAN-412128
Site address #	1
Street address	1-3 CHURCH STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	1-/DP86378 <input checked="" type="checkbox"/> 1-/DP82856 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Mid-Western Regional Local Environmental Plan 2012 Land Zoning E2: Commercial Centre Height of Building 8.5 m Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage "Lawson Park Hotel" Significance: Local Land Reservation Acquisition NA Foreshore Building Line NA Active Street Frontages Active Street Frontage Groundwater Vulnerability Groundwater Vulnerable Local Provisions Former LEP Boundaries Map

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Pub Hotel or motel accommodation
Description of development	Demolition of internal metal spiral stair and new timber framed stair, partial demolition of masonry wall to accommodate new stair. Demolition of timber framed wall to upper stairwell. Reinforcement of Veranda floor bearers and replace of compromised timbers where applicable
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	
Existing gross floor area (m2)	
Proposed gross floor area (m2)	995
Total site area (m2)	
Cost of development	
Estimated cost of work / development (including GST)	██████████
Capital Investment Value (CIV)	██████████
Do you have one or more BASIX certificates?	
Subdivision	

Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	10

#### Number of parking spaces

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?	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
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.	Yes
Are works proposed to any heritage listed buildings?	Yes
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 <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.	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	No low emission construction technologies incorporated in this development.
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?	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:

Company Name	Hucks Holdings PTY LTD
ABN	
ACN	609 518 658
Trading Name	
Email address	admin@oscaville.com.au
Billing address	8 1-9 Tara Street Kangaroo Point NSW 2224

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	1-3 Church Street
Heritage impact statement	SoHI 1-3 Church St
NABERS Embodied Emissions Materials Form	NABERS
Other	CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN
Owner's consent	Owners-consent-form signed
Site Plans	Church St - Sheet - A01 - Site Plan
Structural engineers report	20250686-L01-gcd-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 agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	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).	