

27 SEP 2019

Richmond Valley Council



# Development / Construction Certificate / Subdivision Application

10 Graham Place, CASINO  
19-25 Woodburn Street, EVANS HEAD  
Locked Bag 10, CASINO, NSW, 2470  
Phone: 02 6660 0300 Fax: 02 6660 1300 [council@richmondvalley.nsw.gov.au](mailto:council@richmondvalley.nsw.gov.au)

DA No: 2020/0060	Date: 26/9/19	Records Use: <b>SCANNED</b>  27 SEP 2019  Doc. No. ....
CC No: —	Amount \$ 283 <sup>00</sup>	
CDC No: —	Receipt No: 2071495	
Land No: 3958	Property No: 119020	

## Applications submitted on this form (Environmental Planning and Assessment Act 1979)

- Development Application
- Construction Certificate (Building)
- Modify a Development Consent (Section 4.55)
- Amend Construction Certificate (Building)
- Complying Development Certificate
- Occupation Certificate
- Subdivision Civil Works Certificate (Section 6.4)

### 1. Applicant Details (all correspondence will be forwarded to this name and address)

It is important that you can be contacted should further information be required. Please provide as much detail as possible.

Title: Mr ..... First Name: Luke ..... Surname: Fittock .....

Company/Organisation: Newton Denny Chapelle .....

Postal Address: PO Box 1138, Lismore NSW 2480 .....

..... State: ..... Postcode: .....

Telephone – Business: 6622 1011 ..... Mobile: ..... Private: .....

Email Address: lfittock@newtondennychapelle.com.au ..... Fax: .....

Name (Print): Luke Fittock ..... Signature: *[Signature]* .....

Date: ..2..0../..0..9../..1..9..

### 2. Site of Proposed Development

These details identify the land where the development is to be located.

Unit/Street No: 130 ..... Street/Road: Walker Street .....

Suburb/Town/Locality: Casino .....

Lot No. 1 ..... Sec. .... Deposited / Strata / Plan DP 186386 .....

## Development Application Checklist

Please tick all relevant boxes and attach information

- True Market Value of work
- Consent of all owners – see Note 3
- 6 Copies of plans for Integrated / Designated Development
- 3 Copies of plans for all other developments including detailed site plan – see Note 4 & 5
- 2 Copies of Specifications – see Note 6
- 2 Copies of Statement of Environmental Effects – see Fact Sheet & Note 11
- 3 Copies of Engineer's details (required prior to issue of Construction Certificate)
- 2 Copies of Rural Fire Service Bushfire Assessment – available at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)
- 3 Copies of BASIX Certificate – available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au) – see Note 10  
(Required for new dwellings, change of use to a dwelling, additions over \$50k & swimming pools over 40k litres)
- 3 Copies of Relevant BASIX Commitments shown on plans – see BASIX Certificate
- Building Line Variation and/or DCP Variation – see separate form
- Water Sensitive Urban Design details – see Development Control Plan
- Floor and Ground Levels in Flood Prone Land
- Biodiversity Development Assessment Report or 'Test of Significance' for Native Vegetation clearing – available at <http://www.environment.nsw.gov.au/biodiversity/entryrequirements.htm>
- 2 Copies of Soil Classification Report, filter and pump specifications for Swimming Pool
- Copy of Home Warranty Insurance for residential work valued over \$20,000 (if builder undertaking work) – see Note 9
- On Site Sewage Management Application – 3 copies of Consultant's Report
- Integrated Development cheque(s)
- Disclosure of Political Donations and Gifts – see question 20
- Yes  No – Please send all correspondence / approvals by email only

**NOTE:**

- Failure to supply all the information will result in delay of your application for which Council cannot accept responsibility and may result in a refusal of the application.
- An Owner Builder Permit is required for works over \$10,000. A Development Application number from Council is required to apply for permit with Department of Fair Trading.
- Machinery/Farm Sheds do not need insurance.

The assessment may identify other issues that may require clarification or further submissions.

**DEVELOPMENT APPLICATIONS MUST BE LODGED WITH COUNCIL  
PRIOR TO 3.30PM MONDAY TO FRIDAY**

**Applicant to complete:**

I have read all the information attached to this development application and have completed the checklist above. I acknowledge that failure to supply all of the information requested by Council will result in the processing of this application being delayed.

Luke Fittock  
Print Name

  
Signature

20.09.2019  
Date

### 3. Owner(s) of the Land and Owners Consent

All owner(s) of the land to be developed must sign this form, attach separate sheet if required, provide the name of every owner. For companies, body corporate or Crown land refer to Notes for Completion on this form. Without the owner's consent, Council will not accept this application.

As the owner/s of the land to which this application relates, I consent to this application. I also consent for authorised Council staff to enter the land to carry out inspections relating to this application. I accept that all communications regarding this application will be through the nominated applicant and I understand that information will be made publicly available and published to the DAs online section of Council's website.

Family Name(s) or Company Refer attached.....

Given name(s) .....

Full Postal Address.....

.....Postcode.....

Telephone – Business.....Mobile.....Private.....

Email Address..... Fax.....

**\*\* If signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee or company director).**

Name (Print)..... Signature.....

Name (Print)..... Signature.....

Name (Print)..... Signature.....

Date ...../...../.....

### 4. Development Description

Accurately describe all components of your proposal, including signs, use of the land/building, subdivision, demolition etc. (eg Dwelling, Residential Flat Building, Change of Use, Subdivision, Extractive Industry, Animal Establishment etc)

~~Proposed change of use to permit a Registered Club~~.....

.....

.....

