

## Applicant contact details

Title	Mr
First given name	Jamie
Other given name/s	
Family name	Fitzgerald
Contact number	[REDACTED]
Email	[REDACTED]
Address	67 MARKET STREET MUDGEE 2850
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	CLUB PROJECTS NEWCASTLE PTY LTD
Trading name	CLUB PROJECTS NEWCASTLE PTY LTD
Address	[REDACTED]
Email Address	[REDACTED]

## Development details

Application type	Development Application
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
Planning controls affecting property	<p>Land Application LEP Mid-Western Regional Local Environmental Plan 2012</p> <p>Land Zoning E2: Commercial Centre</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size NA</p> <p>Heritage Mudgee Significance: Local Woolpack Hotel Significance: Local</p>

	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 MUDGEES 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 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	Demolition Alterations and additions to commercial development
Description of development	Demolition of one existing building, gaming addition to the existing hotel, internal alterations to the ground and first floor of the hotel, new beer garden and a small extension to the existing accommodation.
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	2
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	1
Existing gross floor area (m2)	1,667
Proposed gross floor area (m2)	1,543
Total site area (m2)	1,569
Cost of development	
Estimated cost of work / development (including GST)	\$1,654,000.00
Do you have one or more BASIX certificates?	No
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	1
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	

#### 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
Architectural Plans	Architectural Plans_Optimized
BCA Performance Requirements Compliance Statement	DRAFT BCA NCC Compliance Report_Woolpack Hotel
Cost estimate report	Cost Estimate Report
Heritage impact statement	Statement of Heritage Impact
Owner's consent	Owners Consent (Signed)
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	Stormwater - SW23-001 (1)
Survey plan	DP1136686 - Survey Plan
Waste management plan	Waste Management Plan

#### 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).	