



Development Application Form

Portal Application number: PAN-37235
Council Application number: DA2022/0122

Applicant contact details

Title	Mr
First given name	Simon
Other given name/s	
Family name	Pollock
Contact number	0409001556
Email	simon.pollock@rpsgroup.com.au
Address	c/- RPS, Level 4, 520 Wickham Street, Fortitude Valley, Qld 4006
Application on behalf of a company, business or body corporate	Yes
ABN	38764387292
ACN	
Name	The Trustee for the Wombat Development No.1 Trust
Trading name	
Is the nominated company the applicant for this application?	Yes

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	The Trustee for the Wombat Development No.1 Trust
ABN / ACN	38 764 387 292
Owner #	2
Company, business or body corporate name	Peter Croke Holdings Pty Ltd
ABN / ACN	

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.

Developer details

ABN	38 764 387 292
ACN	
Name	The Trustee for the Wombat Development No.1 Trust
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
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Site address #	1
Street address	LENNOX STREET CASINO 2470
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	<p>1/-/DP545750 <input checked="" type="checkbox"/></p> <p>85/-/DP755627 <input checked="" type="checkbox"/></p> <p>2/-/DP545750 <input checked="" type="checkbox"/></p>
Primary address?	No
Planning controls affecting property	<p>Land Application LEP Richmond Valley Local Environmental Plan 2012</p> <p>Land Zoning R1: General Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 600 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Local Provisions Dwelling Opportunity Map</p>
Site address #	2
Street address	HARE STREET CASINO 2470
Local government area	RICHMOND VALLEY
Lot / Section Number / Plan	<p>87/-/DP755627 <input checked="" type="checkbox"/></p> <p>86/-/DP755627 <input checked="" type="checkbox"/></p>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Richmond Valley Local Environmental Plan 2012</p> <p>Land Zoning R1: General Residential</p> <p>Height of Building 8.5 m</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size 600 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p>

Proposed development

Proposed type of development	Subdivision of land
Description of development	Carry out site preparation works including earthworks, associated engineering infrastructure works and services and subdivide the existing site from 5 into 46 residential lots (staged)
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	0
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	0
Number of existing site area	40,000
Cost of development	
Estimated cost of work / development (including GST)	\$2,992,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	5
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	46
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	0
Number of loading bays	0
Is a new road proposed?	Yes
Description of the proposed roadworks	Proposed to build 190 metres of new road off Lennox Street. The road will have a reserve of 14m and pavement width of 6.0m. The road is terminated within the development with a cul-de-sac. A small lane spur of 8.0m with a 6.0m pavement is proposed to service Lot 24. its length is approximately 27m.
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	The subdivision will comprise 4 stages, with the new road built as part of Stages 1 & 4.
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
Does the application propose a variation to a development standard in	

an environmental planning instrument (eg LEP or SEPP)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	Richmond Valley Local Environmental Plan 2012
What is the zone of the land?	
Address	LENNOX STREET CASINO 2470
Zone	R1
What is the zone of the land?	
Address	HARE STREET CASINO 2470
Zone	R1
What are the objectives of the zone(s) ?	Refer to the Variation Request in Appendix F
Development Standard Variation details	
Name of the development standard being varied	Lot Size
Clause name	4.1C
Numeric value of the standard being varied	740
Numeric value of the development against this standard	725
Percentage value of the proposed variation	98
What are the objectives of the development standard(s) ?	
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Is approval under s68 of the Local Government Act 1993 required?	
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
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	No

application?	
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 2000 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	Simon
Other given name(s)	
Family name	Pollock
Contact number	0409001556
Email address	simon.pollock@rpsgroup.com.au
Billing address	c/- RPS, Level 4, 520 Wickham Street, Fortitude Valley, Qld 4006

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	Appendix E - Aboriginal Cultural Heritage Due Diligence Assessment
Civil Engineering Plan	Appendix D -Engineering Report_SWMP & Plans
Clause 4.6 variation request	Appendix F - Clause 4.6 Variation Request
Contamination / remediation action plan	Appendix H - Preliminary Contaminated Land Assessment
Cost estimate report	DA- Construction Cost Form16.12.21 Owners Consent
Generated Pre-DA form	Pre-DA form_1637608410.pdf
Other	Invoice 2022381 - DA2022.0122 - PAN-37235 DA -Estimated cost of works form Appendix G - BCF Offset Certificate Appendix C- Council Flood Planning Matrix Appendix I - Council Infrastructure Plan
Owner's consent	Owners Consent
Proposed Subdivision plan	Appendix A - Concept Layout Plan
Statement of environmental effects	PR148420 - Hare Street Casino_Proposed Subdivision_4 _21.11.21
Stormwater drainage plan	Appendix D -Engineering Report_SWMP & Plans
Survey plan	Appendix B - Survey Plan

Applicant declarations

I declare that all the information in my development application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
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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
If the consent authority is a Council, that Council 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 the Council's Customer Service areas and on the Council's website.	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 have read and agree to the collection and use of my personal information as outlined in the NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$3,768.00
Council unique identification number	DA2022/0122
Date on which the application was lodged into Council's system	4/01/2022