### 5. Cost of Development

Part 15 Division 1 of the Environmental Planning and Assessment (EP&A) Regulation 2000 sets out how to calculate the fees for development applications. For development that involves a building or other works, the fee for your application is based on the estimated cost of the development.

The cost of the development is the genuine estimate of:

- (a) The costs associated with the construction of the building; and
- (b) The costs associated with the preparation of the building for the purpose for which it is to be used (such as costs of installing plant, fittings, fixtures and equipment)

Note: Owner builders will need to include the full cost of labour.

**Estimated cost of the development** \$ Nil.....

(Please note that the cost must be a true market cost for the work, including all materials and labour costs – Estimate will be checked against current construction cost indices)

## 6. Development Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Local | <input type="checkbox"/> Concurrence (SEPP1) |
| <input type="checkbox"/> State            | <input type="checkbox"/> Designated          |
| <input type="checkbox"/> Integrated       |  |

## 7. Integrated Development

Integrated developments may require licences or approvals from a NSW Government agency. Council will refer the application to necessary agencies so that there is an integrated assessment of the proposal. All Integrated Development Applications require a cheque(s) for \$320.00 for each referral plus an extra copy of the complete DA for each authority.

Is your application for Integrated Development?  Yes  No (Please tick referrals required)

- |   |  |  |   |                               |
|---|--|--|---|-------------------------------|
| Fisheries Management Act 1994                     | <input type="checkbox"/> s144          | <input type="checkbox"/> s201          | <input type="checkbox"/> s205           | <input type="checkbox"/> s219 |
| National Parks and Wildlife Act 1974              | <input type="checkbox"/> s90           |  |   |                               |
| Protection of the Environment Operations Act 1997 | <input type="checkbox"/> ss43(a),47,55 | <input type="checkbox"/> ss43(b),48,55 | <input type="checkbox"/> ss43(d),55,122 |                               |
| Water Management Act 2000                         | <input type="checkbox"/> ss89, 90, 91  |  |   |                               |
| Heritage Act 1977                                 | <input type="checkbox"/> s58           |  |   |                               |
| Mining Act 1992                                   | <input type="checkbox"/> ss63, 64      |  |   |                               |
| Roads Act 1993                                    | <input type="checkbox"/> s138          |  |   |                               |
| Rural Fires Act 1997                              | <input type="checkbox"/> s100B         |  |   |                               |
| Other.....  | <input type="checkbox"/>               |  |   |                               |

## 8. Complying Development only

Nominate the Planning Instrument you seek approval under:

- |   |  |
|---|--|
| <input type="checkbox"/> SEPP 4                     | <input type="checkbox"/> SEPP (Exempt & Complying Development Codes) 2008              |
| <input type="checkbox"/> SEPP60                     | <input type="checkbox"/> SEPP (Temporary Structures and Place of Public Entertainment) |
| <input type="checkbox"/> SEPP (Infrastructure) 2007 | <input type="checkbox"/> SEPP (Affordable Rental Housing) 2009                         |

Relevant Part of SEPP

.....

.....

.....

## 9. Construction Certificate Amendments only

Accurately describe all components of proposed amendments to Construction Certificate

.....

.....

.....

.....

.....

## 10. Development Applications requiring Modification only

Clause 258 of the Environmental Planning and Assessment Regulation 2000 and the table attached to the clause set out how to calculate the fee for an application for modification of a consent.

If your development needs to be advertised to the public you may also need to include an advertising fee. Clause 258 of the Regulations includes details on these fees.

**Note:** Advertising fees attract GST, all other fees do not. Contact us if you need help to calculate the fee for your application

Estimated Cost of the Development \$.....

What was the original estimated cost of the development (including GST) \$.....

What is the Development Application Number.....

What is the date of the consent.....

Describe what the original consent allows .....

.....

.....

.....

Please indicate the type of modification you propose to make by placing a tick in the appropriate box. **Tick the appropriate box.**

Please Note: This application was formerly known as a Section 96 Modification.

- Section 4.55(1) Modification involving minor error, miss description or miscalculation
- Section 4.55(1a) Modification involving minimal environmental impact
- Section 4.55(2) Other modifications

### Tick Condition(s) to be modified

- Modify Condition No 1
- Modify and insert any other relevant conditions
- Other modification as specified below

.....

.....

On a separate page please provide the reasons for modification.

Will the modified development be substantially the same as the development that was originally approved?

No

Yes  Please provide evidence that the development will remain substantially the same. (If you need to attach additional pages, please list the material attached).

.....

.....

## 11. Principal Certifier (PCA)

### Appointment of Principal Certifying Authority

Richmond Valley Council       Private Certifier (*please complete details*)

Name .....

Full Postal Address.....

..... Postcode.....

Telephone – Business..... Mobile..... Private.....

Accreditation Authority .....

Accreditation No..... Expiry Date ...../...../.....

Company Issuing Indemnity Certificate .....

Expiry Date ...../...../.....

## 12. Builder Details

Name.....

Full Postal Address.....

..... Postcode.....

Telephone – Business..... Mobile..... Private.....

Builders Licence No ..... Expiry Date ...../...../.....

Company Issuing Indemnity Certificate .....

Expiry Date ...../...../.....

**(Note: Please supply a copy of owner/builder permit when obtained)**

## 13. Building Materials

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

**All new buildings** (please complete the following):

Number of storeys (including underground floors): .....

Gross floor area of new building (m<sup>2</sup>): ..... Gross site area (m<sup>2</sup>): .....

**Residential buildings only** (please complete the following details on residential structures):

Number of dwellings to be constructed: ..... Number of dwellings to be demolished: .....

Number of pre-existing dwellings on site: .....

