

Applicant contact details

First given name	Jamie
Other given name/s	
Family name	Fitzgerald
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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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	30 146 814 468
ACN	146 814 468
Name	
Trading name	CLUB PROJECTS NEWCASTLE PTY LTD
Address	[REDACTED]
Email Address	[REDACTED]

Development details

Application type	Modification Application
On what date was the development application to be notified determined	20/03/2024
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, 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	<ul style="list-style-type: none"> - Reconfiguration of the Beer Garden with the addition of a Danpal roof or similar overhead. - Revised facade & gaming entry off Byron Place - Addition of low-rise planters & tensile wire treatment to the gaming facade facing the carpark. - Skylight additions to existing hotel accommodation
Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-357310
Site address #	1
Street address	67 MARKET STREET MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	112/-/DP1136686 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP

Planning controls affecting property	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 Woolpack Hotel 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	15 BYRON PLACE MUDGEE 2850
Local government area	MID-WESTERN REGIONAL
Lot / Section Number / Plan	111/-/DP1136686 <input checked="" type="checkbox"/>
Primary address?	No
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 NA Land Reservation Acquisition NA Foreshore Building Line NA 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
Description of development	<ul style="list-style-type: none"> - Reconfiguration of the Beer Garden with the addition of a Danpal roof or similar overhead. - Revised facade & gaming entry off Byron Place - Addition of low-rise planters & tensile wire treatment to the gaming facade facing the carpark. - Skylight additions to existing hotel accommodation
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)	1,543
Total site area (m2)	
Cost of development	
Estimated cost of work / development (including GST)	\$1,654,000.00
Capital Investment Value (CIV)	\$1,780,000.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	2
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Commercial including business premises and retail premises	10	0	0
Total	10	0	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?	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?	Yes
Description provided	Des Kennedy, Mayor, Father-in-Law
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:	An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million A modification or a review to a development application, or a review of determination, where the original application was submitted on the NSW Planning Portal before 1 October 2023.

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:

First name	Jamie
Other given name(s)	
Family name	Fitzgerald
Contact number	██████████
Email address	████████████████████
Billing address	████████████████████

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architecturals_67 Market Street_S4.55_Optimized
Heritage impact statement	SOHI - Woolpack Hotel - May 2023
Site Plans	Architecturals_67 Market Street_S4.55_Optimized

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).	