

**Applicant contact details**

Title	[REDACTED]
First given name	[REDACTED]
Other given name/s	
Family name	[REDACTED]
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	

**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	[REDACTED]
ABN / ACN	[REDACTED]

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	28/03/2024
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	The minor modifications to Federal Hotel building including deletion/surrender of approved demolition, alterations and change of use works to first floor, introduction of a fire sprinkler system to the Federal Hotel and deletion of condition 26 of DA0140/2024. The modifications to DA0140/2024 are required for the future operation of development and moreover reduces unsympathetic alterations to the heritage listed Federal Hotel building. Finally, several very minor building design refinements.

Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-380048
Site address #	1
Street address	34-36 INGLIS STREET MUDGEE 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 NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA
Site address #	2
Street address	38 INGLIS STREET MUDGEE 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 NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA
Site address #	3
Street address	40-42 INGLIS STREET MUDGEE 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 NA Land Zoning

Planning controls affecting property	NA
	Height of Building
	NA
	Floor Space Ratio (n:1)
	NA
	Minimum Lot Size
	NA
	Heritage
	NA
Land Reservation Acquisition	
NA	
Foreshore Building Line	
NA	

### 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.
Provide the proposed hours of operation	
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)	
Proposed gross floor area (m2)	3,121
Total site area (m2)	
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>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	
Number of staff/employees on the site	9

#### Number of parking spaces

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?	No
<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?	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

### 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	██████████
Other given name(s)	
Family name	██████████
Contact number	██████████
Email address	██
Billing address	██

### Application documents

The following documents support the application.

Document type	Document file name
Access report	Federal Hotel Mudgee_Accessibility Report

BCA Performance Requirements Compliance Statement	Federal Hotel, Mudgee_BCA Fire Safety Upgrade Report R1.1
Category 1 Fire Safety Provisions	Federal Hotle - Site Plan Fire Services FS-0002 - 3
Demolition Work Plan	22-017_DA-091-DEMOLITION PLAN-LEVEL 1_B
Fire safety upgrade report	Federal Hotel S4.55 - Fire Engineering Ugrade Strategy Report Federal Hotel Mudgee S4.55 - Fire Engineers Report
Floor and/or Roof Plan	22-017_DA-103-PROPOSED ROOF PLAN_B 22-017_DA-101-PROPOSED GROUND FLOOR PLAN_B 22-017_DA-102-PROPOSED LEVEL 1 PLAN_B 22-017_DA-100-PROPOSED LOWER GROUND FLOOR PLAN_B
Floor plans	22-017_DA-521-3D VIEWS-SHEET 02_B
Heritage impact statement	Federal Hotel Mudgee S4.55 - Heritage Impact Letter
Other	22-017_DA-510-PROPOSED SECTIONS-SHEET 01_B
Owner's consent	IMG Owners Consent
Photomontage	22-017_DA-502-PROPOSED ELEVATIONS & EXTERNAL FINISHES-BOTTLE SHOP_B
Preliminary Engineering Drawings	Federal Hotle - Site Plan Fire Services FS-0002 - 3
Site Plans	22-017_DA-511-PROPOSED SECTIONS-SHEET 02_B
Statement of environmental effects	Final SEE for S4.55 Modifications

#### 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).	