**Materials – residential buildings** (please indicate the materials to be used in the construction)

Walls		Roof		Floor		Frame	
Brick (double)	<input type="checkbox"/>	Tiles	<input type="checkbox"/>	Concrete or slate	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Brick (vener)	<input type="checkbox"/>	Concrete or slate	<input type="checkbox"/>	Timber	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Concrete or stone	<input type="checkbox"/>	Fibre cement	<input type="checkbox"/>	Not specified	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>
Fibre cement	<input type="checkbox"/>	Steel	<input type="checkbox"/>	Other	<input type="checkbox"/>	Not specified	<input type="checkbox"/>
Timber	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>
Metal	<input type="checkbox"/>	Other	<input type="checkbox"/>				
Other	<input type="checkbox"/>	Not specified	<input type="checkbox"/>				
Not specified	<input type="checkbox"/>						

## 14. Environmental Effects of Your Development

In order for Council to assess your proposal, you will need to inform Council of the potential impacts it will have. Depending upon the nature and scale of your proposal, you may need to provide one or more of the statements listed below to explain its environmental effects as well as the way in which the development will operate. If you do not fully describe the impacts and the way the development will operate, this may result in processing delays.

**ALL Development Applications must be accompanied by a Statement of Environmental Effects this is a legal requirement -- Refer to the attached Fact Sheet for what information to include.**

Is your proposal designated development?

No Please attach a **Statement of Environmental Effects (SEE)** Note: A SEE report will be required to be submitted for all development applications that are not classified as designated development.

Yes Please attach an **Environmental Impact Statement (EIS)**.

Does your proposal require clearing of Native Vegetation?

No

Yes If yes please continue with below questions.

If yes, does your proposal exceed the clearing thresholds under Section 7.2 of the Biodiversity Conservation Regulation 2017 or is your proposal located on the Biodiversity Values Map (BV Map)?

No Please attach a **'Test of Significance'**.

Yes Proposal exceeds threshold, BAM Assessment required please attach a **Biodiversity Development Assessment Report**.

Yes Proposal is below the threshold, but is on the BV Map, BAM Assessment required please attach a **Biodiversity Development Assessment Report**.

Does your 'Test of Significance' indicate there will be a significant impact?

No Continue with assessment under Section 79C of the EP&A Act.

Yes BAM Assessment required, please attach a **Biodiversity Development Assessment Report** or a **Species Impact Statement (SIS)**.

Further information in relation to clearing Native Vegetation can be found at the following address <http://www.environment.nsw.gov.au/biodiversity/entryrequirements.htm>

Does your proposal require works to a heritage item?

No

Yes Please attach a **Heritage Impact Statement**.

Does your proposal involve a variation to a development standard(s) (as contained within the Richmond Valley Council LEP 2012) or a variation to a development control(s) (as contained within the Richmond Valley Council DCP 2015)?

No

Yes, variation to development standard. Please attach an application to **vary the standard**.

Yes, variation to development control. Please attach a request to **vary the development control**.

## 15. Section 68 Approvals

### Approvals under Section 68 of the Local Government Act, 1993

- Not applicable
- Carry out water supply work
- Carry out stormwater drainage work
- Carry out sewerage work
- Connect a private sewer with a public sewer
- Use a building as a place of public entertainment
- Connect a private drain with a public drain
- Install a sewage management facility & ancillary drainage
- Alter a sewage management facility & ancillary drainage
- Place a waste storage container in a public place
- Other .....

## 16. Approval under Section 138 of the Roads Act 1993

Does this proposed development involve roadworks on an existing public road, the opening of a public road or footpath area for public utility services, driveway access or stormwater drainage?

Note: The public road is not a classified road and approval is to be issued by Council.

- No
- Yes Please attach an **Application for Approval under Section 138 Roads Act 1993** prior to issue of Construction Certificate.
- Unsure

## 17. BASIX

A development application for any BASIX affected development must also be accompanied by a BASIX certificate (or certificates), being a BASIX certificate that has been issued no earlier than three months from the date of application. Any new dwellings, change of category class to a BASIX classification, alterations and additions over \$50k and swimming pools with capacity of 40k litres or more are all required to have a BASIX certificate submitted. The BASIX commitments listed on the certificate are to be listed on the plans or under separate cover.

Note: To find out if your development requires a BASIX certificate, please contact the BASIX Help Line on 1300 650 908.

Does your development require a BASIX certificate?

- No
- Yes Please attach a **BASIX certificate** and any other documents that are required by the BASIX certificate.



## 18. Rural Road Numbering

All properties are required to have a road/street number, which assists the Emergency Services locate properties.

Does the proposed development have a Council generated Rural Road / Street Number?

- No Please attach a **Rural Road Number application**.
- Yes

## 19. Concurrence

Some applications require the agreement of another Government Authority before an approval can be granted. A copy of your application will be sent to the relevant authorities to seek their agreement.

Does the proposed development require **Concurrence**?  Yes  No

If yes, please indicate from which whom Concurrence is required

- NSW Government Planning and Environment
- NSW Government Roads and Maritime Services
- NSW Government Environment and Heritage
- Other .....

## 20. Disclosure Statement

### Disclosure of Political Donations and Gifts

A person who submits a development application to Council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the application within the period commencing two years before the application is made and ending when the application is determined:

- All reportable political donations made to any local Councillor of the Council; and
- All gifts made to any local Councillor or employee of the Council.

A reference to a reportable political donation made to a 'local Councillor' includes reference to a donation made at the time the person was a candidate for election to the Council.

Significant penalties apply for non-disclosure. For more information and to obtain a political donations and gifts disclosure statement, go to the NSW Government Planning and Environment website [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations)

Is a disclosure statement required to accompany your application

- No in signing this application, I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of determination.
- Yes Please complete the **Political donations and gifts disclosure statement** at [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

## 21. Privacy and Copyright Notice

The completed development application form and any documents submitted with the application contains personal information that is being collected in order to assess, process and determine the application under the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The information will be processed by the Development and Environmental Health Department of Richmond Valley Council and will be made available to public enquiries under the Government Information (Public Access) Act 2009 (GIPA). The information will be stored in Council's electronic document management system.

The information supplied is required under the EP&A Act. The supply of the information is voluntary, however if it is not supplied Richmond Valley Council may be unable to process the application.

Council has collected this personal information from you in order to assist it in its determination of this matter. You may make application for access or amendment to information held by Council.

You may also make a request that Council suppress your personal information from a public register. Council will consider any such application in accordance with the PPIPA.

### **Development Application and documents will be made publicly available**

This development application form (including any personal information and other information supplied on the form) and any document submitted with the development application will be made publicly available on Council's online DA tracker, and in other ways that the Council considers appropriate in accordance with sections 6 and 18 of the GIPA, and Schedule 1 of the GIPA Regulation.

### **Copyright Notice**

You are advised that Council will make copies (including electronic copies) of the development application and accompanying plans and documents for the purpose of complying with its obligations under the EP&A Act and the Local Government Act 1993. In addition the Council may make such further copies as are necessary to facilitate a thorough consideration of the development application. This includes the application form, plans and supporting documentation and the publishing of the same to Council's online DA tracker. The applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

## 22. Contact With Council Prior to Lodgement

Have you spoken with Council staff prior to lodging your application?  Yes  No

Was it a:  Pre-lodgement Meeting  Development Concierge  Counter/Phone Enquiry

If Yes, what was your experience like.....



**Note 1:** The application must be accompanied by such matters as would be required under S.81 of the *Local Government Act 1993* if approval was to be sought under that Act.

**Note 2:** Council may reject any development consent application if it is considered that the application is illegible or unclear as to the development consent which is being sought. (Clause 47 EP&A Amendment Reg. 1998).

**Note 3: Owners Consent**

**Where the owner is a company.**

If the owner of the land is a company, the company must sign as the owner. Section 127 of the Corporations Act 2001 details how a company may execute a document. This outlines the following requirements:

A Company may execute a document without using a common seal if they document is signed by:

- two (2) directors of the company; or
- a director and a company secretary of the company; or
- for a proprietary company that has a sole director who is also the sole company secretary - that director.

Where the owner of the land is a company, and owner's consent is provided on documentation accompanying the form, Council requests that the names and positions held (e.g. Company Director) by those signing the form are clearly printed adjacent to the relevant signature(s).

**Where the owner is identified as a Body Corporate**

Where the owner is identified as a Body corporate, the following is required:

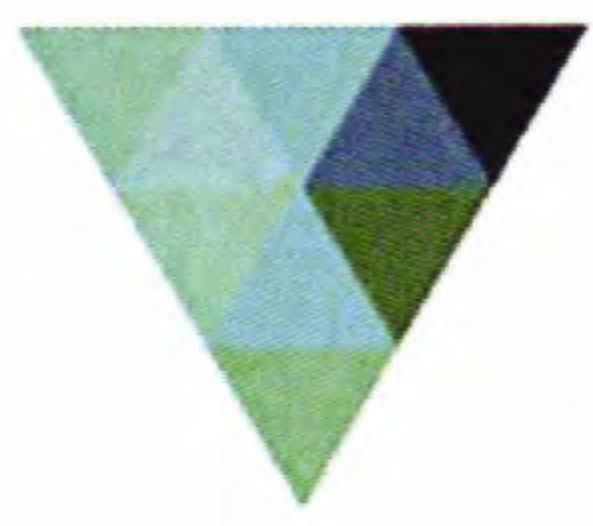
- Body Corporate Seal; and
- A letter of consent signed by the Chairperson and Secretary.  
or
- Body Corporate Seal; and
- Body Corporate resolution consenting to the proposal (i.e. minutes of meeting where proposal was adopted); and
- two (2) signatures, one of which must be the Chairperson.  
or
- a signed letter of consent from each lot owner covered by the Body Corporate.

**Where the land is identified as Crown Land**

If the land is Crown land, an authorised officer of the Department of Land and Water Conservation must sign the application.

**Note 4: A Plan of the land MUST indicate:**

- a) location, boundary dimensions, site area and north point of the land all drawn to scale.
- b) existing vegetation and trees on the land.
- c) location and uses of existing buildings on the land.
- d) existing levels of the land in relation to buildings and roads.
- e) location and uses of buildings on sites adjoining the land.
- f) measurements of the proposed development to existing structures on the land.



**Note 5: Plans or Drawings describing the proposed development MUST indicate (where relevant):**

- a) the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development.
- b) floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building.
- c) elevations and sections showing proposed external finishes and heights.
- d) proposed finished levels of the land in relation to buildings and roads.
- e) building perspectives, where necessary to illustrate the proposed building.
- f) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate).
- g) proposed landscaping and treatment of the land (indicating plant types and their height and maturity).
- h) proposed methods of draining the land.

### **Building Work**

*In the case of an application for a Construction Certificate for building work:*

- a) copies of compliance certificates relied upon (if any)
- b) three (3) copies of detailed plans and specifications.  
The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:
  - show a plan of each floor section;
  - show a plan of each elevation of the building;
  - show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground;
  - indicate the height, design, construction and provision for fire safety resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

### **Subdivision Work**

- details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- details as to which public authorities have been consulted with as to the provision of utility services to the land concerned
- detailed engineering plans as to the following matters:
  - (i) earthworks
  - (ii) roadworks
  - (iii) road pavements
  - (iv) road furnishings
  - (v) stormwater drainage
  - (vi) water supply works
  - (vii) sewerage works
  - (viii) landscaping works
  - (ix) erosion control works
- copies of any compliance certificates to be relied on.



**Note 6: The specification is:**

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply.
  - state whether the material proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- a) where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
- details of the performance requirements that the alternative solution is intended to meet, and details of the assessment methods used to establish compliance with those performance requirements.
- b) evidence of any accredited component, process or design sought to be relied upon.
- c) except in the case of an application for, or in respect of, a Class 1(a) or Class 10 buildings:
- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
  - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

**Note 7: Other Information MUST indicate (where relevant):**

- a) in the case of shops, offices, commercial or industrial development:
- details of hours of operation;
  - plant and machinery to be installed;
  - type, size and quantity of goods to be made, stored or transported;
  - loading and unloading facilities.
- b) in the case of a change of building use (except where the proposed change is to a Class 1(a) or Class 10 building) where no alterations or additions to the existing building are proposed.
- a list of any fire safety measures in the building or on the land on which the building is situated in connection with the proposed change of building use, and
  - a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

- c) in the case of demolition:
- details of age and condition of buildings or works to be demolished.
- d) in the case of advertisements;
- details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- e) in the case of development relating to an existing use;
- details of the existing use.
- f) in the case of development that requires consent under the *Wilderness Act 1987*;
- a copy of the consent under the *Wilderness Act 1987*.
- g) in the case of development involving the erection of a building, work or demolition:
- details of the methods of securing the site during the course of construction.



**Note 8:** Under S.80(10A) of the *Environmental Planning & Assessment Act 1979* development consent cannot be granted until any **long service levy** payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local Council may be authorised to accept payment.

**Note 9: Home Building Act Requirements**

In the case of an application for a Construction Certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) in the case of work by a licensee under the Act:
    - i) a statement detailing the licensee's name and contractor licence number; and
    - ii) documentary evidence that the licensee has complied with the applicable requirements of that Act,\* or
  - b) in the case of work done by any other person:
    - i) a statement detailing the person's name and owner-builder permit number, or
    - ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of *owner-builder work* in Section 29 of that Act.
- \* A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

**Note 10:** In addition to any documentation required as set out above, a development application for any development:

- a) that involves the erection (but not the alteration, enlargement, extension or relocation) of a **BASIX** affected building, or
- b) that involves a change of building use by which a building becomes a BASIX affected building,

must also be accompanied by a BASIX certificate, issued no earlier than 3 months before the date on which the applications is made, for each dwelling comprised in the development.

**Note 11:** The application must be accompanied by a statement of environmental which must:

- a) demonstrate that the environmental impact of the development has been considered
- b) set out steps to be taken to protect the environment or to mitigate the harm.



Development applications must include a Statement of Environmental Effects to legally validate the application. For minor proposals a brief / checklist consideration of environment issues will be sufficient. This fact sheet is designed to cover most types of development. However, major developments including designated and integrated development may require a detailed Environmental Impact Statement.

A Statement of Environmental Effects does not have to be in any special form, the following points will give you some idea of what Council requires. Some headings may not be relevant to all development. For Class 10 developments (shed, awning, swimming pool etc.) a checklist can be submitted and is available from Council.

Consider ALL the likely effects or impacts of your proposal, for example, effects on privacy and views from adjoining land or additional car movements. You need to assess issues that effect your development and issues that have outward effects on your neighbours or the local environment.

➤ **Planning Policies and Controls**

- Address whether the proposal is permissible under the zoning of the land and the relevant Development Control Plan.
- Consider how the development satisfies the relevant planning controls applying to the site and justify any areas of non-compliance. A separate form is available from Council to vary any clause of a Development Control Plan. Some parts of the Council area are affected by special Scenic Protection and Environmental Protection zones, check your planning certificate for further information.

➤ **Site Suitability – Have you identified and dealt with potential hazards?**

- Flooding
- Poor drainage
- Landslip
- Soil erosion
- Bushfire
- Land contamination including previous land use and any remediation that has been carried out or is proposed to be carried out

Please provide details on your plans of all excavation, filling and any removal of vegetation

➤ **Access and Traffic – How will you access the development?**

- Driveway location, access grades, manoeuvrability and safety
- Is the existing road network and footpath crossing suitable?
- Consider the number of vehicles entering and exiting the site, including delivery trucks and pedestrian safety
- Provide calculations of number and location of parking spaces.

Please show the location of driveways and parking areas on your plans.

➤ **Streetscape and Design – Will the design suit the area?**

- Discuss how the design of the development has taken into consideration the existing streetscape
- Include details of the proposed external finishes, including material type and colour

*DISCLAIMER: This fact sheet is for general information purposes only. While all care has been taken to ensure the information is correct, Richmond Valley Council accepts no responsibility for damage caused by this information, nor liability accepted for any unauthorised use of the information contained herein.*



- **Services – What services are required?**
  - Discuss the availability of services; are telephone and electricity available?
  - What type of water supply is required?
  - Is Council sewerage available or is an on-site system required?
  - How is stormwater disposal to be carried out?
  
- **Privacy, Views and Overshadowing – Will the neighbours be affected?**
  - How the proposal will impact on neighbouring properties and any measures proposed to reduce the impact of noise, shadows
  - Will the proposal affect the views of the neighbouring properties and any measures to reduce the impact?
  
- **Social and Economic Effects – Are there any likely impacts?**
  - Is any native vegetation to be removed?
  - Are native animals or birds likely to be effected?
  - In relation to the Threatened Species Conservation Act, discuss the impact that the development will have any threatened or endangered species
  - Proposed landscaping of the site and whether any existing trees should be preserved.

Note: You may be requested to produce EVIDENCE or DOCUMENTATION in support of any claims you make.

USE THIS DOCUMENT AS A GUIDE

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# Newton Denny Chapelle

SURVEYORS PLANNERS ENGINEERS

Date: 20<sup>th</sup> September 2019  
Our Ref: 190364

General Manager  
Richmond Valley Council  
Locked Bag 10  
CASINO NSW 2470

Dear Sir or Madam,

**Re: Development Application  
Lot 1 DP 186386, No. 130 Walker Street, Casino**

Newton Denny Chapelle have been engaged by Casino RSM Club Ltd to lodge a Development Application for the proposed change of use to permit a Registered Club at 130 Walker Street, Casino.

We have attached 3 copies of the Statement of Environmental Effects together with a cheque of \$283.00 being Council's Development Application fee.

Also enclosed is a CD containing an electronic copy of the Statement of Environmental Effects.

Should you have any questions, please do not hesitate contacting Luke Fittock of this office.

Yours sincerely,

**NEWTON DENNY CHAPELLE**

**DAMIAN CHAPELLE**  
Town Planner. BTP CPP.



LANDOWNER AUTHORITY

To Whom It May Concern:

This is to advise that Newton Denny Chapelle has been authorised by the landowner:

**Landowner Name:** RSM Properties Pty Ltd

**ABN / ACN Number:** 24 100 768 349

**Postal Address:** PO Box 267 CASINO NSW 2470

**Contact Phone Number:** 02 6662 1666

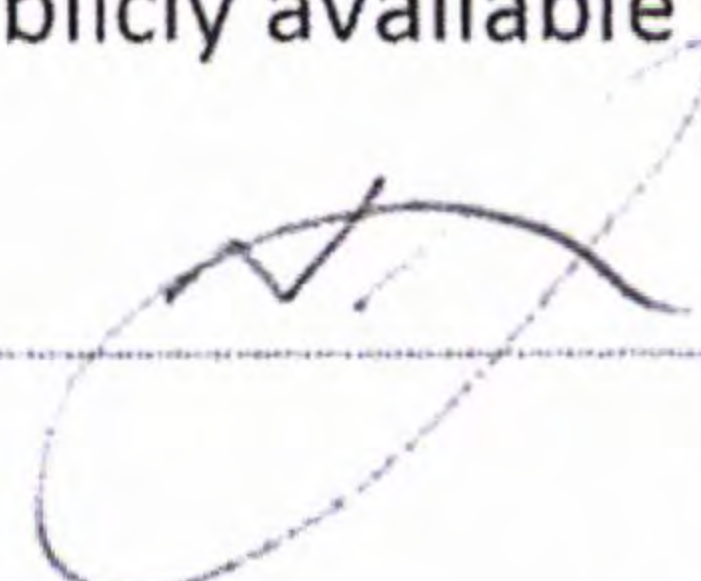
**Property Address:** Lot 1 in Deposited Plan 186386, No. 130 Walker Street, Casino

to:

1. Inspect Records.
2. Carry out searches and site inspections.
3. Lodge applications, Subdivision Certificates, objections or appeals.
4. Acknowledge that building and subdivision construction work cannot commence until a Construction Certificate and a Principal Certifying Authority has been nominated in relation to such works, and that undertaking such works without a Construction Certificate is an offence under the provisions of the Environmental Planning and Assessment Act 1979.

I/We acknowledge that building and subdivision construction work cannot commence until a Construction Certificate and a PCA has been nominated in relation to such works, and that undertaking such works without a Construction Certificate is an offence under the provisions of the Environmental Planning & Assessment Act 1979.

Consent is also provided for authorised Council officers to enter the land to carry out inspections relating to any application made with Council. It is acknowledged that information will be made publicly available in accordance with Council's DA form and checklists.

  
Signature

Neale Genge  
Name

Company Secretary  
Position

14/9/19  
Date

  
Signature

Jim Battese  
Name

DIRECTOR  
Position

14.09.19  
Date

RSM Properties Pty. Ltd  
Inc. in NSW ABN 24 100 768 349

162 Canterbury Street  
P.O. Box 267  
Casino NSW 2470  
Email: [admin@casinorsm.com.au](mailto:admin@casinorsm.com.au)

Phone (02) 6662 1666  
Fax (02) 6662 5339

[www.casinorsm.com.au](http://www.casinorsm.com.au)



**1. DISCLOSURE OF POLITICAL DONATIONS AND GIFTS.**

Legislation requires the disclosure of reportable political donations, made within the past two years (by you or any person or entity with a financial interest connected to this application) to political parties, elected members of NSW Parliament, Local Government elections and elected Council members. This includes disclosure of gifts made to Councillors or Council employees, and any donation or gift made when a person was a candidate for Council election.

Have you made a political donation or gift:

YES  NO

*(if ticked yes, a separate disclosure form must be completed. Forms are available at Council or downloaded from the Department of Planning's website)*

Significant penalties apply to non-disclosure. For more information and to obtain a political donations and gifts disclosure statement go to the Department of Planning website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).

**2. CONFLICT OF INTEREST DECLARATION**

To ensure transparency in Council's decision making process and to avoid potential conflicts of interest owners are to make a declaration as to whether they are a Council employee or are a friend / relative / associate to a Council employee or Councillor.

I am a Council employee or Councillor YES  NO   
 I am a friend, relative or associate to a Council employee or Councillor YES  NO

If yes, state relationship: Partner Marie Cullen Council Employee  
" of Nevee Genge

Signature:	Signature:
Name: <u>Nevee Genge</u>	Name: <u>TIM BARTESU</u>
Date: <u>14/9/19</u>	Date: <u>14.09.19</u>

Inquires 1300 300 630

Issue date 30 May 19

# Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 89262737

## Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 100 768 349  
FOR RSM PROPERTIES PTY. LTD.

REVIEW DATE: 31 May 19

## You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to [www.asic.gov.au/changes](http://www.asic.gov.au/changes)
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.  
Ph: 1300 300 630



Use your agent.

## Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

**1 Registered office**  
162 CANTERBURY STREET CASINO NSW 2470

**2 Principal place of business**  
162 CANTERBURY STREET CASINO NSW 2470

### 3 Officeholders

Name: JOHN ZACHARY BLACK  
Born: CASINO NSW  
Date of birth: 21/03/1960  
Address: 4 GLOUCESTER STREET HIGHGATE HILL QLD 4101  
Office(s) held: DIRECTOR, APPOINTED 31/05/2002

Name: NEIL ALEXANDER CROUCH  
Born: CASINO NSW  
Date of birth: 17/02/1937  
Address: 7 COACHWOOD CRESCENT CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 31/05/2002

Name: FRANCIS JOHN MCKEY  
Born: KYOGLE NSW  
Date of birth: 03/01/1961  
Address: 127 CENTRE STREET CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 17/12/2008

Name: PETER ALPHONSUS COMERFORD  
Born: LONDON UNITED KINGDOM  
Date of birth: 26/05/1952  
Address: 14 WILLS PLACE CASINO NSW 2470

These details continue on the next page

RSM PROPERTIES PTY. LTD. ACN 100 768 349

Page 1 of 3

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## Company statement continued

Office(s) held: DIRECTOR, APPOINTED 30/11/2014  
Name: NEALE HENRY GENGE  
Born: WARATAH NSW  
Date of birth: 13/01/1976  
Address: 162 CANTERBURY STREET CASINO NSW 2470  
Office(s) held: SECRETARY, APPOINTED 02/01/2013  
Name: SCOTT JOHN BRERETON  
Born: SYDNEY NSW  
Date of birth: 08/07/1971  
Address: 21 STOCKS ROAD CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 28/10/2018  
Name: BRADLEY JOHN BIRNEY  
Born: CASINO NSW  
Date of birth: 22/12/1977  
Address: 16A FIGTREE DRIVE CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 28/10/2018  
Name: JAMES ANTHONY BATTESE  
Born: LISMORE NSW  
Date of birth: 24/06/1960  
Address: 55 MUSGRAVES ROAD NORTH CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 08/06/2012  
Name: VICKIE ELLEN MARGARET MCALISTER  
Born: CASINO NSW  
Date of birth: 09/12/1957  
Address: 118 CENTRE STREET CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 01/11/2013  
Name: BRUCE FULTON KNIGHT  
Born: ST LEONARDS NSW  
Date of birth: 26/05/1952  
Address: 17 CASCADE DRIVE CASINO NSW 2470  
Office(s) held: DIRECTOR, APPOINTED 30/11/2014

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### 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	100	\$100.00	\$0.00

---

### 5 Members

Name: CASINO RETURNED SERVICEMEN'S MEMORIAL CLUB LTD ACN 000 144 963  
Address: 162 CANTERBURY STREET CASINO NSW 2470

Share Class	Total number held	Fully paid	Beneficially held
ORD	100	Yes	Yes

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These details continue on the next page

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## Company statement continued

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

## End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

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**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

**Inquiries**

www.asic.gov.au/invoices  
1300 300 630

RSM PROPERTIES PTY. LTD.  
162 CANTERBURY ST CASINO NSW 2470

**INVOICE STATEMENT**

Issue date 30 May 19

**RSM PROPERTIES PTY. LTD.**

ACN 100 768 349

Account No. 22 100768349

**Summary**

Opening Balance	\$0.00
New items	\$263.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$263.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Please pay**

Immediately	<b>\$0.00</b>
By 31 Jul 19	<b>\$263.00</b>

*If you have already paid please ignore this invoice statement.*

- Late fees will apply if you do NOT
  - tell us about a change during the period that the law allows
  - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
  - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



**ASIC**  
Australian Securities & Investments Commission

**PAYMENT SLIP**

**RSM PROPERTIES PTY. LTD.**

ACN 100 768 349

Account No: 22 100768349



22 100768349

<b>TOTAL DUE</b>	<b>\$263.00</b>
Immediately	<b>\$0.00</b>
By 31 Jul 19	<b>\$263.00</b>

*Payment options are listed on the back of this payment slip*



**Bill**er Code: 17301  
**Ref:** 2291007683496



\*814 129 0002291007683496 01

## Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2019-05-30	Annual Review - Pty Co	3X1536459480B A	\$263.00
	<b>Outstanding transactions</b>		
2019-05-30	Annual Review - Pty Co	3X1536459480B A	\$263.00

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### PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 0076 8349 601

#### Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

#### Phone

Call 13 18 16 to pay by Mastercard or Visa

#### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

#### Mail

Mail this payment slip and cheque (do not staple) to ASIC,  
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301  
Ref: 2291007683496

#### Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)





# Richmond Valley Council

## Quote

**Quote No:** Quote20/0109

**Date Issued:** 17/09/2019

**Expiry Date:** 30/06/2020

**Applicant:** Newton Denny Chapelle  
PO Box 1138  
LISMORE NSW 2480

**Property:** Lot 1 DP 186386

**Stage/Decision:** Issued

**Details:** Change of use - 130 Walker Street, Casino

**Status:** Current

**Group:** Development Application

**Category:** Commercial - Retail - Office

**Estimated Cost of Development:** \$0.00

**Lodged\*:** 17/09/2019

Description	Quantity	Amount	GST	Total
Development Application Fee	1.00	\$110.00		\$110.00
Development Archiving Fees - All Dev Applications	1.00	\$20.91	\$2.09	\$23.00
Adj Owners Letters and Determination Advert	1.00	\$150.00		\$150.00
	<b>Sub Total:</b>	<b>\$280.91</b>	<b>\$2.09</b>	<b>\$283.00</b>
	<b>Total:</b>	<b>\$280.91</b>	<b>\$2.09</b>	<b>\$283.00</b>

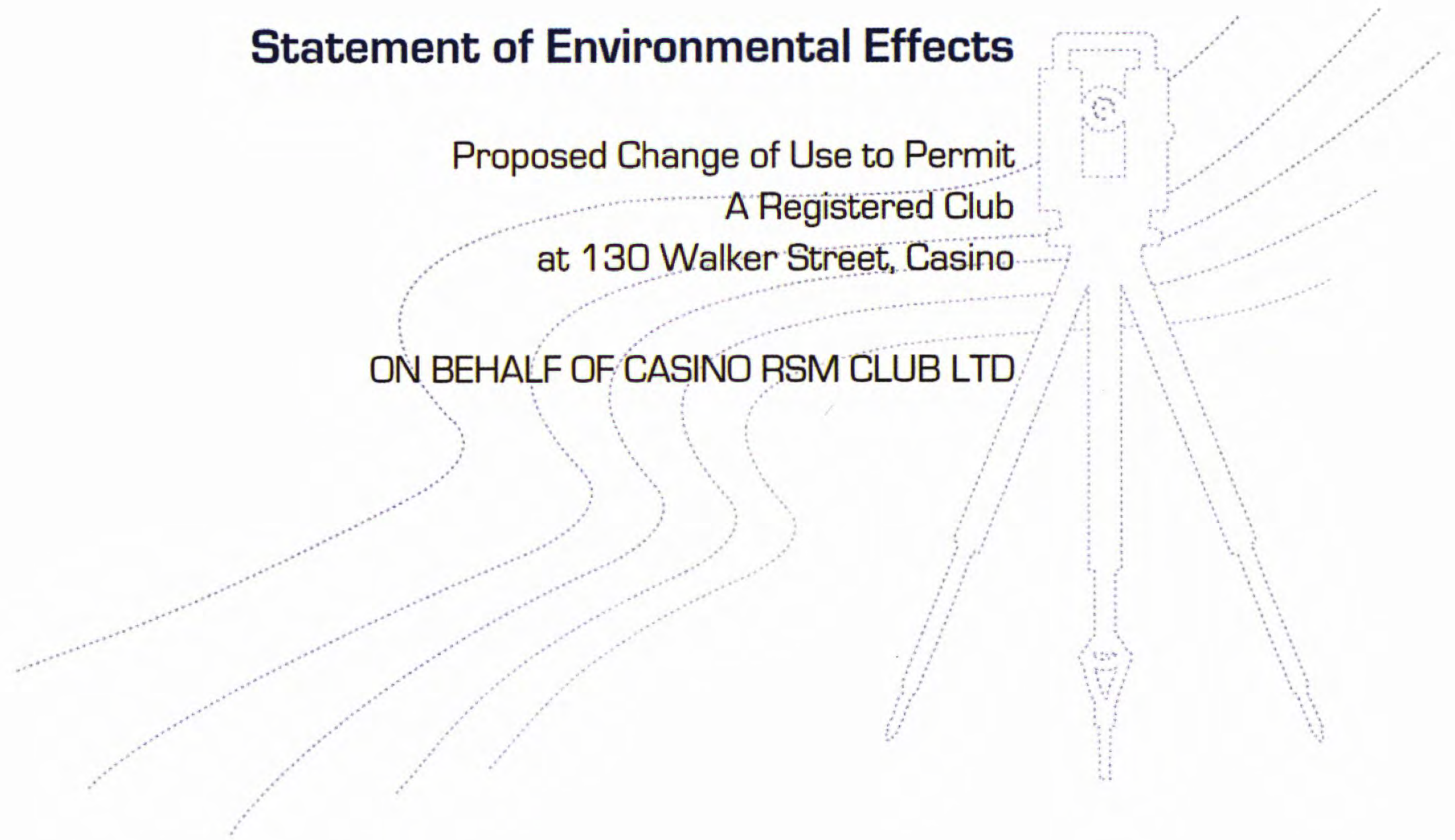
*This is a Quote only and the Fees and Charges may differ at the time of submitting the application. Further levies, fees or charges can only be determined during assessment of an application and may apply to any consent issued, eg; water services installations, infrastructure works, S64 water / sewer contributions, S94A levy, S94 heavy haulage charges etc*

*NOTE: Any fees listed above that have been determined at the direction of any current Act may differ at the time of payment, if the relevant Act changes prior to payment.*

## Statement of Environmental Effects

Proposed Change of Use to Permit  
A Registered Club  
at 130 Walker Street, Casino

ON BEHALF OF CASINO RSM CLUB LTD



Site: Lot 1 DP 186386

Our Ref: 190364

Date: September 2019

  
**Newton Denny Chapelle**  
SURVEYORS PLANNERS ENGINEERS